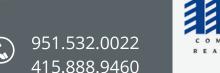


# **About Us**



Elaine Hasse Commercial RE specializes in providing comprehensive commercial real estate services tailored to meet the unique needs of businesses & investors. We offer a full range of services including property acquisition & disposition, leasing, tenant representation, property management, & market analysis.

### **Contact Us**





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CA DRE 01254853



COMM

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# Prime Land Development Opportunity

#### • Offering Overview

NOVO Real Estate has been retained as the exclusive agent & advisor to present to qualified investors an opportunity to acquire 2150 Glen Helen Road, located in a mixed-use zoning Designation Recreation(DR) as part of the Glen Helen Specific Plan.



- **APN** 0349-201-20-0000
- Size 4.92 Acres
- **Lot** 214,315.2 SqFt
- PSF Available Upon Request



# **Key Property** Highlights



**Maximizing Financial**Gains

- Tax-Advantaged Investment Area
- Enterprise Zone Incentives
- Energy Efficiency Discounts for Large Consumers





# **Strong Demographic** Foundation

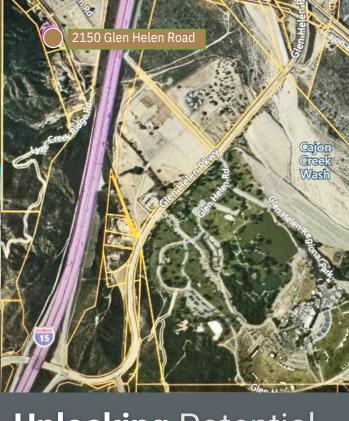
- 260,000 residents within 10 mile radius
- Median Household Income \$76,337.00
- 15 schools both public & private within a 5-mile radius



# **Prime Location** & High Accessibility

- Advantages of Glen Helen Regional Park, Amphitheater, & Raceway
- Strategic Proximity to Multiple Hwys





# **Unlocking** Potential

## UNLEASHING MIXED-USE RECREATION POTENTIAL

Situated in the scenic Glen Helen area of San Bernardino, governed by the Glen Helen Specific Plan, the Destination Recreation (DR) designation allows for development mixed-use aimed creating a harmonious blend of open space, nature, & recreational activities. Ensures that the development is sensitive to the physical and environmental of the constraints area. fostering balanced sustainable growth & a community lifestyle.