

4.92 ACRES | 214,315.2 SQFT

A UNIQUE LAND  
DEVELOPMENT  
OPPORTUNITY AT A  
MAJOR GATEWAY TO  
SOUTHERN CALIFORNIA.

DEVELOP THE  
FUTURE AT 2150  
GLEN HELEN ROAD

San Bernardino, California  
92407-1520

## 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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# 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

### 1 Maximizing Financial Gains

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



### 2 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

### 3 Prime Location & High Accessibility

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



## 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 mixed-use development aimed at creating a harmonious blend of open space, nature, & recreational activities. Ensures that the development is sensitive to the physical and environmental constraints of the area, fostering sustainable growth & a balanced community lifestyle.