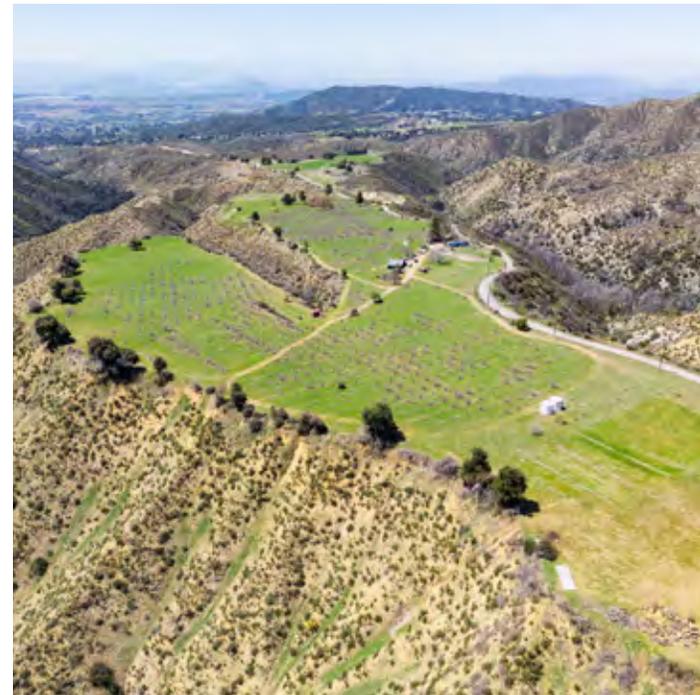




OAK GLEN



PORTFOLIO
YUCAIPA, CA 92399



MANZANITA CAPITAL
OFFERING MEMORANDUM

Offering Memorandum Disclaimer:

The information set forth in this document is only a preliminary offer of conceptual terms from the seller and is subject to change until a binding, definitive contract is reached between the parties. This information is subject to change based on negotiations between parties until a definitive contract is reached. None of these terms are binding and should not be relied upon, because only a definitive written contract signed by the parties will govern. The definitive contract may be different from anything contained in this document, may omit terms contained in this document, and may have different terms from this document because the definitive contract will embrace negotiations which will include different or omitted terms than those preliminarily set forth in this document, with those terms being materially different from the preliminary terms contained in this document. That means that only the definitive contract governs the dealings between the parties, with any persons viewing this document agreeing that they only rely on the terms and conditions contained in a definitive contract reached in the future. Coastal Commercial, Inc. And its sales agents have not verified the accuracy of any information in this document and make no guarantee, warranty, or representation about its accuracy. You, the reviewing party, has the responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent current or future performance of the property, since neither coastal commercial, inc. Nor its sales agent can only present information which will change with the economy, general market factors, updated information, and investigation and negotiations between the parties. The value of this transaction, to you, depends on tax and other factors which should be evaluated by your tax, financial, legal, and other professional consultants. Coastal commercial, inc. And its sales agents have no development expertise such that you need to consult independent advisors should you want to re-purpose or redevelop this property in any different degree than its present condition, which may also change until a deal is closed between the parties. Coastal commercial, inc. And its sales agents make no representations or warranties about the suitability of the property for your needs. You and your advisors should conduct a careful, independent investigation of the property to determine to your own satisfaction about the suitability of the property for your needs. Any photos in this document are the property of their respective owners, with the use of these images without the express written consent of the owners prohibited in nature.





SECTIONS

1. INVESTMENT OVERVIEW

2. INVESTMENT HIGHLIGHTS

3. PROPERTY PHOTOS

4. DEMOGRAPHICS

INVESTMENT ADVISORS:

Nathan Holthouser
President

📞 949.229.2273

📠 Lic. 01838616

📧 nathan@coastalcommercial.com

Tram Church
Senior Vice President

📞 949.791.9089

📠 Lic. 01478857

📧 tram@coastalcommercial.com

Laura Liu
Sales Associate, Realtor

📞 949.294.2298

📠 Lic. 02080958

📧 laura@coastalcommercial.com

Maggie Attashian
Associate

📞 949.478.2450

📠 Lic. 02095633

📧 maggie@coastalcommercial.com

Rebecca Canalez
Chief Operating Officer

📞 562.522.4885

📠 Lic. 01384744

📧 rebecca@coastalcommercial.com

An aerial photograph of a property in a mountainous region. The scene includes a large, light-colored house with a porch, several smaller buildings or sheds, and a large, mostly empty dirt area. The property is surrounded by dense evergreen trees, and the background features rugged, rocky mountains under a clear blue sky. A utility pole with power lines is visible in the lower right foreground.

INVESTMENT OVERVIEW

1. INVESTMENT OVERVIEW

Residential House –
Raspberry Lane: \$660,000

Business and Real Estate –
39285 Snowline Circle \$900,000

Vacant Land –
39311 Oak Glen Rd \$315,000
(Adjacent to Snowline Business & Real Estate)

Vacant Land / Orchard:
• 13557 Mile-High Ranch Rd: \$485,000
• Mile-High Ranch Rd: \$900,000

Total List Price: \$3,260,000



1. INVESTMENT OVERVIEW

Address:	11550 Raspberry Lane Yucaipa, CA 92399
APN:	0324-207-07
County:	San Bernardino
Price:	\$660,000
House Size	2,136 SF
Land Size	60,984 SF
Year Built	1976
Bedrooms / Bathrooms	3 / 2 (Central Air, Fireplace)

*Buyer to verify actual square footage

Land Use Designation / Zoning: The County of San Bernardino has designated the property's zoning as Oak Glen / Rural Living (OG/RL).



1. INVESTMENT OVERVIEW

Address: 39285 Snowline Circle
Yucaipa, CA 92399

APN: 0324-124-08-0000

County: San Bernardino

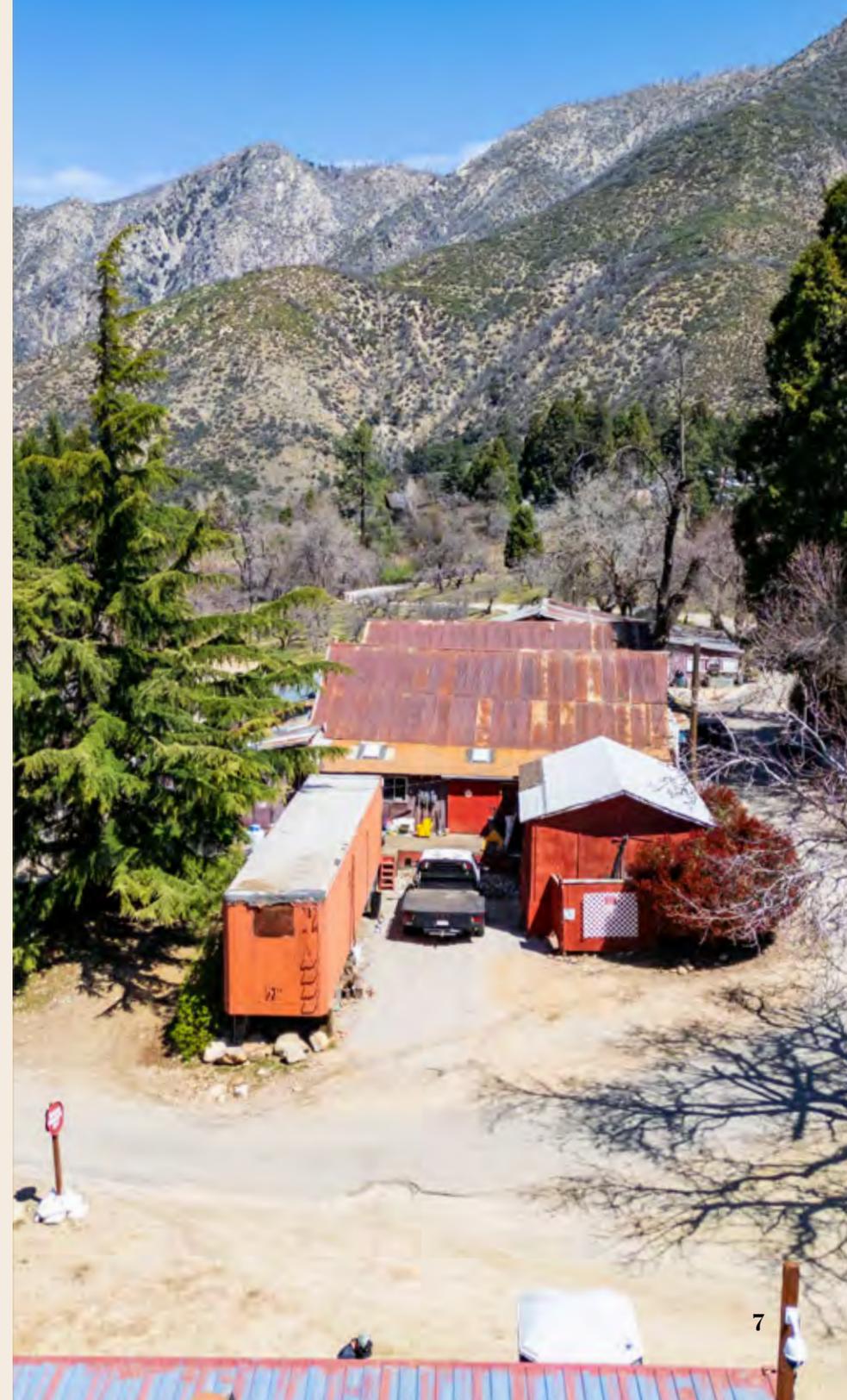
Price: \$600,00 (Real Estate)
\$300,000 (Business Value)
Total: \$900,000

Land Size 4.3 Acres

Buildings 2 (Orchard Store & Cider Mill)

*Buyer to verify actual square footage

Land Use Designation / Zoning: The County of San Bernardino has designated the property's zoning as Oak Glen / Rural Living (OG/RL).



1. INVESTMENT OVERVIEW

Address: 13557 Mile-High Ranch Road
Yucaipa, CA 92399

County: San Bernardino

Price: \$485,000

Lot Size (Acres): ±20.96 Acres

APN: 0325-141-15-0000

*Buyer to verify actual square footage

Land Use Designation/ Zoning: The County of San Bernardino has designated the subject property's zoning to be Oak Glen/Rural Living-20 (OG/RL-20). The minimum lot size is 20-acres.



1. INVESTMENT OVERVIEW

Address:	Mile-High Ranch Road Yucaipa, CA 92399
County:	San Bernardino County
Price:	\$900,000
Lot Size (Acres):	±38.94 Acres
APN:	0325-141-16-0000

*Buyer to verify actual square footage

Land Use Designation/ Zoning: The County of San Bernardino has designated the subject property's zoning to be Oak Glen/Rural Living-5 (OG/RL-5). This allows five-acre minimum lot sizes.

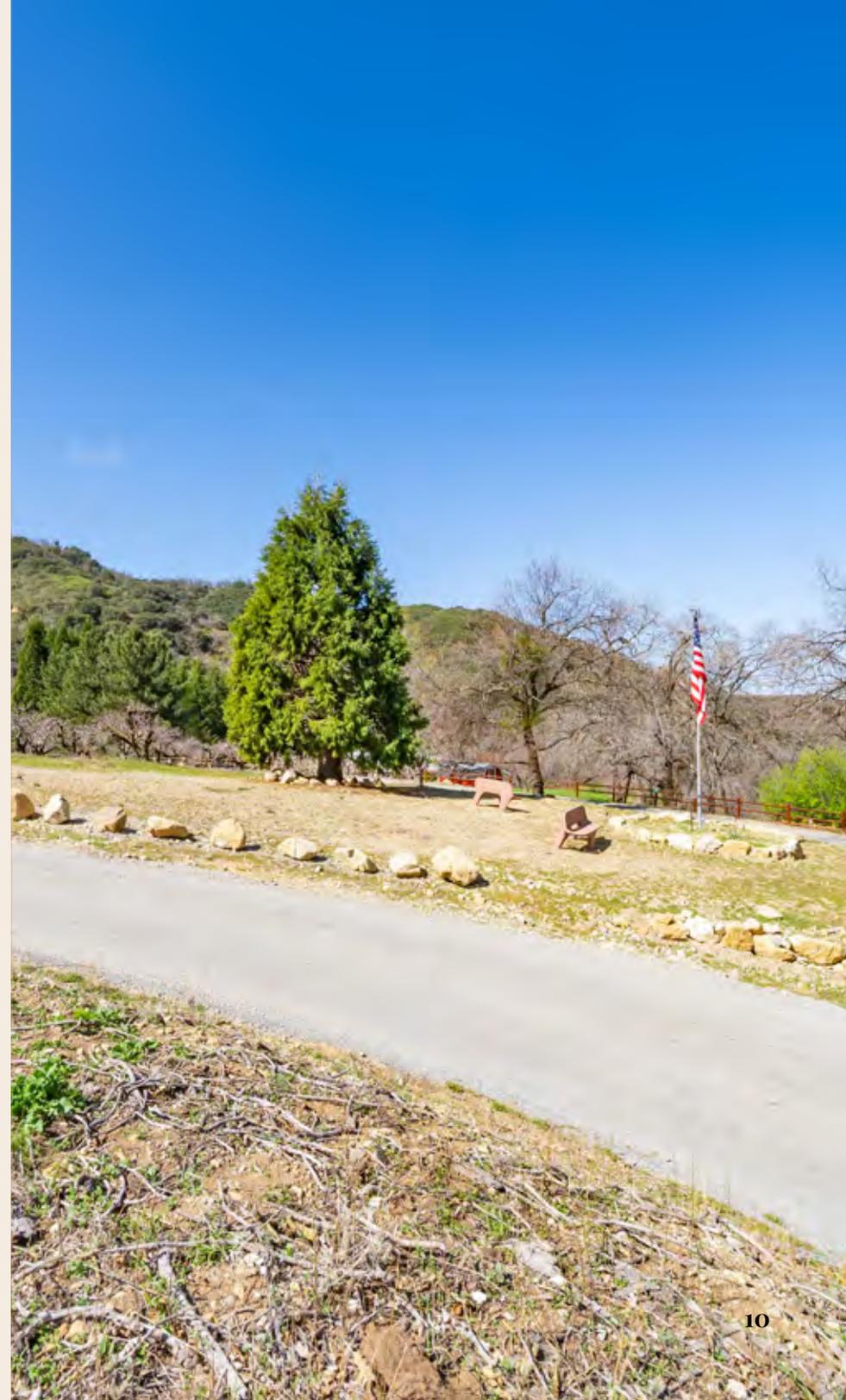


1. INVESTMENT OVERVIEW

Address:	39311 Oak Glen Road Yucaipa, CA 92399
County:	San Bernardino County
Price:	\$315,000
Lot Size (Acres):	±3.19 Acres
APN:	0324-124-27-0000

*Buyer to verify actual square footage

Land Use Designation/ Zoning: The County of San Bernardino has designated the subject property's zoning to be Oak Glen/Rural Living (OG/RL). Based on these designations, the subject's improvements are a legal use.



1. INVESTMENT OVERVIEW

This offering presents a rare opportunity to acquire a fully operational apple orchard and agribusiness in the scenic hills of Oak Glen, including a 1.5-story orchard store (7,094 SF) with retail, wine cellar, and storage, as well as a 2,810 SF cider mill. The property supports apple and raspberry farming, winery/cider operations, and popular cider donuts, providing an established income stream and lifestyle appeal. The on-site 3-bedroom, 2.5-bath single-family residence ($\pm 2,592$ SF) offers flexibility for renovation, leasing, or owner use.

In addition to the operational orchard, the offering includes three adjacent parcels totaling ± 63.09 acres with significant residential development potential. The parcels may be acquired together or separately, providing flexibility for personal use, income generation, or long-term development. The property is located amid orchards and natural surroundings, offering privacy and scenic views while remaining 10–15 minutes from Yucaipa and Cherry Valley. Utilities include SCE electricity, public water, an on-site well with water rights, septic systems, and propane gas, and the property is zoned Oak Glen / Rural Living (OG/RL).

This portfolio represents a unique, flexible investment combining established agribusiness operations with substantial development land. Buyers have multiple paths to value creation, including continued orchard operations, agritourism, or residential development. The property's location—one block from Oak Glen's revitalization corridor and 15 minutes from the Yucaipa Performing Arts Center—offers visibility and accessibility for future projects. Buyers should verify zoning, permitted uses, and feasibility, and the transaction is subject to the Seller's 1031 Exchange requirement.





INVESTMENT HIGHLIGHTS

2. INVESTMENT HIGHLIGHTS



ESTABLISHED AGRIBUSINESS

Fully operational apple orchard and cider business, including a 1.5-story orchard store (7,094 SF) with retail, wine cellar, and storage, and a 2,810 SF cider mill with production space and vat room. The business generates revenue through apple and raspberry farming, winery/cidery operations, and popular cider donuts.



RESIDENTIAL ESTATE

Includes a 3-bedroom, 2.5-bath single-family residence (~2,592 SF) on ±1.4 acres, offering flexibility for renovation, leasing, or owner use.



DEVELOPMENT LAND OPPORTUNITY

Three additional parcels totaling ±63.09 acres (Mile-High Ranch Road ±38.94 acres, 13557 Mile-High Ranch Road ±20.96 acres, 39311 Oak Glen Road ±3.19 acres) provide potential for residential development. Parcels may be purchased together or separately, creating a flexible portfolio acquisition.



PRIME LOCATION

Situated in the scenic hills of Oak Glen, offering privacy, open space, and scenic views while remaining 10–15 minutes from Yucaipa and Cherry Valley. The site is one block from Oak Glen's revitalization corridor and 15 minutes from the Yucaipa Performing Arts Center, providing visibility and accessibility for future development or agritourism.



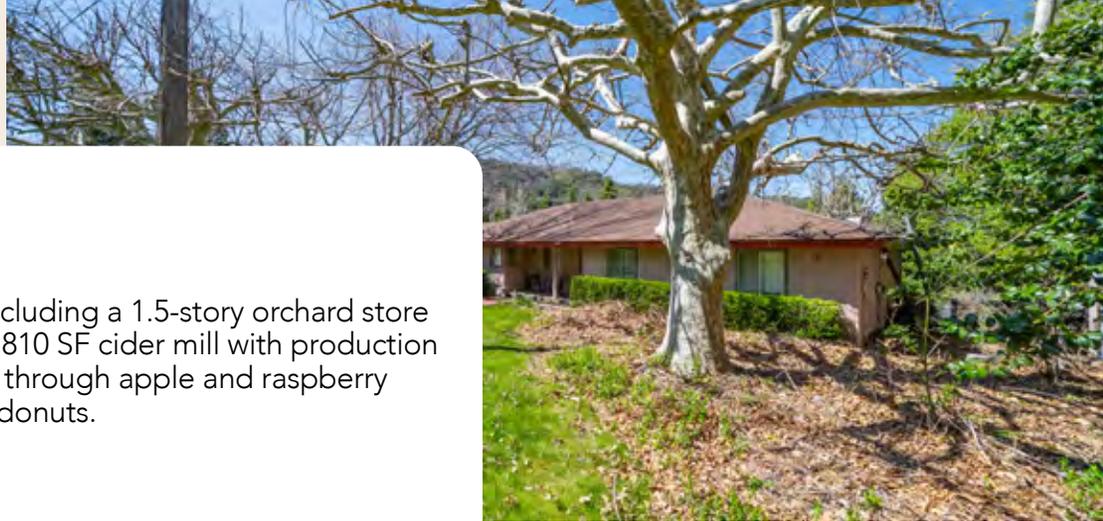
UTILITIES & ZONING

Serviced by SCE electricity, public water, on-site well with water rights, septic systems, and propane gas. The property is zoned Oak Glen / Rural Living (OG/RL) by the County of San Bernardino.



FLEXIBLE INVESTMENT OPPORTUNITY

Combines established income-generating operations with long-term development land, allowing multiple paths for value creation. Buyers should verify zoning, permitted uses, and development feasibility. Transaction subject to Seller's 1031 Exchange requirement.



A large, leafless tree with a thick trunk and many bare branches dominates the foreground. In the background, a single-story house with a brown roof and light-colored walls is visible. The yard is green with some fallen leaves. A utility pole is on the left. The sky is clear and blue.

PROPERTY PHOTOS

3. PROPERTY PHOTOS





OAK GLEN DEMOGRAPHICS

4. DEMOGRAPHICS

	3 Miles	5 Miles
Place of Work		
2025 Businesses	63	260
2025 Employees	421	1,417
Population		
2025 Population - Current Year Estimate	1,214	14,754
2030 Population - Five Year Projection	1,190	14,635
2020 Population - Census	1,229	14,951
2010 Population - Census	1,140	14,231
Generations		
2025 Population	1,214	14,754
Generation Alpha (Born 2017 or Later)	77 6.3%	1,210 8.2%
Generation Z (Born 1999-2016)	219 18.0%	2,921 19.8%
Millennials (Born 1981-1998)	231 19.0%	3,034 20.6%
Generation X (Born 1965-1980)	239 19.7%	2,811 19.1%
Baby Boomers (Born 1946-1964)	388 32.0%	4,002 27.1%
Greatest Generations (Born 1945 or Earlier)	60 4.9%	775 5.3%

4. DEMOGRAPHICS

	3 Miles		5 Miles	
Race and Ethnicity				
2025 Population	1,214		14,754	
White	899	74.1%	10,352	70.2%
Black or African American	20	1.6%	216	1.5%
Asian	36	3.0%	440	3.0%
American Indian or Alaska Native	15	1.2%	223	1.5%
Pacific Islander	2	0.2%	15	0.1%
Other Race	70	5.8%	1,367	9.3%
Two or More Races	171	14.1%	2,141	14.5%
Education				
2025 Population	1,214		14,754	
Less than 9th Grade	4	0.4%	274	2.5%
9-12th Grade - No Diploma	41	4.3%	340	3.1%
High School Diploma	141	14.9%	2,141	19.6%
GED or Alternative Credential	13	1.4%	164	1.5%
Some College - No Degree	217	22.9%	2,613	23.9%
Associate`s Degree	85	9.0%	1,183	10.8%
Bachelor`s Degree	237	25.1%	2,097	19.2%
Graduate or Professional Degree	208	22.0%	2,132	19.5%

4. DEMOGRAPHICS

		3 Miles	5 Miles
Households			
2025 Households - Current Year Estimate		470	5,501
2030 Households - Five Year Projection	122	468	5,542
2020 Households - Census	124	471	5,500
2010 Households - Census	121	430	5,149

Households	1 Mile	3 Miles	5 Miles
2025 Average Household Income	\$213,804	\$163,725	\$156,902
2030 Average Household Income	\$228,098	\$175,369	\$166,541
2025 Median Household Income	\$169,855	\$106,983	\$134,495
2030 Median Household Income	\$197,187	\$122,944	\$145,250
2025 Per Capita Income	\$77,136	\$64,494	\$58,012
2030 Per Capita Income	\$83,249	\$70,058	\$62,456

Housing Value

2025 Average Value of Owner Occ. Housing Units	\$911,343	\$822,697	\$772,105
--	-----------	-----------	-----------

Daytime Population

2025 Daytime Population	464	1,210	9,421
Daytime Workers	334 72.0%	697 57.6%	2,311 24.5%
Daytime Residents	130 28.0%	513 42.4%	7,110 75.5%

INVEST IN WHAT YOU LOVE

The information contained in this document has been obtained for sources believed reliable. While Coastal Commercial, Inc. does not doubt its accuracy, Coastal Commercial, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



MANZANITA CAPITAL



Nathan Holthouser
President

☎ 949.229.2273

📄 Lic. 01838616

📧 nathan@coastalcommercial.com



Tram Church
Senior Vice President

☎ 949.791.9089

📄 Lic. 01478857

📧 tram@coastalcommercial.com



Maggie Attashian
Associate

☎ 949.478.2450

📄 Lic. 02095633

📧 maggie@coastalcommercial.com



Rebecca Canalez
Chief Operating Officer

☎ 562.522.4885

📄 Lic. 01384744

📧 rebecca@coastalcommercial.com



Laura Liu
Sales Associate, Realtor

☎ 949.294.2298

📄 Lic. 02080958

📧 laura@coastalcommercial.com