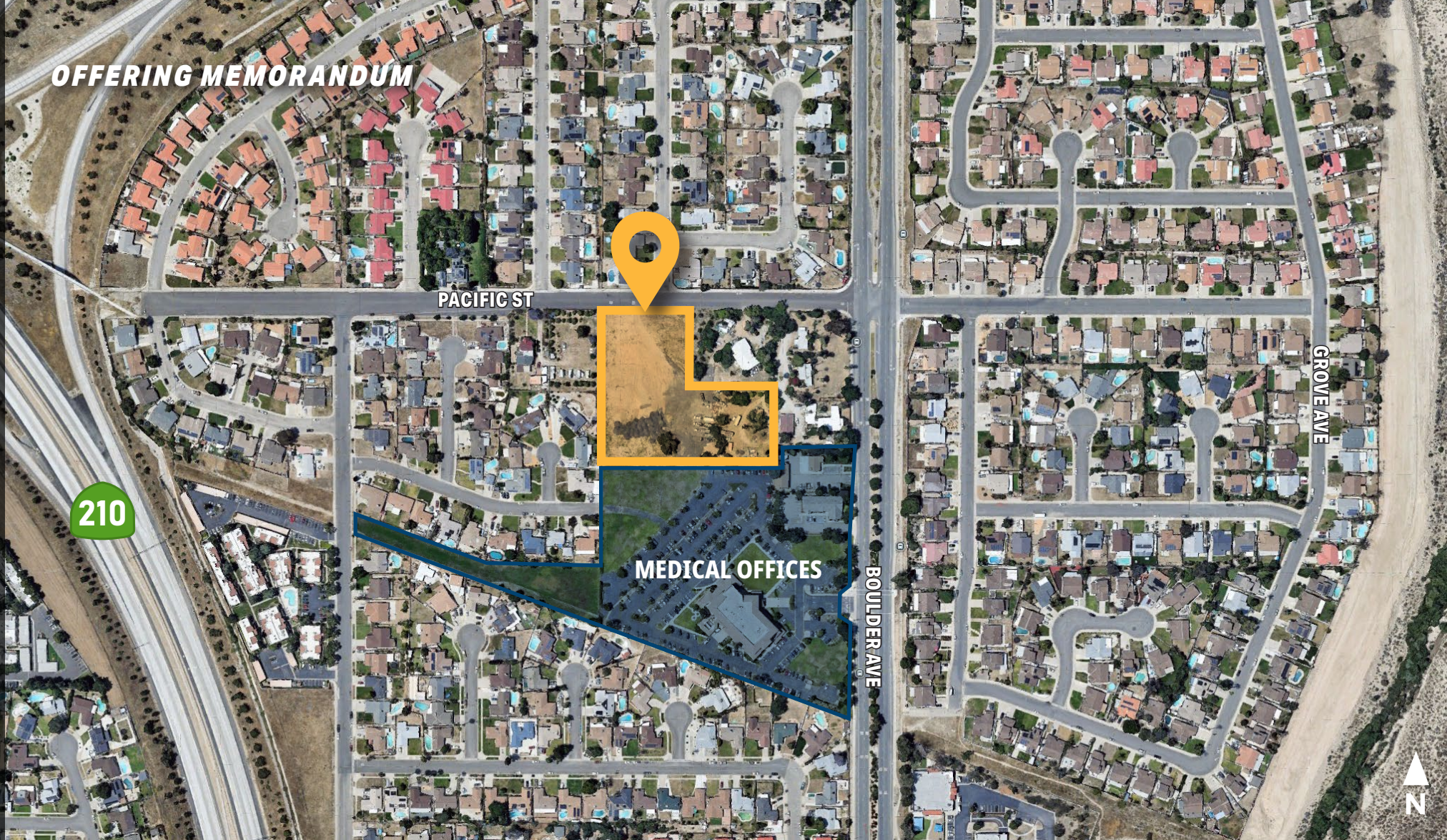


# OFFERING MEMORANDUM



## ±THREE (3) ACRES | FLEXIBLE ZONING

City Open to A Variety Of Uses, From Housing To Business-Oriented To Religious, etc. – **Buyer To Verify**

(No Situs Assigned) Pacific Street, Highland, CA 92346

Neighbor/For GPS Purposes: 27877 Pacific Street | APNs: 1200-431-02 & 04-0000



HOFFMAN  
COMPANY

18881 Von Karman Ave., Ste 150  
Irvine, CA 92612  
T 949.553.2020 | CA Lic #01473762  
[www.hoffmanland.com](http://www.hoffmanland.com)



## LISTING AGENT

**BRYANT BRISLIN**  
**CELL (714) 814-5624**

*Vice President*

bbrisl@hoffmanland.com  
CA DRE #01877964



18881 Von Karman Ave., Ste 150  
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## Disclaimer

The information contained in this offering material ("Brochure") is furnished solely for the purpose of a review by prospective purchaser of any portion of the subject property in the City of Highland, County of San Bernardino, California ("Property") and is not to be used for any other purpose or made available to any other person without the express written consent of Scheel Dallape Inc. d/b/a The Hoffman Company ("The Hoffman Company"). The material is based in part upon information obtained by The Hoffman Company from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, The Hoffman Company, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

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In this Brochure, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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Seller and The Hoffman Company expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Brochure or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations there under have been satisfied or waived. The Hoffman Company is not authorized to make any representations or agreements on behalf of Seller.

This Brochure is the Property of The Hoffman Company and may be used only by parties approved by The Hoffman Company. The Property is privately offered and, by accepting this Brochure, the party in possession hereof agrees (i) to return it to The Hoffman Company immediately upon request of The Hoffman Company or Seller and (ii) that this Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Hoffman Company and Seller.

Please be advised, Buyer acknowledges that The Hoffman Company Organization, may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting The Hoffman Company to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

### POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

The terms and conditions set forth above apply to this Brochure in its entirety.





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1

# THE OPPORTUNITY



# Property Overview

ADDRESS	Adjacent To 27877 Pacific Street
JURISDICTION	City of Highland
ZIP CODE	92346
APNS	1200-431-02 (±2 Ac) & 1200-431-04 (±1 Ac)
ACREAGE	3 Acres
LAND SF	±130,460
ZONING	PD (Planned Development)
POTENTIAL	City Open To Variety Of Uses
LIST PRICE	<del>\$1,095,000</del> <b>\$945,000</b>
SEWER	Just North Of Site At Rhone & Pacific
ELECTRIC	Edison Poles On Property Border With Street
DRAINAGE	Easement As An Insured Parcel In Legal Description Which Drains To The South
WATER CO.	Water Main In The Street East Valley Water District Ph: (909) 889-9501



**For the first time on the market in 65 years**, the ±3 acre Pacific Street property is one of the last remaining pieces of undeveloped land in this submarket, other than what has already recently sold. The city of Highland has multiple major compelling factors, i.e. a **newly opened Costco**, and **new stores under construction for Stater Bros, Dutch Bros, Extra Space Storage** and more. The site is a short drive to the **Yaamava Resort & Casino**. The flat, flag-shaped parcel has **open-ended zoning**. The city seems open to **multiple potential uses**, from **business-oriented** to **housing** to **religious**, etc. A residential developer could either build for-sale housing or for-rent housing at about 5-to-12 units to the acre. Nearby comparable sales are in the 550k range and those are for homes built in the 1960's/1970's, thus new housing would achieve a premium. The site has an easement that allows drainage to the south, and utilities are to the site or very close by.

**Buyer to assess all factors and do their own due diligence.**







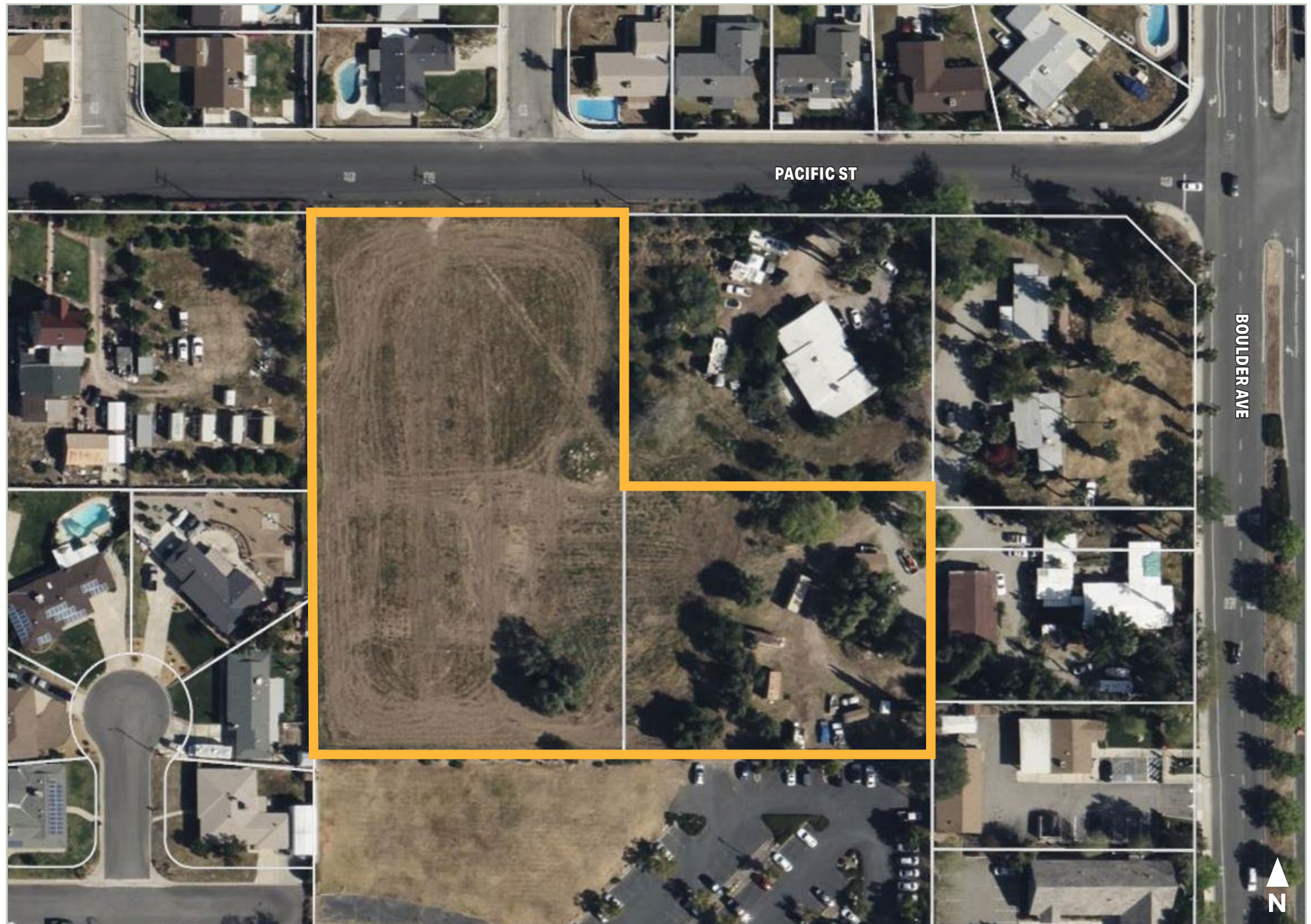
SOUTHEASTERLY VIEW

2

## THE PROPERTY



## Close-Up Aerial





# Assessor's Parcel Map

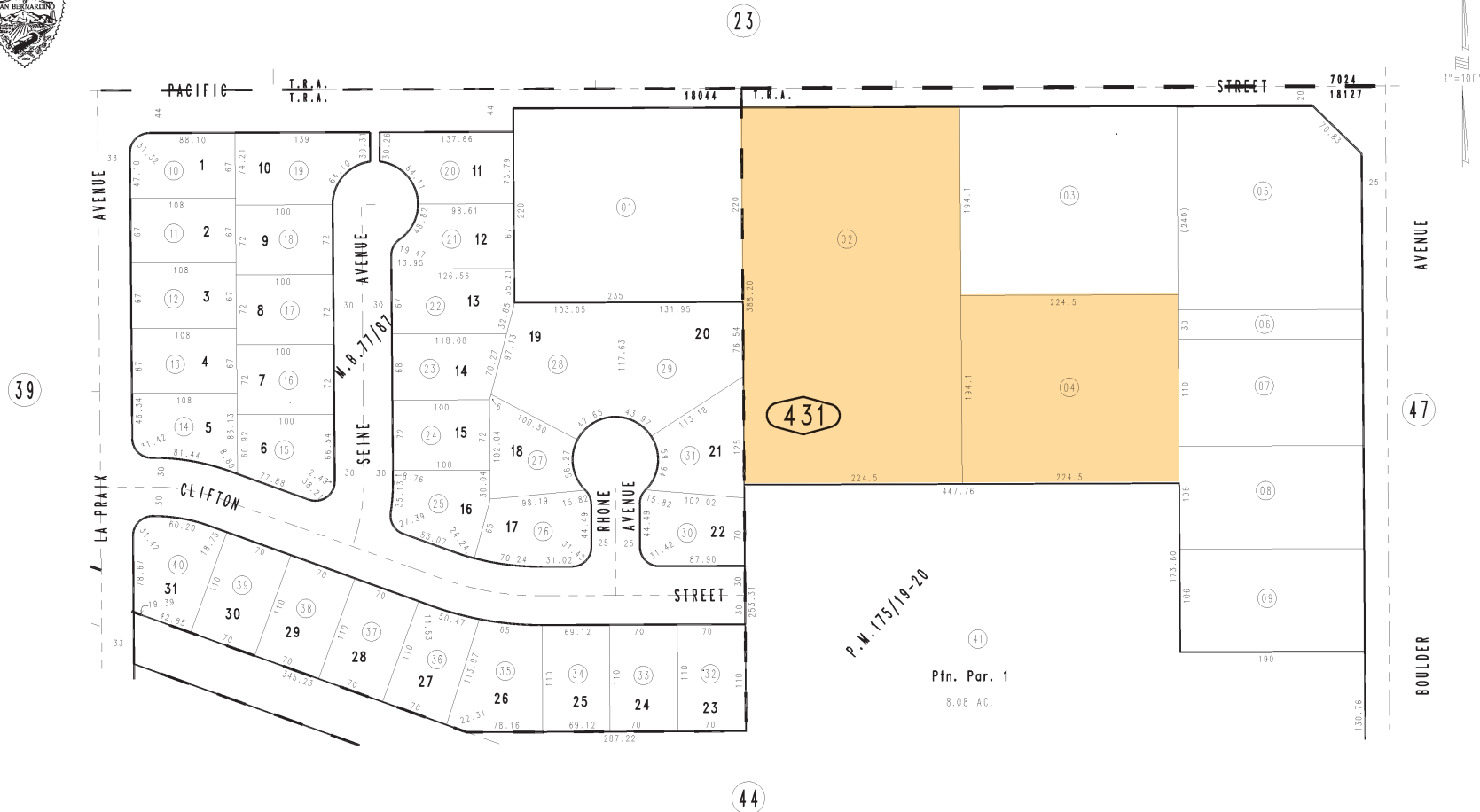
THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.



N.1/2, N.W.1/4,S.E.1/4 Sec. 33, T.1N.R.,3W. S.B.M.

City of Highland  
Tax Rate Area  
18044 18127

1200 - 43



JULY 1995

Pin. Parcel Map No. 14615, P.M. 175/19-20  
Tract No. 5284, M.B. 77/87

Pin. S.E.1/4, Sec. 33  
T.1N., R.3W.

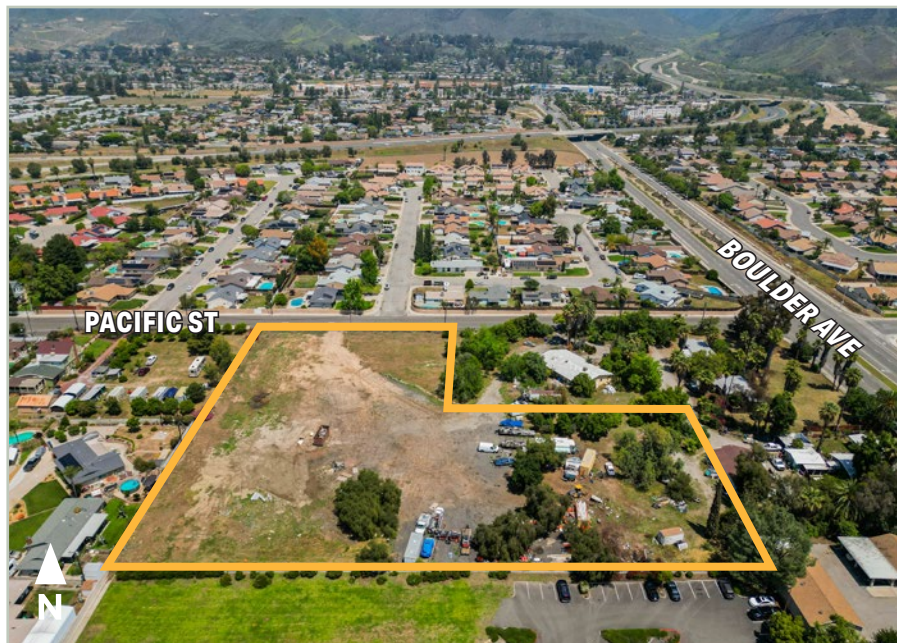
Assessor's Map  
Book 1200 Page 43  
San Bernardino County

REVISED  
7-17-95 AL  
4-16-96 AL





## Aerial Drone Photos





## Street View Photos



Southwesterly view



Southerly view



Southerly view



Southwesterly view





# Drainage Easement: Benefits Subject $\pm 3$ AC Property, Burdens Southerly Neighbor's Property





NORTHERLY VIEW



3

THE REGION



## Retail Exhibit - Immediate Vicinity



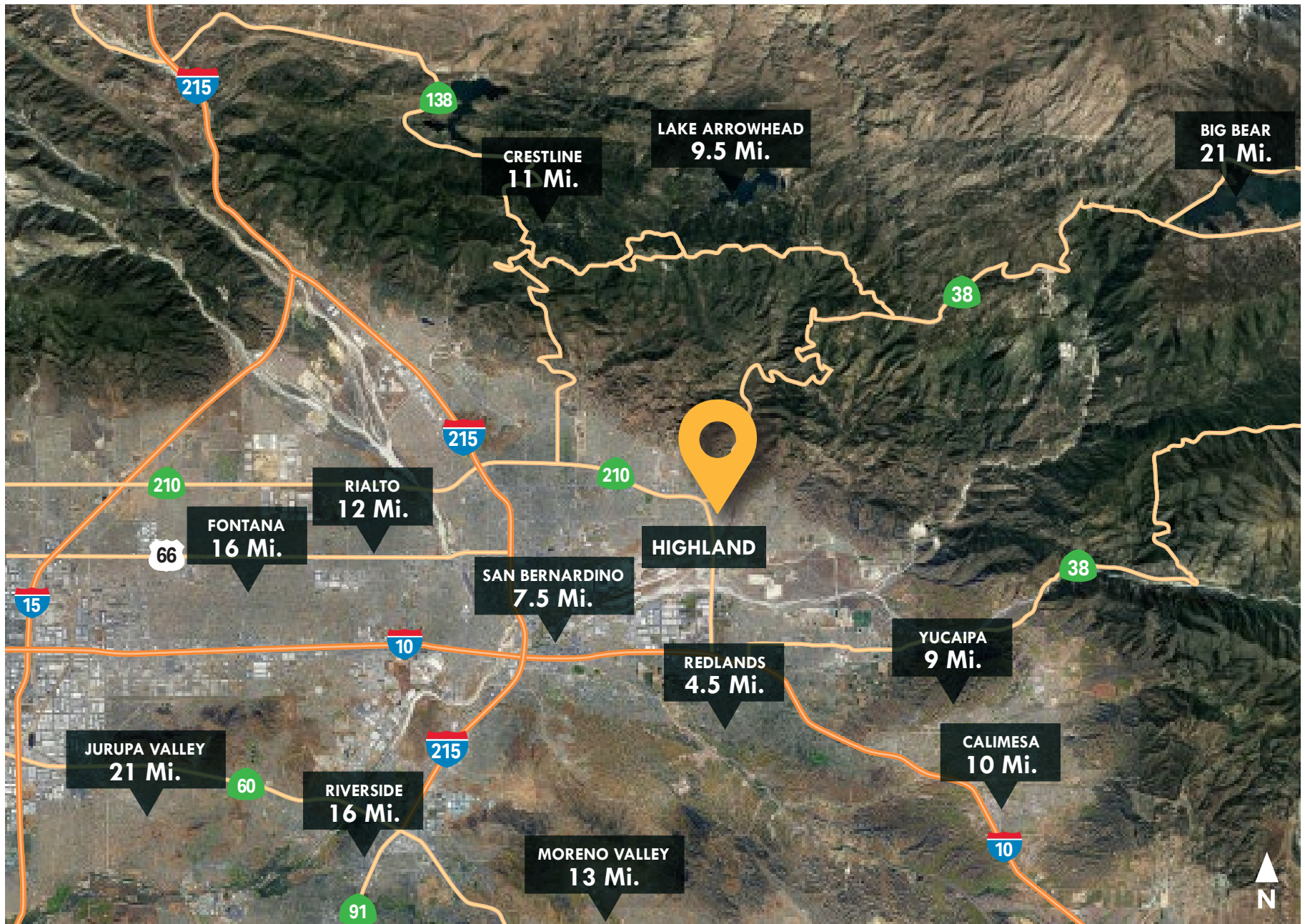


## Retail Exhibit - Macro Perspective



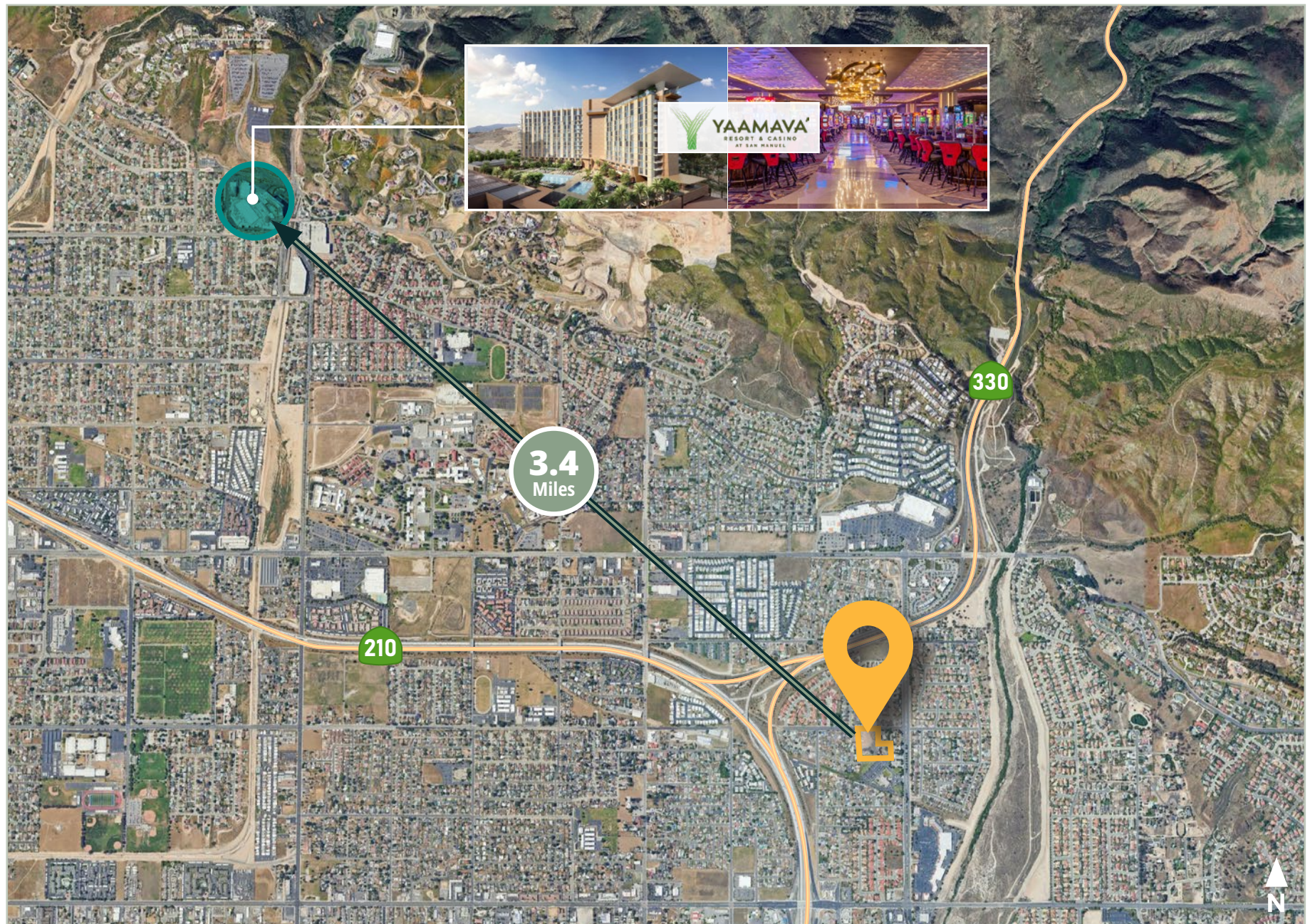


## Regional Map





## Proximity To Yaamava' Hotel & Casino





## Area Designated Schools

Source: GreatSchools.org

### Thompson Elementary School (K-6)

7401 Church Ave, Highland, CA, 92346

Tel (909) 388-6512

San Bernardino City Unified School District

Great Schools Score: **5/10**

### Serrano Middle School (7-8)

3131 Piedmont Drive Highland, CA 92346

Tel (909) 388-6530

San Bernardino City Unified School District

Great Schools Score: **3/10**

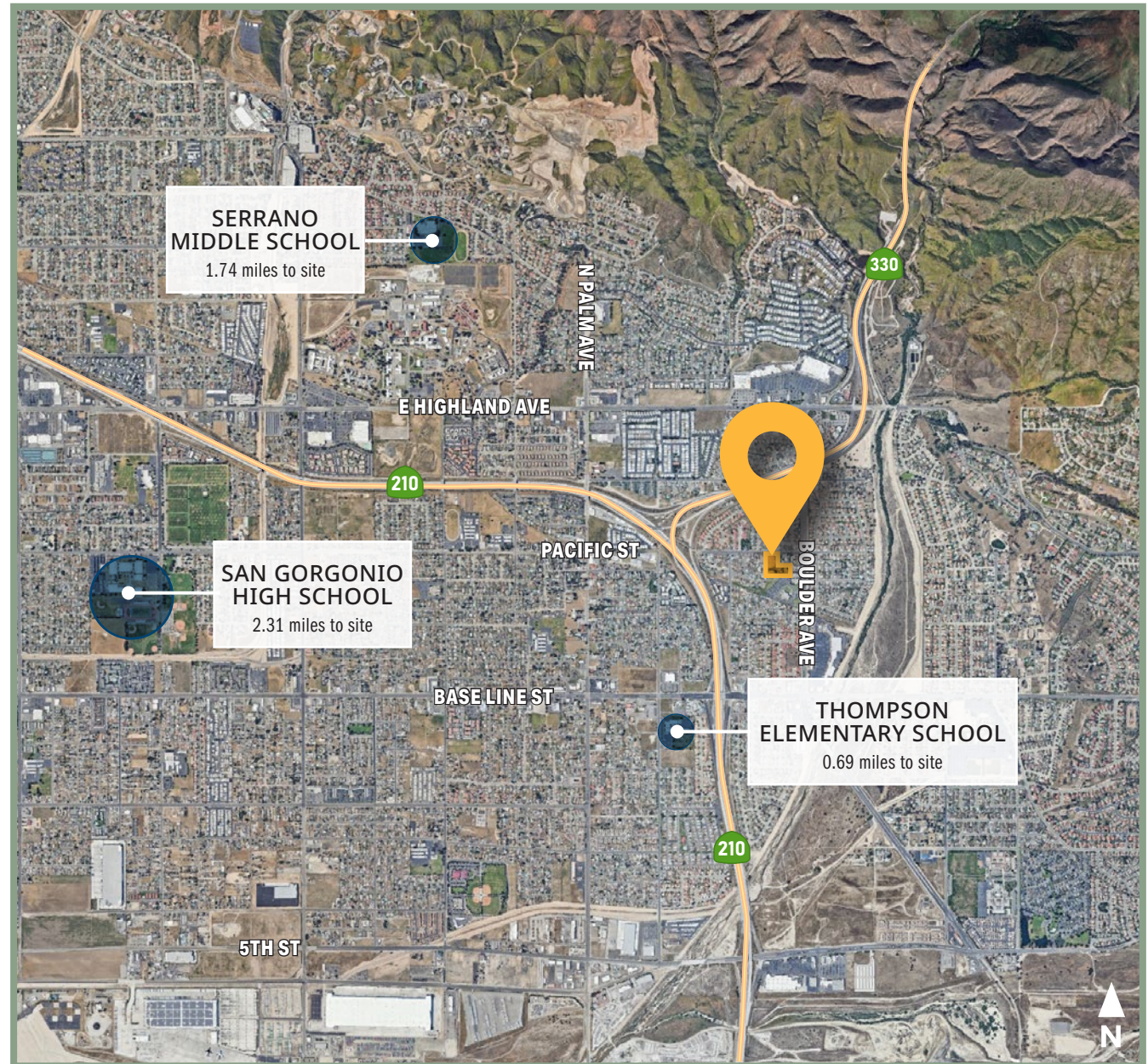
### San Gorgonio High School (9-12)

2299 Pacific St, San Bernardino, CA, 92404

Tel (909) 388-6524

San Bernardino City Unified School District

Great Schools Score: **5/10**





## Area Attractions West Inland Empire

### MAJOR RETAIL

1. Ontario Mills Mall
2. Victoria Gardens
3. Galleria at Tyler

### HISTORICAL

4. Mission Inn Hotel & Spa

### UNIVERSITIES & COLLEGES

5. University of California, Riverside
6. Riverside City College
7. Norco College
8. La Sierra University
9. Cal Baptist University
10. Loma Linda University
11. San Bernardino Valley College

### RECREATION & ENTERTAINMENT

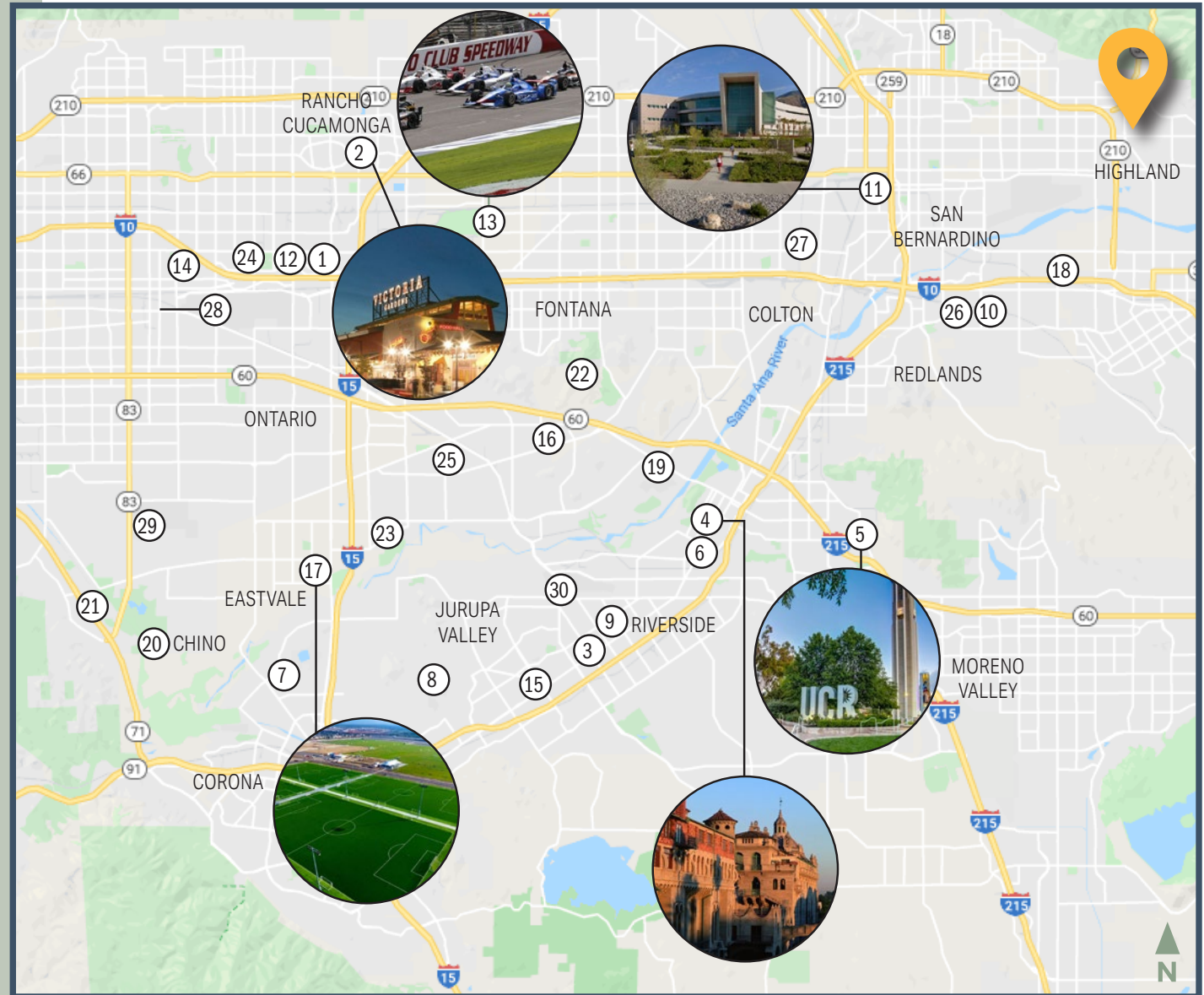
12. Toyota Arena
13. Auto Club Speedway
14. Ontario Convention Center
15. Castle Park
16. The Cove Waterpark
17. Silverlakes Equestrian & Sports Park
18. San Bernardino County Museum
19. Mt. Rubidoux
20. Prado Regional Park
21. Prado Olympic Shooting Park
22. Oak Quarry Golf Club
23. Goose Creek Golf Club
24. TopGolf Ontario
25. Big League Dreams

### MEDICAL & WELLNESS

26. Loma Linda Medical Center
27. Arrowhead Regional Medical

### MAJOR TRANSPORTATION

28. Ontario International Airport
29. Chino Airport
30. Riverside Municipal Airport







SOUTHEASTERLY VIEW

4

THE MARKET



# Highland Market Snapshot



**\$590K**  
MEDIAN LISTING  
HOME PRICE



**\$327**  
MEDIAN LISTING  
HOME PRICE PER SQ. FT.



**\$540K**  
MEDIAN SOLD  
HOME PRICE



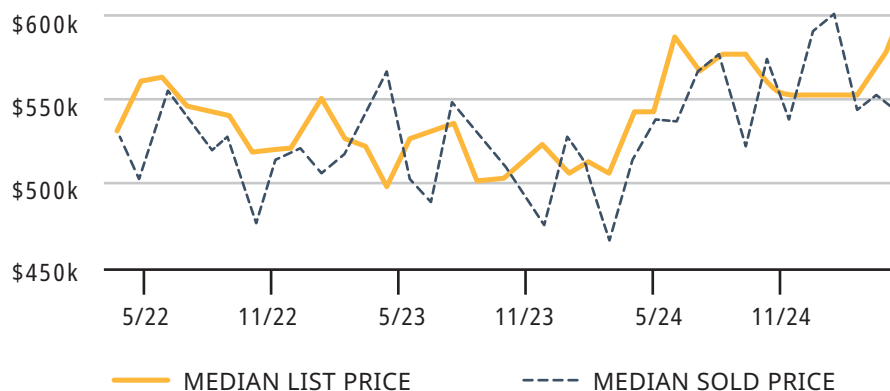
**935**  
HOMES



**102**  
HOMES

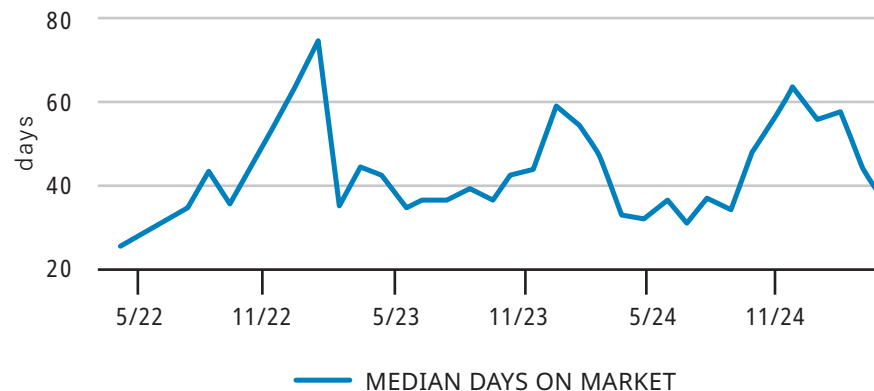
## MEDIAN LISTING PRICE VS. SOLD PRICE

In March 2025, the median listing home price in Highland, CA was \$590K, trending up 9.3% year-over-year. The median listing home price per square foot was \$327. The median home sold price was \$540K.



## MEDIAN DAYS ON MARKET: 37 DAYS (3 YEAR)

On average, homes in Highland, CA sell after 37 days on the market. The trend for median days on market in Highland, CA has gone down since last month, and slightly up since last year.







Source: Realtor.com | May 2, 2025

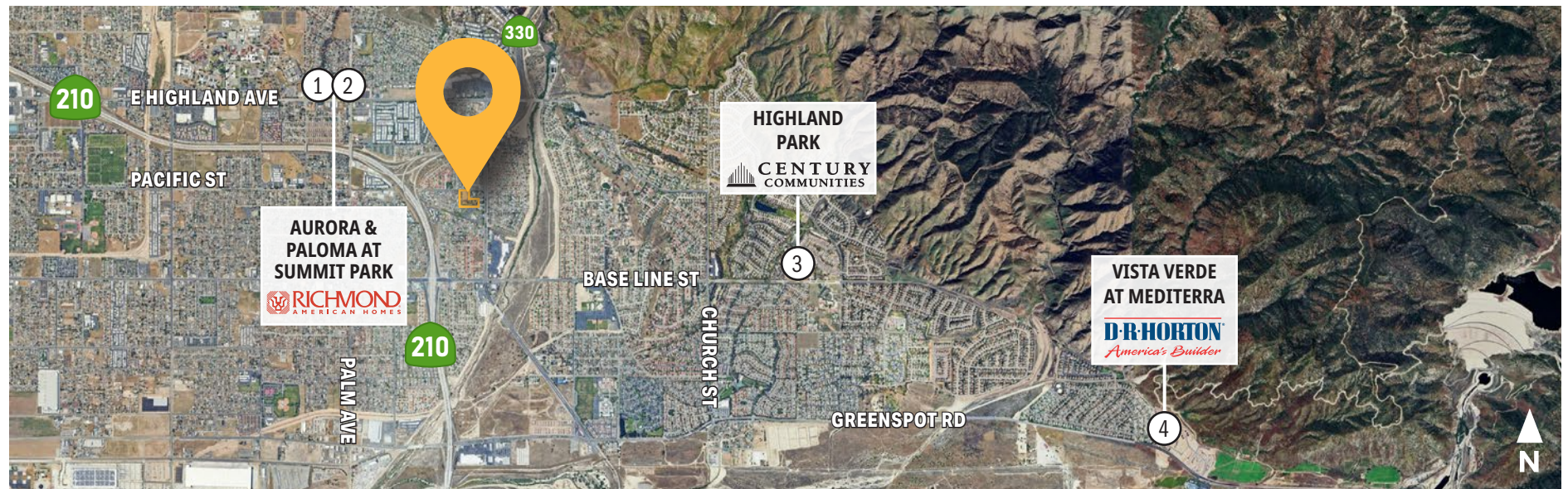




# Active Communities in Highland

Source: Zonda | May 20, 2025

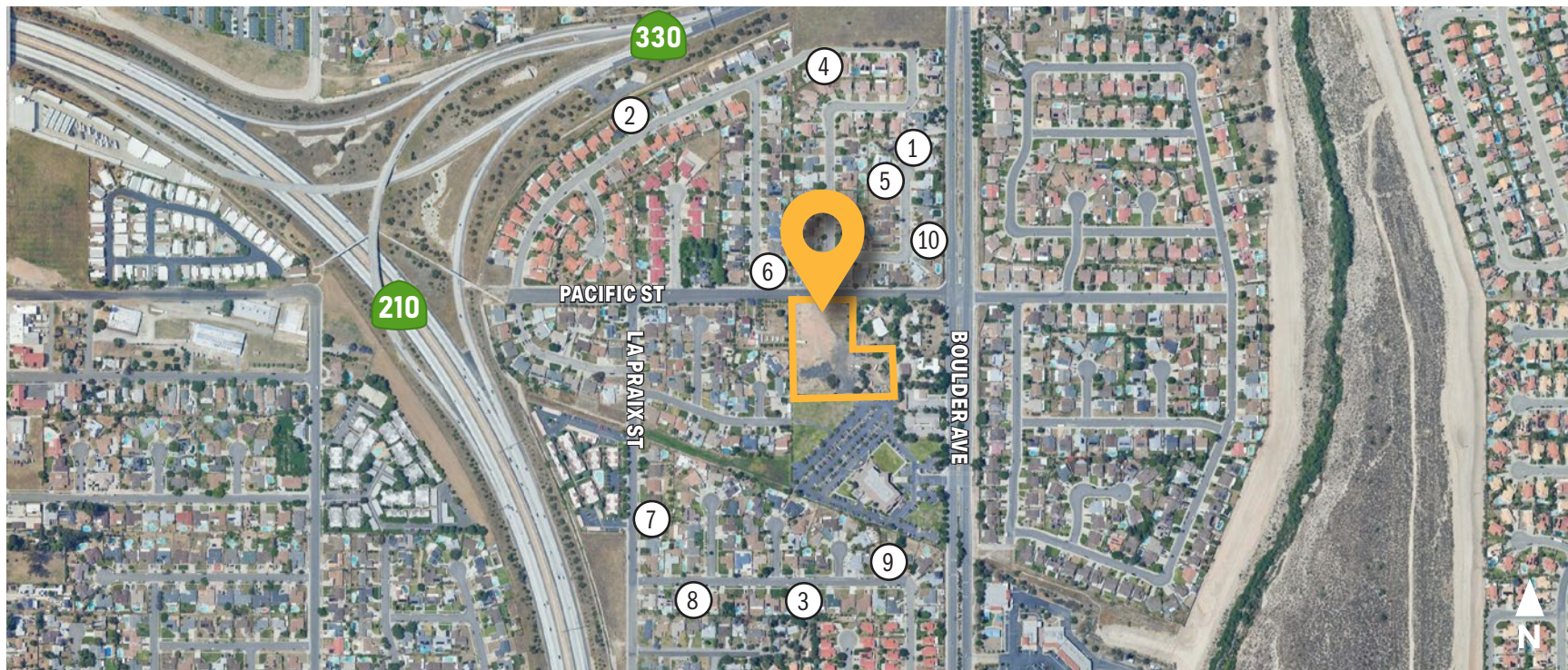
NO.	PROJECT NAME	BUILDER	LOCATION	LOT INFORMATION				SALES RATE		PRICING INFORMATION			PAYMENT INFO		OPENED	SAMPLE PRODUCT	
				LOT SIZE	PLANNED	SOLD	REMAIN	AVG.	3 MO.	UNIT SIZE SF	PRICE RANGE	PRICE PER SF	HOA	TAX RATE			
1	Aurora at Summit Park	Richmond American Homes	Highland	3,000 SF	61	10	51	2.89	3.0	MIN.	1,630	\$536,658	\$329	\$145	2.0%	JAN 2025	
										MAX.	2,450	\$659,830	\$269				
2	Paloma at Summit Park	Richmond American Homes	Highland	3,000 SF	72	12	60	3.47	3.7	MIN.	1,630	\$533,658	\$327	\$145	2.0%	JAN 2025	
										MAX.	2,330	\$635,288	\$272				
3	Highland Park	Century Communities	Highland	5,035 SF	46	20	26	2.15	2.7	MIN.	1,961	\$679,990	\$346	\$200	1.56%	JUL 2024	
										MAX.	2,523	\$724,990	\$287				
4	Vista Verde at Mediterra	D.R. Horton	Highland	10,890 SF	149	115	34	2.97	1.7	MIN.	1,898	\$615,990	\$324	\$150	1.9%	FEB 2022	
										MAX.	3,172	\$854,940	\$269				





## Re-Sales Of SFR's In Immediate Neighborhood

MAP NO.	DATE SOLD	ADDRESS	BED	BATH	LIVING SF	LOT SIZE	YEAR BUILT	PRICE	\$/FT
1	04/23/25	1741 Catalpa Avenue	5	2	1,566	12,054	1977	\$585,000	\$374
2	10/07/24	1742 Buckeye Street	4	2	1,600	7,015	1984	\$550,000	\$344
3	06/21/24	27807 Stratford Street	4	2	1,784	7,168	1969	\$575,000	\$322
4	06/20/24	1827 Buckeye Street	3	3	1,896	7,200	1997	\$605,000	\$319
5	05/20/24	1704 Catalpa Avenue	3	2	1,350	8,540	1977	\$586,000	\$434
6	05/08/24	1605 Seine Avenue	3	2	1,427	8,750	1979	\$546,000	\$383
7	04/01/24	7033 La Praix Street	3	2	1,512	8,775	1979	\$569,000	\$376
8	02/23/24	27741 Stratford Street	4	2	1,388	7,168	1968	\$525,000	\$378
9	01/23/24	27864 Stratford Street	4	2	1,884	12,740	1970	\$570,000	\$303
10	01/12/24	1659 Catalpa Avenue	4	2	1,566	8,184	1977	\$562,500	\$359
<b>Average</b>			<b>4</b>	<b>2</b>	<b>1,597</b>	<b>8,759</b>	<b>1978</b>	<b>\$567,350</b>	<b>\$359</b>





# HIGHLAND SNAPSHOT

## CITY DETAILS

State	California
County	San Bernardino County
Mayor	Penny Lilburn
Incorporated	November 24, 1987
Website	<a href="http://cityofhighland.org">cityofhighland.org</a>

Santa Ana River Bridge | Highland, CA



**34.0**

YEARS OLD  
MEDIAN AGE



**17,085**

NO. OF  
HOUSEHOLDS



**58,241**

HIGHLAND  
2024 POPULATION



**\$80,792**

MEDIAN HOUSEHOLD  
INCOME



**\$690K**

MEDIAN HOME  
PRICE



**64.8%**

HOMEOWNERSHIP  
RATE

## WEATHER



JANUARY  
AVERAGE

58° Hi

38.5° Lo



JULY  
AVERAGE

92° Hi

62.3° Lo



PRECIPITATION  
AVERAGE

24.78"  
per Year

Source: Zonda & [cityofhighland.org](http://cityofhighland.org)







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CA DRE Lic #01473762  
NV Lic #B.1000466

**WWW.HOFFMANLAND.COM**

**SOUTHEASTERLY VIEW**

