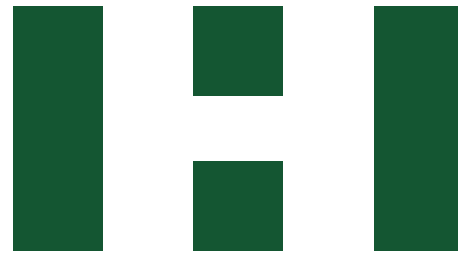


# ±11,680 SF (.27 AC) COMMERCIAL-ZONED LAND

477 E. Redlands, San Bernardino, CA | Located Right Off 10 Fwy Entrance/Exit | One Block To The Major Retail On Hospitality Lane



THE HOFFMAN COMPANY  
Southern California Office  
18881 Von Karman Ave, Ste 150  
Irvine, California 92612  
CA DRE Corp ID #01473762



HOFFMAN  
COMPANY

[www.hoffmanland.com](http://www.hoffmanland.com)

---



**BRYANT BRISLIN**  
**CELL/TEXT: (714) 814-5624**

Vice President  
bbrislin@hoffmanland.com  
CA DRE #01877964

## 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 San Bernardino, 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.

This Brochure was prepared by The Hoffman Company. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All assumptions are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation.

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.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by The Hoffman Company or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

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.

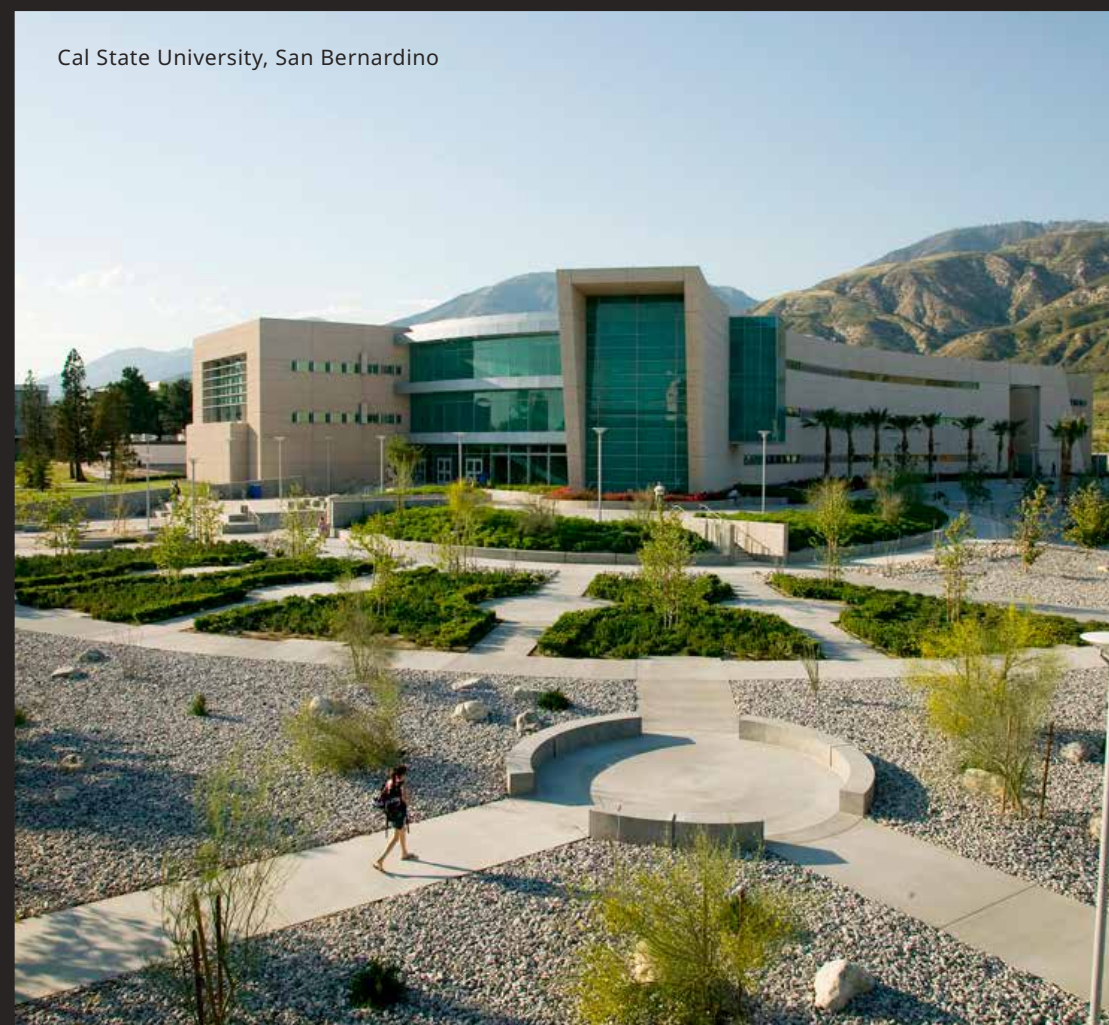
Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent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



# Table of Contents

Property Overview	5
Assessor's Parcel Map	6
Street View Photos	7
Retail Exhibit   Immediate Area	8
Retail Exhibit   Macro	9
Vicinity Aerial	10

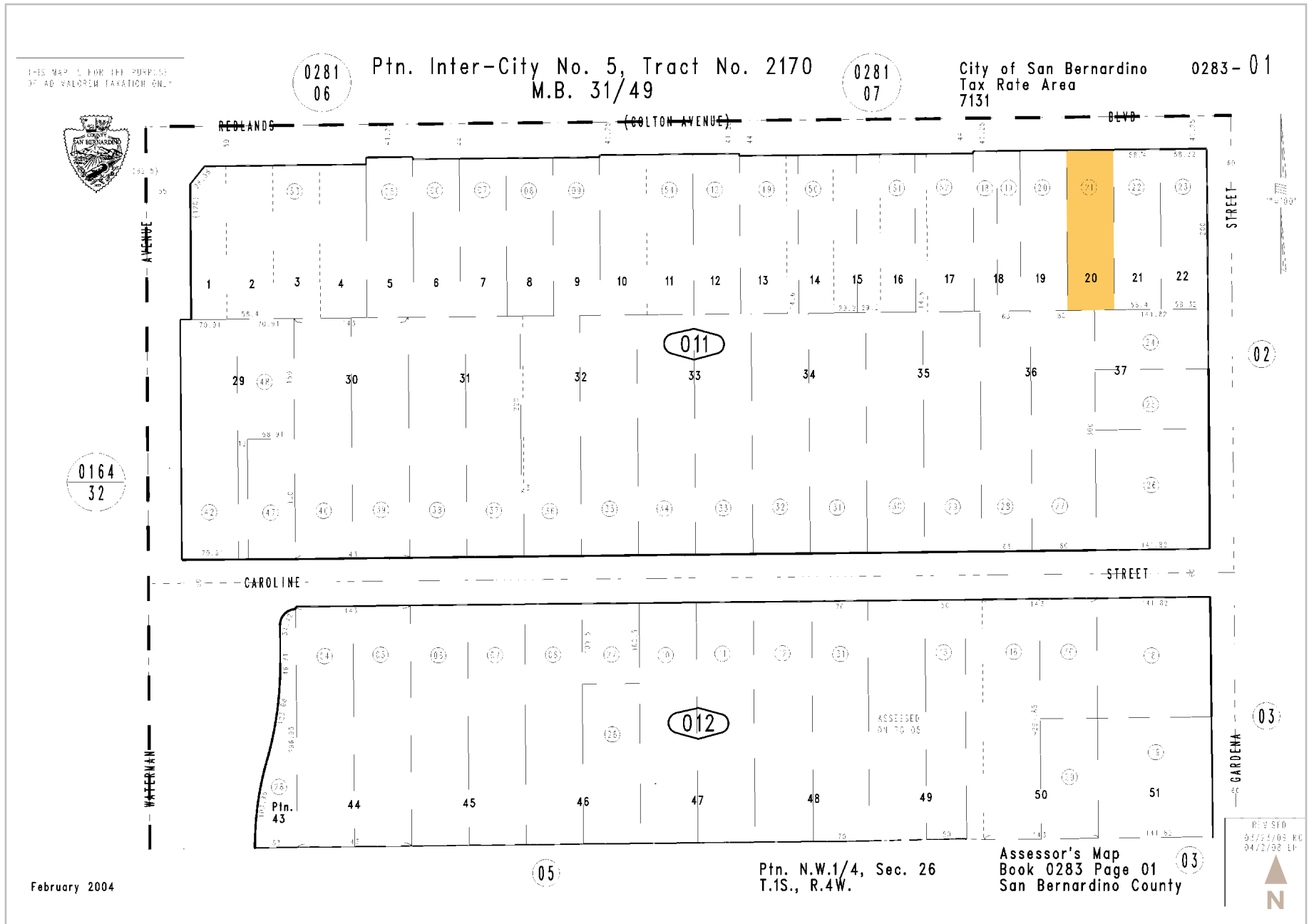
# PROPERTY OVERVIEW

Great infill piece of land for a commercial owner/user or investor. Flat, rectangular site that is only one block to the freeway entrance for the I-10 freeway. Also, just a two block drive to the Hospitality Lane corridor that has several hotels and national retailers.



ADDRESS	477 E. Redlands Blvd
CITY	San Bernardino
ZIP	92408
APN	0283-011-21-0000
LAND SF	11,680 sf
ACREAGE	.27 Ac
LOT WIDTH	59 Feet (Approx)
LOT DEPTH	200 Feet (Approx)
ZONING	CG-1
ZONING DESC	Commercial General - 1
POTENTIAL USES	Retail   Office   Commercial
LIST PRICE	\$175,000
CO-OP TO BUYER'S BROKER	Five (5%) Percent
LISTING AGENT	Bryant Brislin, Vice President Cell (714) 814-5624 bbrislin@hoffmanland.com CA DRE #01877964

# Assessor's Parcel Map



# Street View Photos from Redlands Blvd



Aerial View Photos





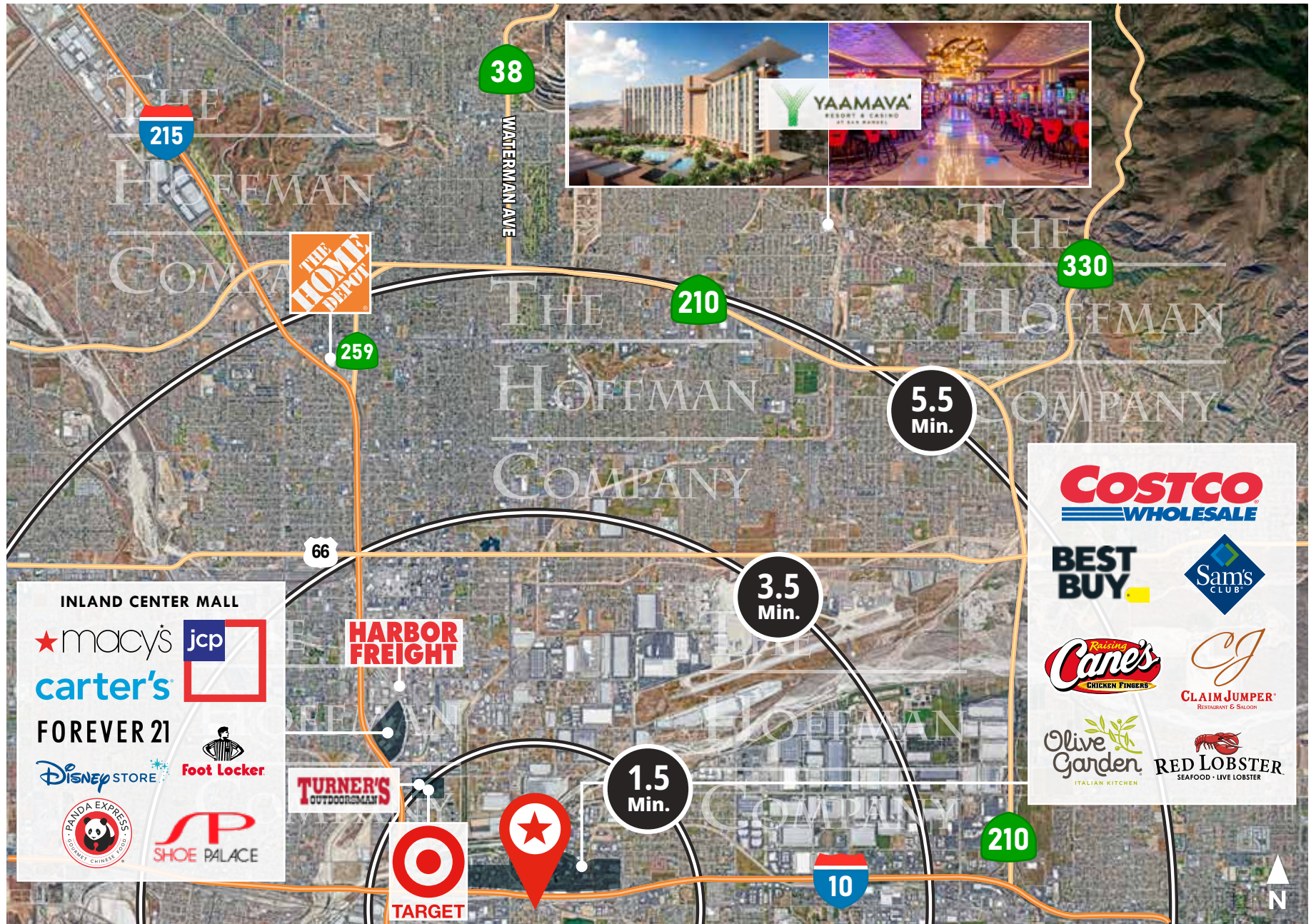
# Proximity To Freeway Access



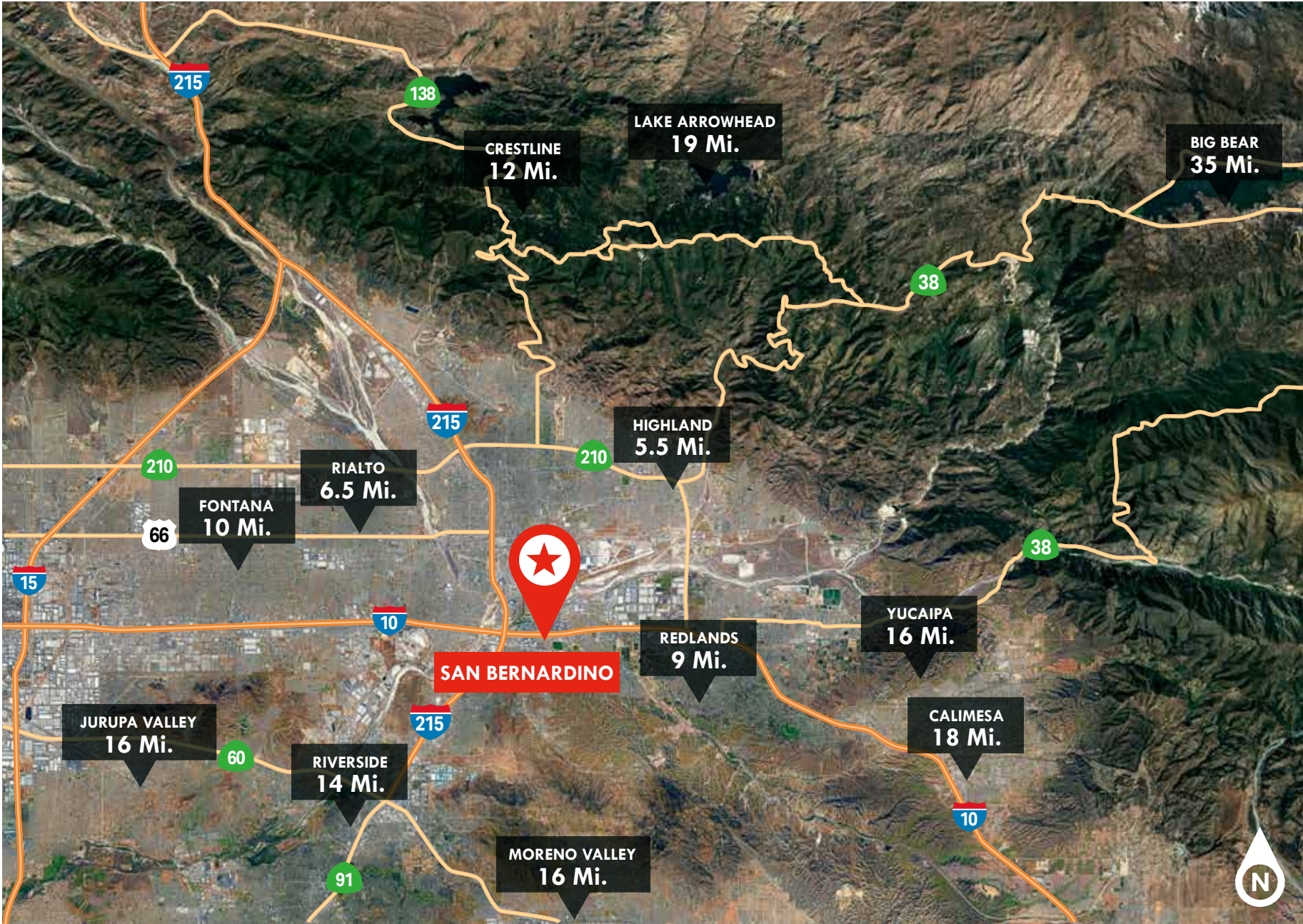
# Retail Exhibit | Immediate Area

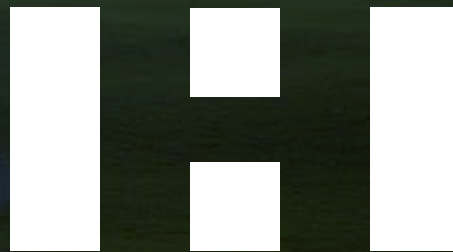


# Retail Exhibit | Macro



# Vicinity Aerial





# HOFFMAN COMPANY

**THE HOFFMAN COMPANY**  
**Southern California Office**  
18881 Von Karman Ave, Suite 150  
Irvine, California 92612  
T (949) 553-2020

**Northern California Office**  
3447 Mt Diablo Boulevard  
Lafayette, California 94549  
T (925) 310-4857

**Coachella Valley Office**  
777 E Tahquitz Way, Suite 200  
Palm Springs, California 92262  
T (760)969-7357

**Nevada Office**  
410 S Rampart #390  
Las Vegas, Nevada 89145  
T (702) 726-6927

---

CA DRE Lic #01473762 | NV Lic #B.1000466

[www.hoffmanland.com](http://www.hoffmanland.com)

Disclaimer: The information contained herein is provided from sources deemed reliable. The Hoffman Company does not guarantee the accuracy of any of the information herein. All information should be independently verified.