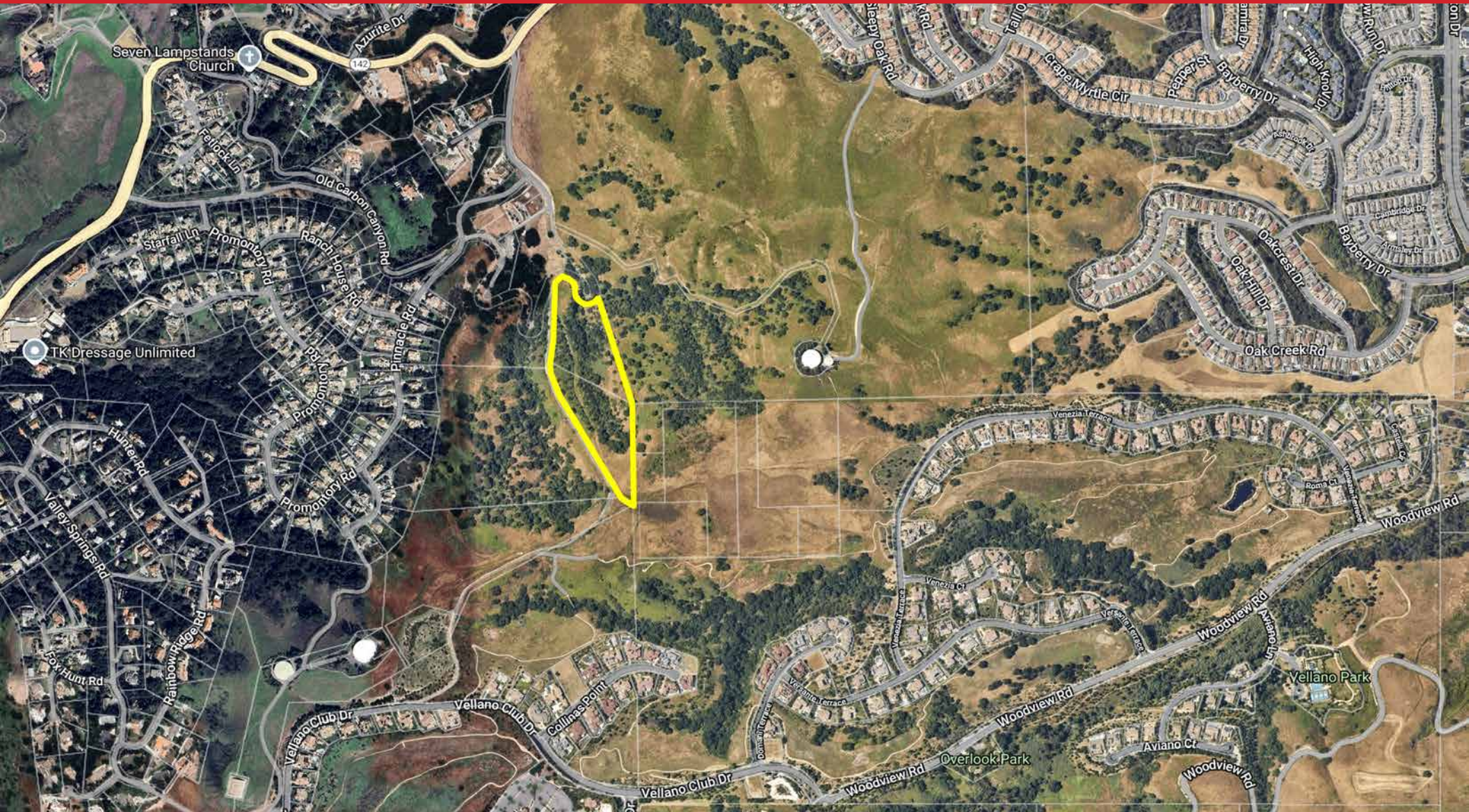


# CHINO HILLS RESIDENTIAL LAND FOR SALE



439,690± SF of Vacant, Raw Land (10± Acres)

*Divisible to 217,917± SF and 221,773± SF*

OLD CARBON CANYON ROAD, CHINO HILLS, CA 91709



Offering Memorandum

# OLD CARBON CANYON ROAD CHINO HILLS, CA 91709

## Property Details

Total Land Area: 439,690± SF (10± Acres)

### Parcel 1

Land Use: Vacant Land

Land Area: 217,917± Sq.Ft. | 5± Acres

Zoning: Unknown

Assessor's Parcel Number: 1031-011-70-0000

Parcel Available Separately at \$1,900,000

### Parcel 2

Land Use: Vacant Land

Land Area: 221,773± Sq.Ft. | 5± Acres

Zoning: Unknown

Assessor's Parcel Number: 1031-011-71-0000

Parcel Available Separately at \$3,000,000

## Property Highlights

- Residential land ideal for owner/user, investor, or developer\*
- Vacant raw land
- Fantastic views
- Great Chino Hills location
- Located approximately midway between Carbon Canyon Rd and Vellano Club Dr, just east of Pinnacle Rd in the City of Chino Hills
- Adjacent to Chino, Pomona, Diamond Bar and Yorba Linda

Asking Price: \$4,900,000 (\$11.14 Per SF)

\* Buyer to verify land use with City and County





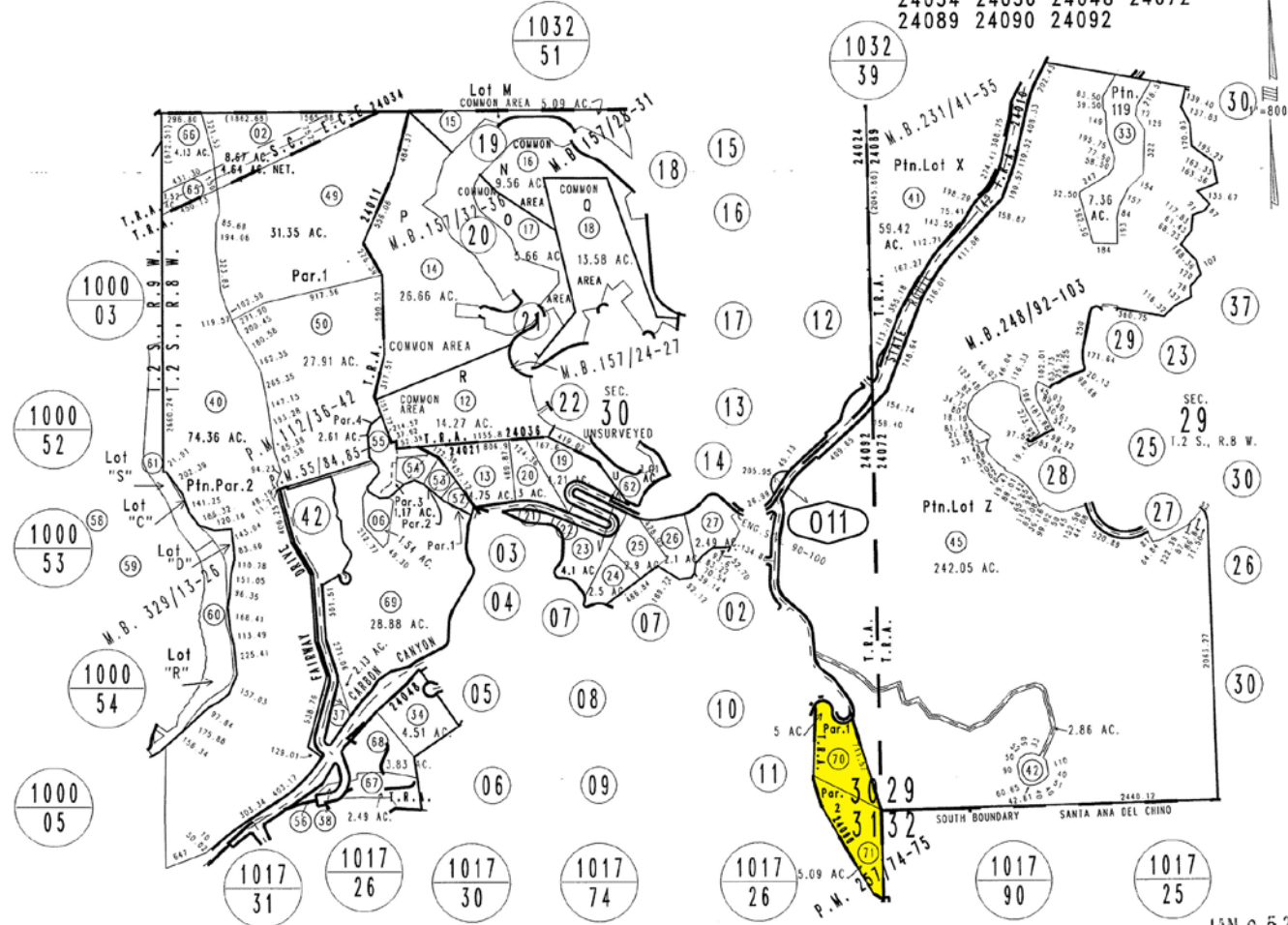
# Plat Map

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



Ptn. Rancho Santa Ana Del Chino, M.B. 1/12 & 7/4

City of Chino Hills 1031 - 01  
Tax Rate Area  
24010 24011 24021 24024  
24034 24036 24048 24072  
24089 24090 24092



Pln. Tract No. 8970, M.B. 157/32-36  
Pln. Tract No. 9220, M.B. 157/28-31  
Pln. Tract No. 9221, M.B. 157/24-27  
Pln. Parcel Map No. 7756, P.M. 112/36-42  
Parcel Map No. 4428, P.M. 55/84-85

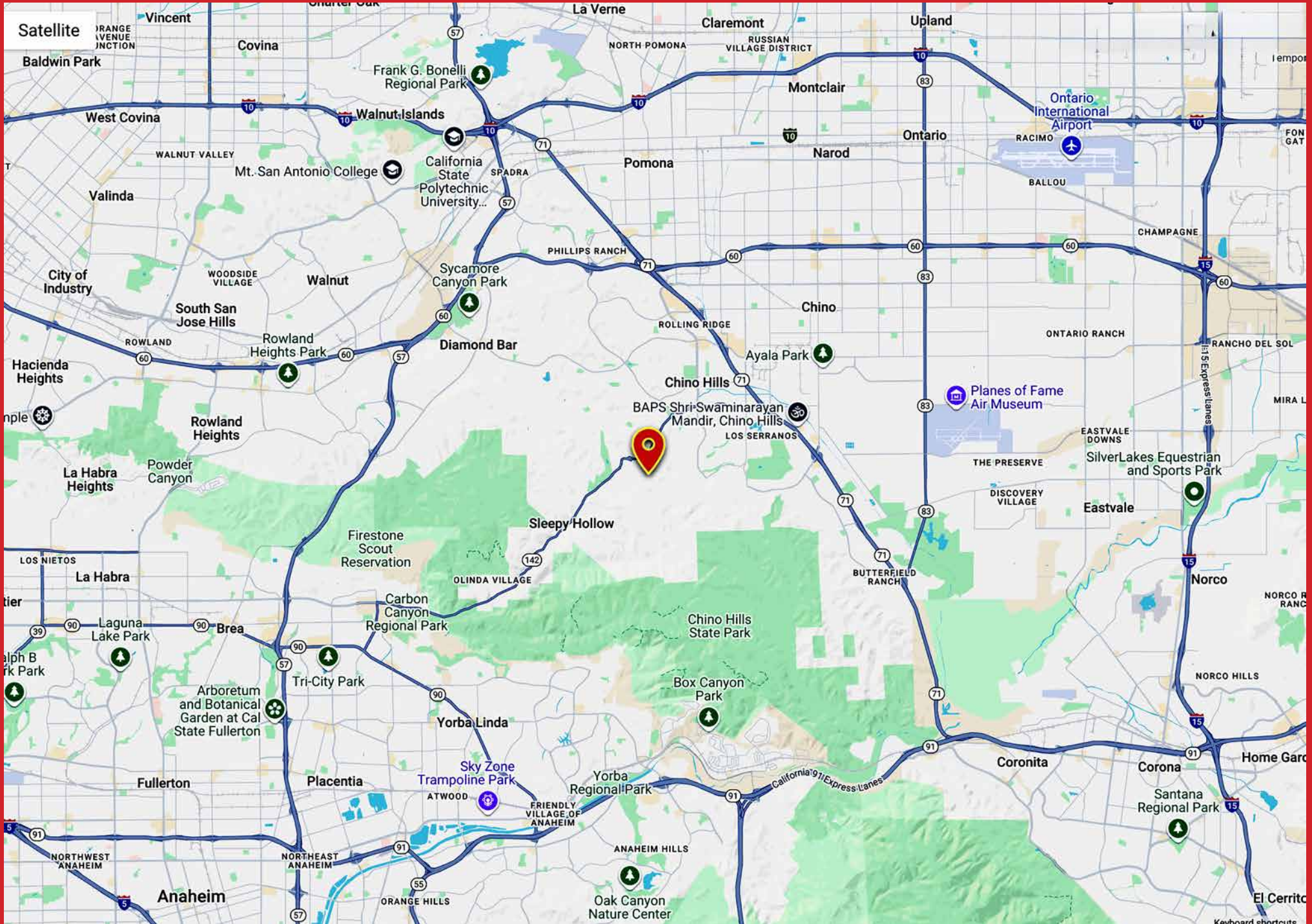
Parcel Map No. 20329, P.M. 257/71-75  
Pln. Tract No. 16596, M.B. 329/13-26  
Pln. Tract No. 13906-1, M.B. 231/41-55  
Pln. Tract No. 13313, M.B. 201/23-33, Amending Map M.B. 248/92-103

Assessor's Map  
Book 1031 Page 01  
San Bernardino County

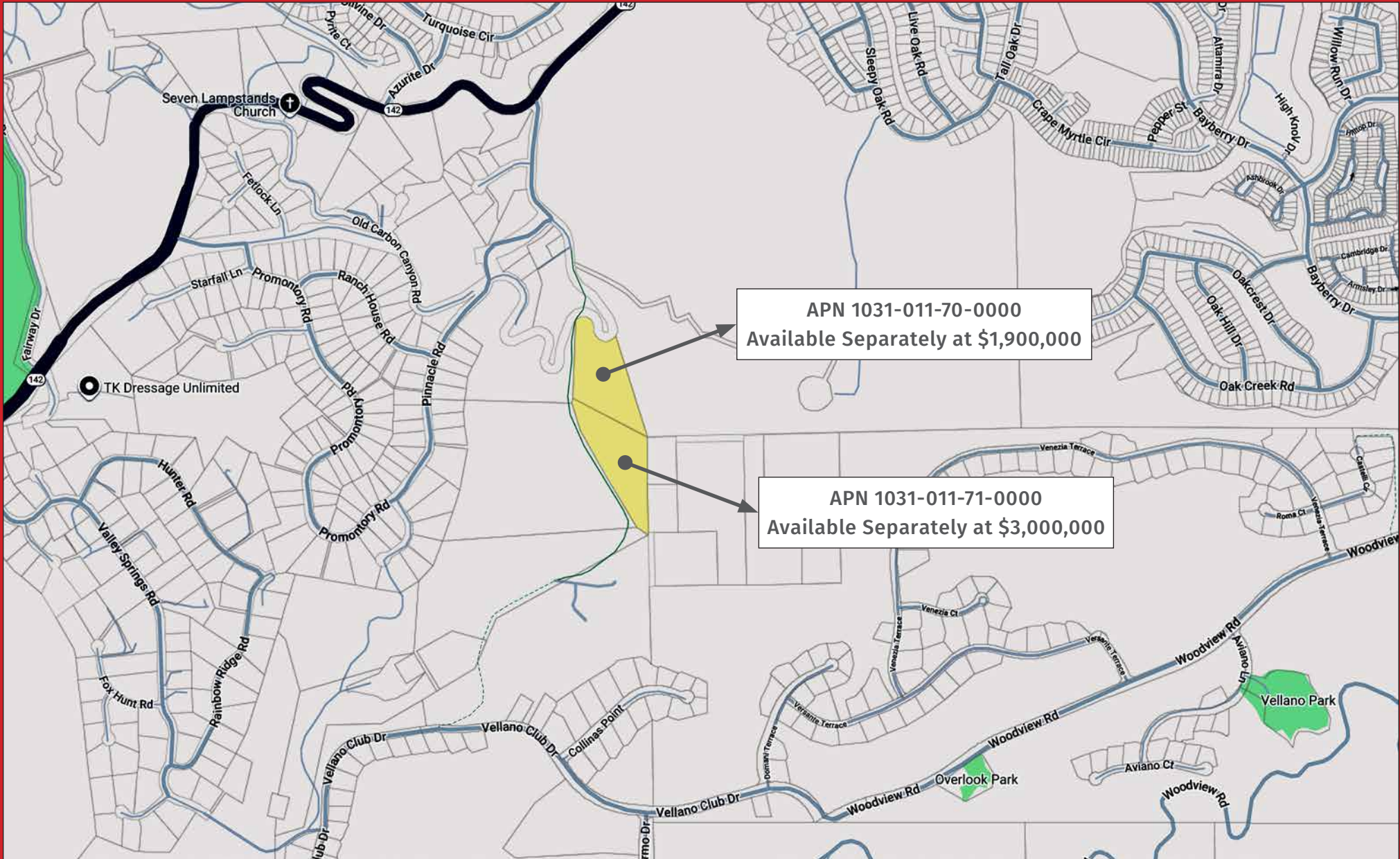
JAN 05 2022  
REVISED  
01/09/19 KA  
11/18/21 KA

AUG. 1951

# Region Map

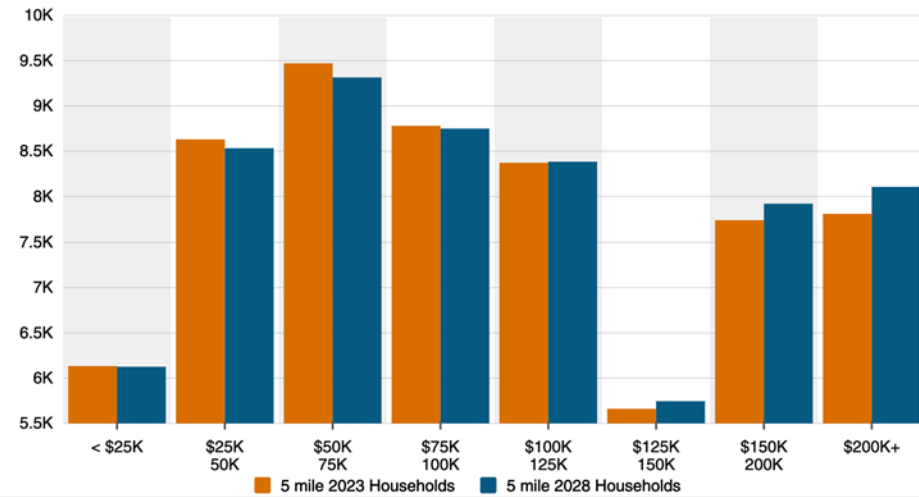


# Detail Map

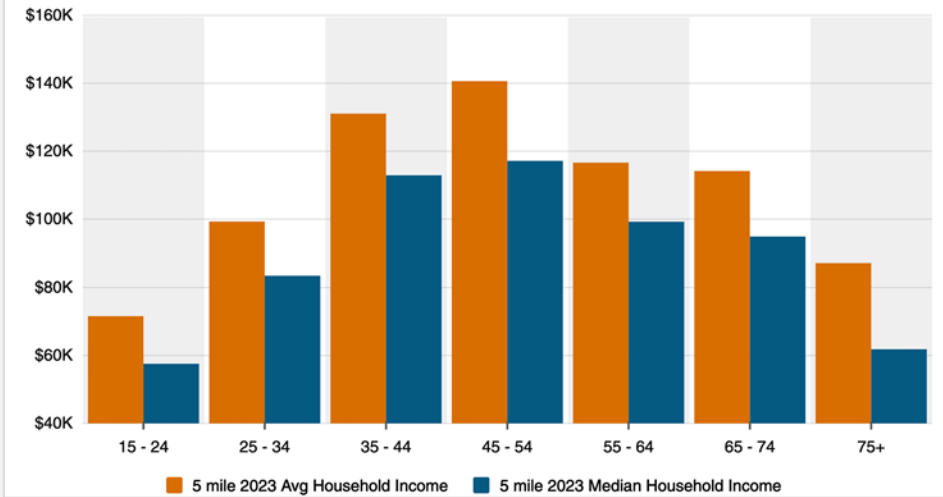


# Area Demographics

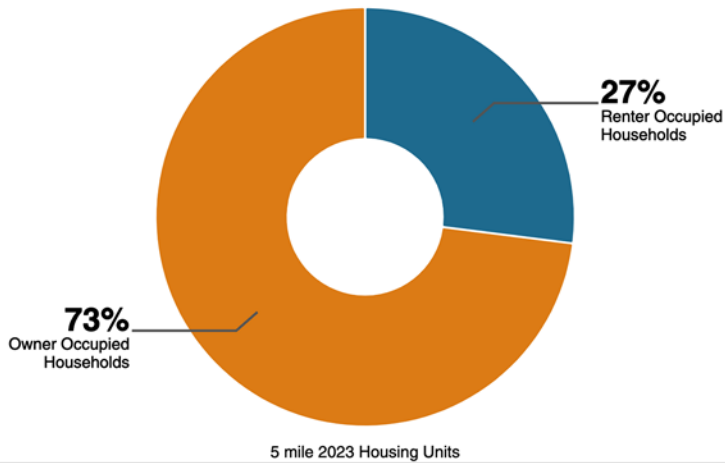
Household Income



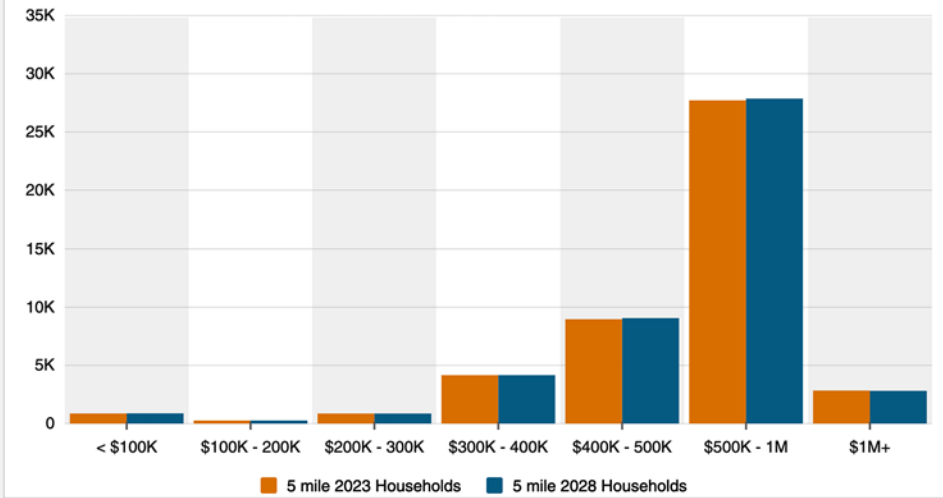
Household Income By Age



Housing Occupancy







Home Values

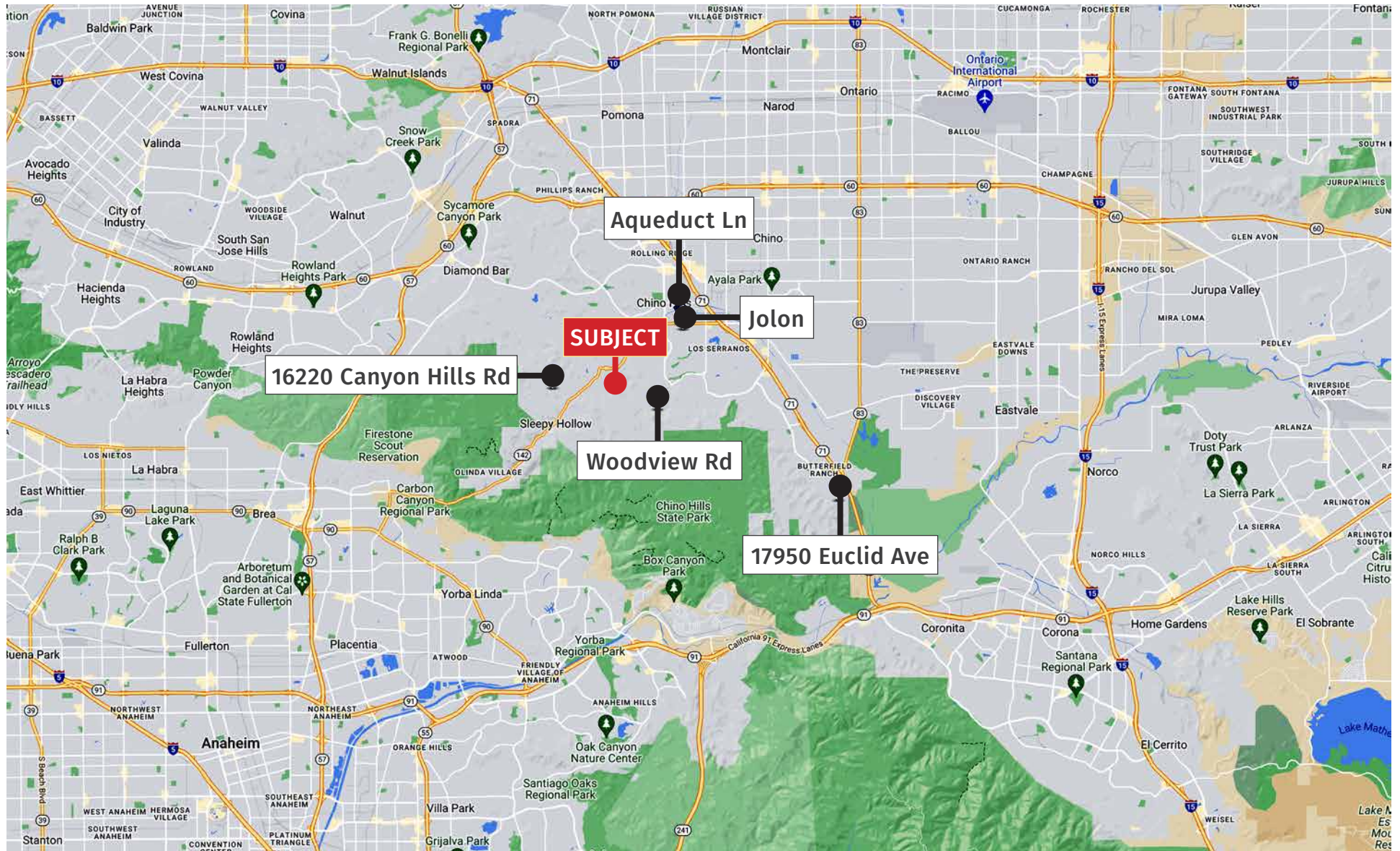




# Comparable Land Sale Properties

	Address	City	ZIP Code	Land Use	Land SF	Sale Date	Sale Price	Per SF Land
	Whirlaway Ln & Aqueduct Ln	Chino Hills	91709	Land	108,979	10/09/2024	\$3,400,000	\$31.20
	16220 Canyon Hills Rd	Chino Hills	91709	Land	3,711,312	03/27/2024	\$9,000,000	\$2.43
	Woodview Rd	Chino Hills	91709	Land	4,854,762	10/13/2023	\$1,400,000	\$0.29
	Jolon	Chino Hills	91709	Land	119,354	08/11/2023	\$2,500,000	\$20.95
	17950 Euclid Ave	Chino Hills	91709	Land	5,741,208	10/21/2022	\$12,150,000	\$2.12
<b>Average Land Price Per Sq.Ft.:</b>								<b>\$11.39</b>

# Comparable Land Sale Properties Map



**Old Carbon Canyon Road  
Chino Hills, CA 91709**

**439,690± SF of Land (10± Acres)**

**Two Adjacent Parcels Available  
Separately or Together**

**Ideal for Owner/User, Investor  
or Developer**

***Exclusively listed by***

**Daniel Moussazadeh**

*Sales Associate*

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310.999.9437 mobile

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**MAJOR PROPERTIES**

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Los Angeles, CA 90015

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