

7 LUXURY SINGLE FAMILY DEVELOPMENT OPPORTUNITY

BASELINE RD., LA VERNE, CA

**FOR
SALE**

OFF-MARKET



THE YAMZON TEAM



POUPEE KOMENKUL

RODEO REALTY
BROKER

DIRECT: 818-482-0085

EMAIL: POUPEE7777@YAHOO.COM

CA DRE LICENSE# 01060862

JORGE YAMZON

REMAX COMMERCIAL
DIRECTOR

DIRECT: 626-786-5869

JORGEYAMZON@REMAX.NET

CA DRE LICENSE #01359483

DEREK ING

REMAX COMMERCIAL
VP / SENIOR ANALYST

DIRECT: 626-272-0948

DEREKING.REMAXCRE@GMAIL.COM

CA DRE LICENSE #02041751

DEVELOPMENT DESCRIPTION

- **Property Address:** Baseline Rd., La Verne, CA 91773
- **Site Area:** ± 19.44 AC (Gross)
 - ± 15.11 AC (Net)
- **7 Luxury Homes:** Details Next Page
- **APN:** 8666-006-035



EXECUTIVE SUMMARY

THERE ARE COUNTLESS OPPORTUNITIES WITH THIS INCREDIBLY SPACIOUS VACANT LOT! THIS EXPANSIVE 19.44-ACRE PARCEL IS PRIMED FOR DEVELOPMENT! REDESIGN AND DIVIDE IT INTO AS MANY LOTS AS YOUR MIND CAN CONCEIVE! BUILD HOMES WITH ADUS AND JUNIOR ADUS — WITH LOT COVERAGE, THE POTENTIAL IS BOUNDLESS AND THE OPPORTUNITY IS PRIME. IDEAL LOCATION, LOCATION, LOCATION.. IN THE FOOTHILLS OF LA VERNE, OFFERING EASY FREEWAY ACCESS AND PROXIMITY TO PREMIER SHOPPING AND DINING. CURRENTLY -7 RESIDENTIAL LOTS AND APPROVED VESTING TENTATIVE TRACT MAP - APPROVED FOR 7 LUXURY SINGLE-FAMILY 2-STORY RESIDENCES, EACH WITH AN ATTACHED GARAGE, SITUATED ON A CUL-DE-SAC. (AGAIN-YOUR OPPORTUNITY TO REVISE AND ADD AN ADU AND JR. ADU TO CURRENT PLAN) SIX OF THE HOMES FEATURE 4 BEDROOMS AND 4.5 BATHS, WITH LOT SIZES RANGING FROM 10,000 TO 37,000 SQFT. LIVING SPACES VARY FROM 3,639 TO 4,751 SQFT. THE 7TH STANDOUT LOT BOASTS MAGNIFICENT VIEWS ON A SPRAWLING 152,376 SQFT PARCEL, FEATURING 6 BEDROOMS, 6.5 BATHS, AND A SPACIOUS 6,013 SQFT FLOOR PLAN. LOCATED WITHIN THE HIGHLY REGARDED LA VERNE HEIGHTS ELEMENTARY SCHOOL/BONITA UNIFIED SCHOOL DISTRICT. AN EXCEPTIONAL OPPORTUNITY TO CREATE A SOUGHT-AFTER RESIDENTIAL ENCLAVE!

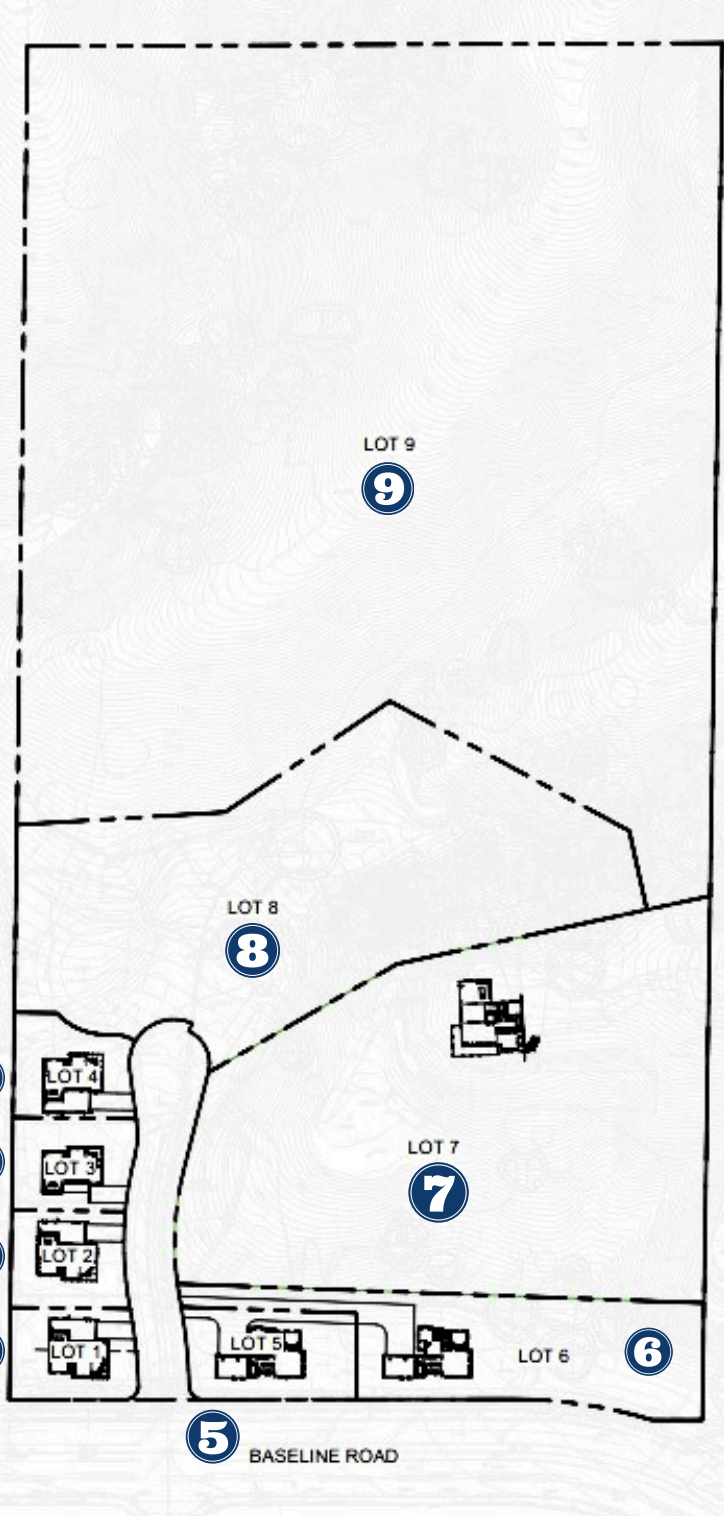
* THIS PROPERTY IS LOCATED ON THE NORTH SIDE OF BASELINE

* FOR MAP / DIRECTION PURPOSES REFERENCE: 4612 RODEO LN., LA VERNE. PROPERTY IS LOCATED EAST OF THIS LOCATION. DO NOT USE 500 BASELINE RD.



LA VERNE, AN IDEAL AND CHOICE COMMUNITY

SITE PLAN & AREA SCHEDULE



LOT 1 4 Bed + 4.5 Bath	
Level 1	1,874 SF
Level 2	1,765 SF
FAR	3,639 SF
Garage	760 SF
Porch	164 SF
NON FAR	924 SF
Total	4,563 SF
Lot Size:	10,335 SF

LOT 2 4 Bed + 4.5 Bath	
Level 1	1,874 SF
Level 2	1,765 SF
FAR	3,639 SF
Garage	760 SF
Porch	164 SF
NON FAR	924 SF
Total	4,563 SF
Lot Size:	10,010 SF

LOT 3 4 Bed + 4.5 Bath	
Level 1	1,874 SF
Level 2	1,765 SF
FAR	3,639 SF
Garage	760 SF
Porch	164 SF
NON FAR	924 SF
Total	4,563 SF
Lot Size:	10,002 SF

LOT 4 4 Bed + 4.5 Bath	
Level 1	1,874 SF
Level 2	1,765 SF
FAR	3,639 SF
Garage	760 SF
Porch	164 SF
NON FAR	924 SF
Total	4,563 SF
Lot Size:	10,004 SF

LOT 5 4 Bed + 4.5 Bath	
Level 1	2,109 SF
Level 2	1,910 SF
FAR	4,019 SF
Garage	667 SF
Porch	64 SF
NON FAR	732 SF
Total	4,751 SF
Lot Size:	13,585 SF

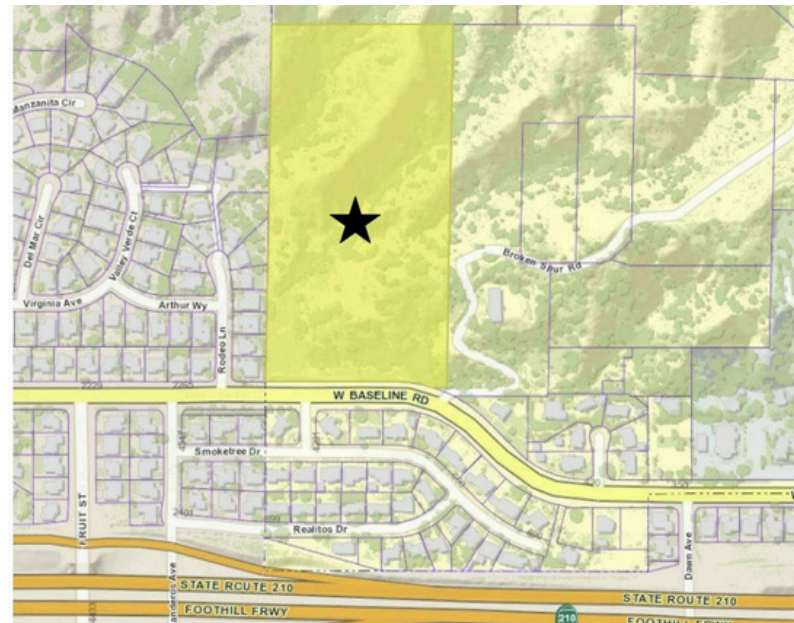
LOT 6 4 Bed + 4.5 Bath	
Level 1	2,109 SF
Level 2	1,910 SF
FAR	4,019 SF
Garage	667 SF
Porch	64 SF
NON FAR	732 SF
Total	4,751 SF
Lot Size:	37,408 SF

LOT 7 6 Bed + 6.5 Bath	
Level 1	3,117 SF
Level 2	2,896 SF
FAR	6,013 SF
Balcony	352 SF
Garage	679 SF
Porch	584 SF
NON FAR	1,615 SF
Total	7,628 SF
Lot Size:	152,376 SF

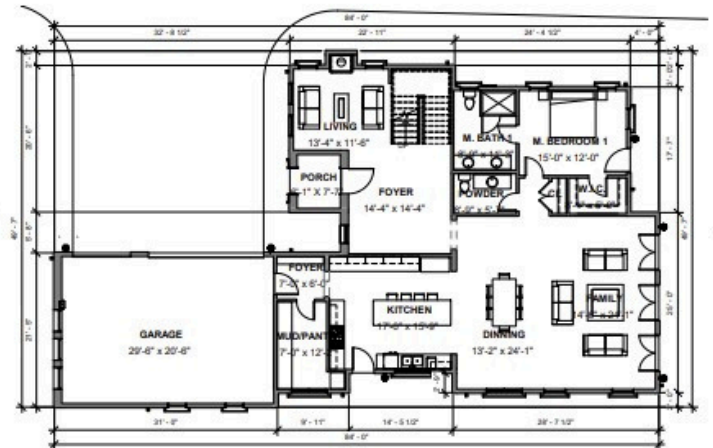
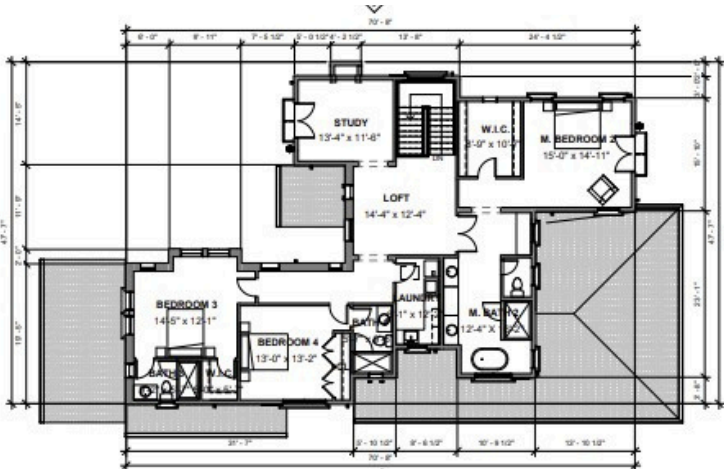
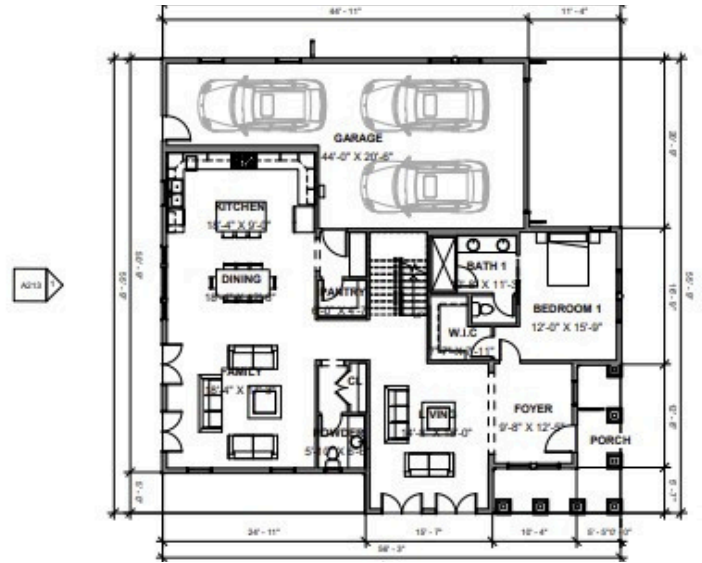
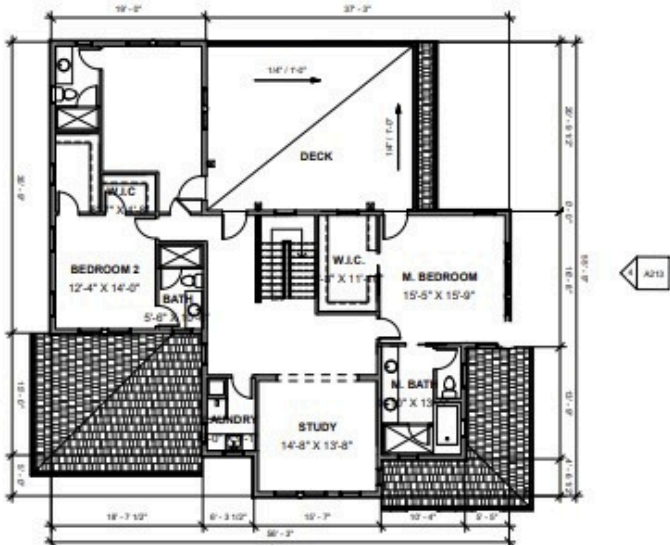
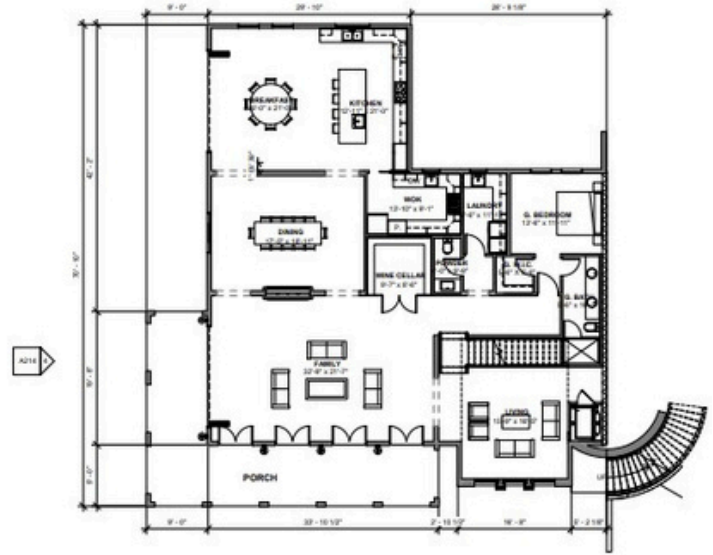
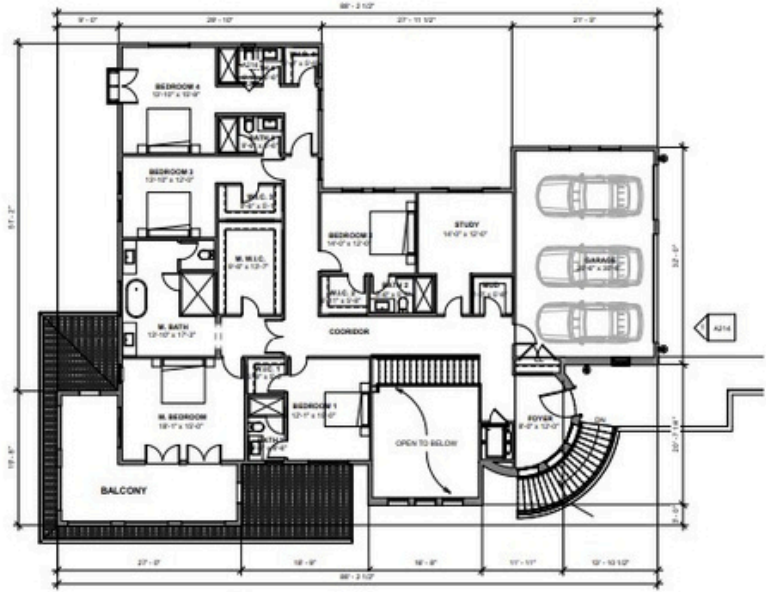
LOT 8	
Lot Size:	115,936 SF

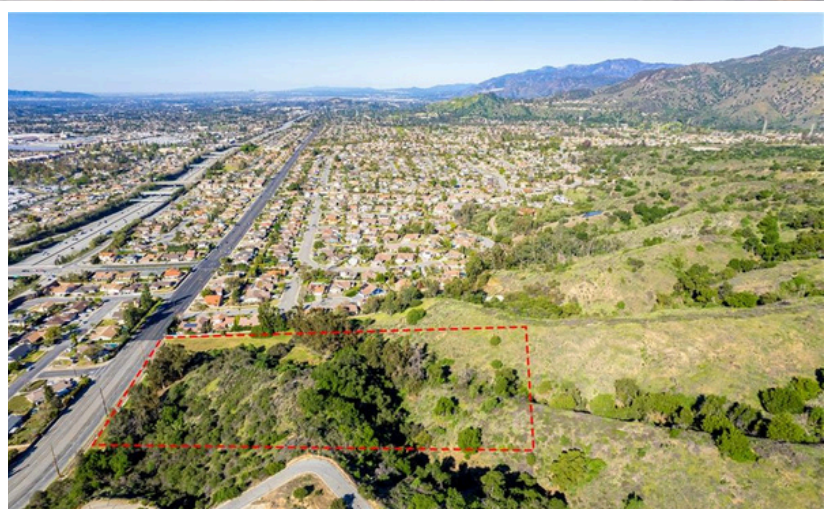
LOT 9	
Lot Size:	468,258 SF

Total SFR Size:	± 35,382 SF
Total Lot Size:	± 19.44 AC (Gross)
	± 15.11 AC (Net)



UNIT LEVEL FLOOR PLANS











La Verne, CA, is known for several attractive features that make new housing developments appealing:

- 1) **Location:** La Verne offers a suburban lifestyle with close proximity to major urban centers like Los Angeles and Ontario. It strikes a balance between peaceful residential areas and accessibility to city amenities.
- 2) **Scenic Surroundings:** Nestled in the San Gabriel Valley, La Verne boasts picturesque views of the nearby San Gabriel Mountains. Many new developments capitalize on these scenic vistas, offering homes with beautiful natural backdrops.
- 3) **Community Atmosphere:** La Verne is known for its strong sense of community and small-town charm despite its proximity to larger cities. New housing developments often incorporate community-oriented features such as parks, walking trails, and communal spaces, fostering a friendly and cohesive neighborhood environment.
- 4) **Educational Opportunities:** The city is home to the University of La Verne, providing educational and cultural benefits to residents. Families moving into new developments often appreciate the access to quality education options and learning resources.
- 5) **Investment Potential:** La Verne's desirable location and community atmosphere can make new housing developments a sound investment opportunity. The area has shown growth in property values over time, making it attractive to homebuyers and investors alike.

Overall, the combination of location, community spirit, natural beauty, and modern amenities makes new housing developments in La Verne, CA, an appealing choice for prospective homeowners looking to settle in a vibrant and welcoming environment.

LA VERNE DEMOGRAPHICS

Total Population: ± 31,423

8.4 Sq Miles



Age

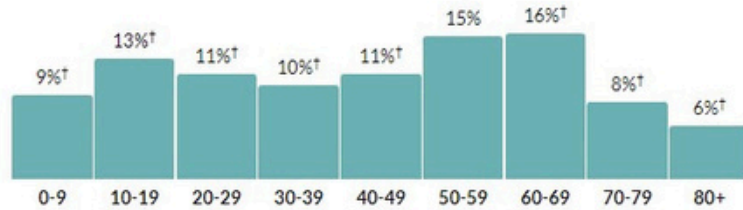
46

Median age

about 25 percent higher than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 37.4

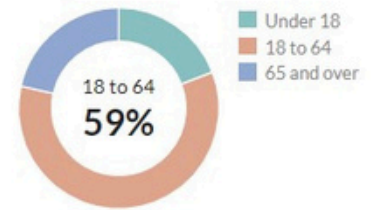
about 25 percent higher than the figure in California: 37

Population by age range



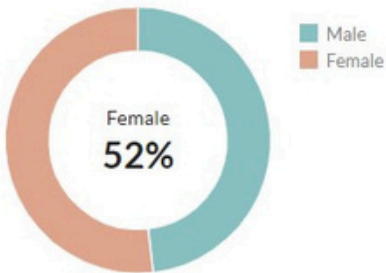
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Population by age category



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Sex



Race & Ethnicity



Income

\$46,076

Per capita income

about 20 percent higher than the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$39,895

about 10 percent higher than the amount in California: \$41,276

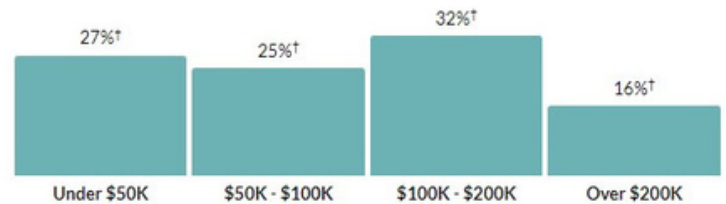
\$95,957

Median household income

about 20 percent higher than the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$81,652

about 10 percent higher than the amount in California: \$84,097

Household income



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Units & Occupancy

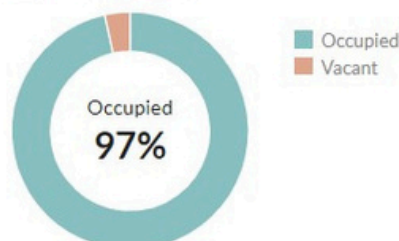
12,000

Number of housing units

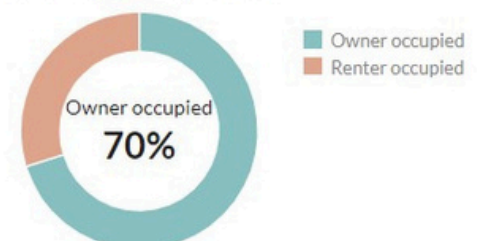
the Los Angeles-Long Beach-Anaheim, CA Metro Area: 4,700,554

California: 14,328,539

Occupied vs. Vacant



Ownership of occupied units



THE YAMZON TEAM

CONTACT

POUPEE KOMENKUL

Rodeo Realty

Broker

Direct: 818-482-0085

Email: Poupee7777@yahoo.com

CA DRE LICENSE# 01060862

JORGE YAMZON

Remax Commercial

Senior Vice President / Director

Direct: 626-786-5869

Email: Jorgeyamzon@remax.net

CA DRE LICENSE #01359483

DEREK ING

Remax Commercial

VP / Senior Analyst

Direct: 626-272-0948

Email: Dereking.remaxcre@gmail.com

CA DRE LICENSE #02041751