

Potential Eight (8) Lot Subdivision
±1.79 Acres | Residential Zoned Land (RS – Min 7,200 sf/d.u.)
North San Bernardino | North Park/Arrowhead Farms Area

Adjacent To 5350 N. Pershing Avenue, San Bernardino, CA 92407

OFFERING MEMORANDUM



18881 Von Karman Ave., Ste 150
 Irvine, CA 92612
 T 949.553.2020 | CA Lic #01473762
www.hoffmanland.com

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.



PROPERTY OVERVIEW

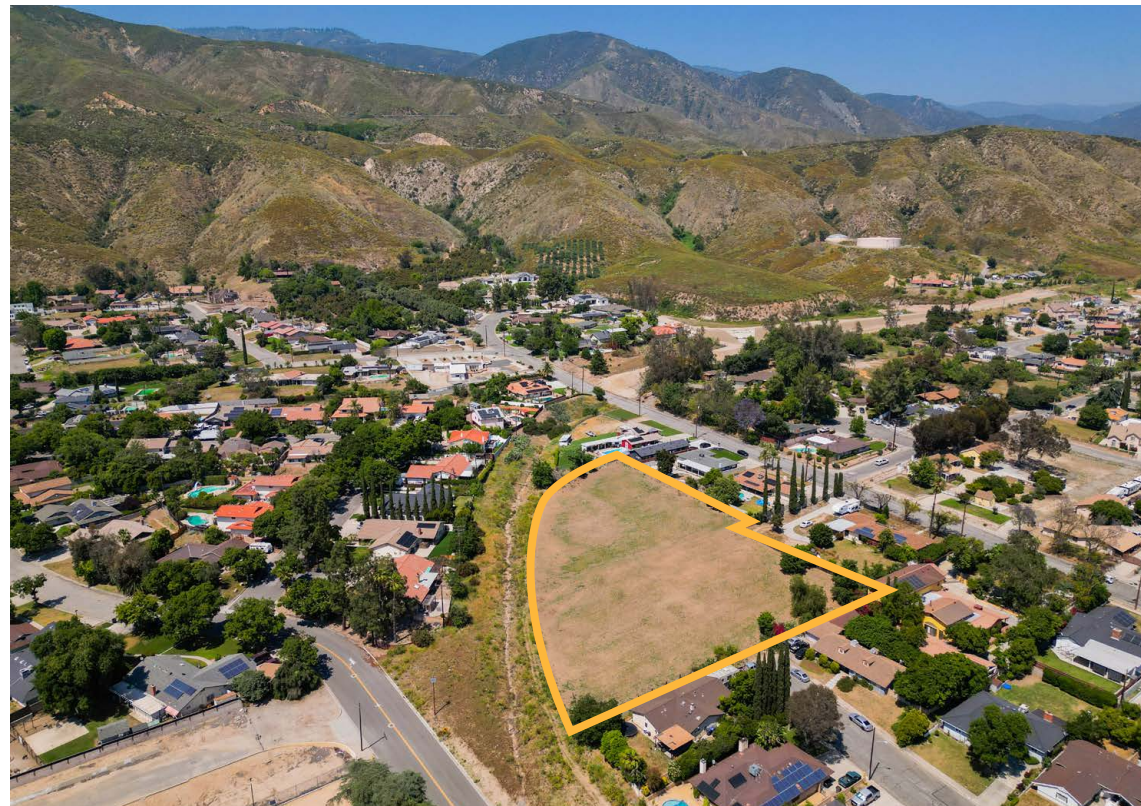
ADDRESS	Terminus of N. Pershing Avenue
ADJACENT TO	5350 N. Pershing Avenue
CITY	San Bernardino
ZIP	92407
APNs	0154-021-45 & 54-0000
ACREAGE	±1.79
LAND SF	±78,059
ZONING	RS (Residential Suburban)
ZONING DEF	Min 7,200 sf per d.u. Max 4.5 Units Per Acre
LIST PRICE	\$595,000 \$545,000

AGENT CONTACT

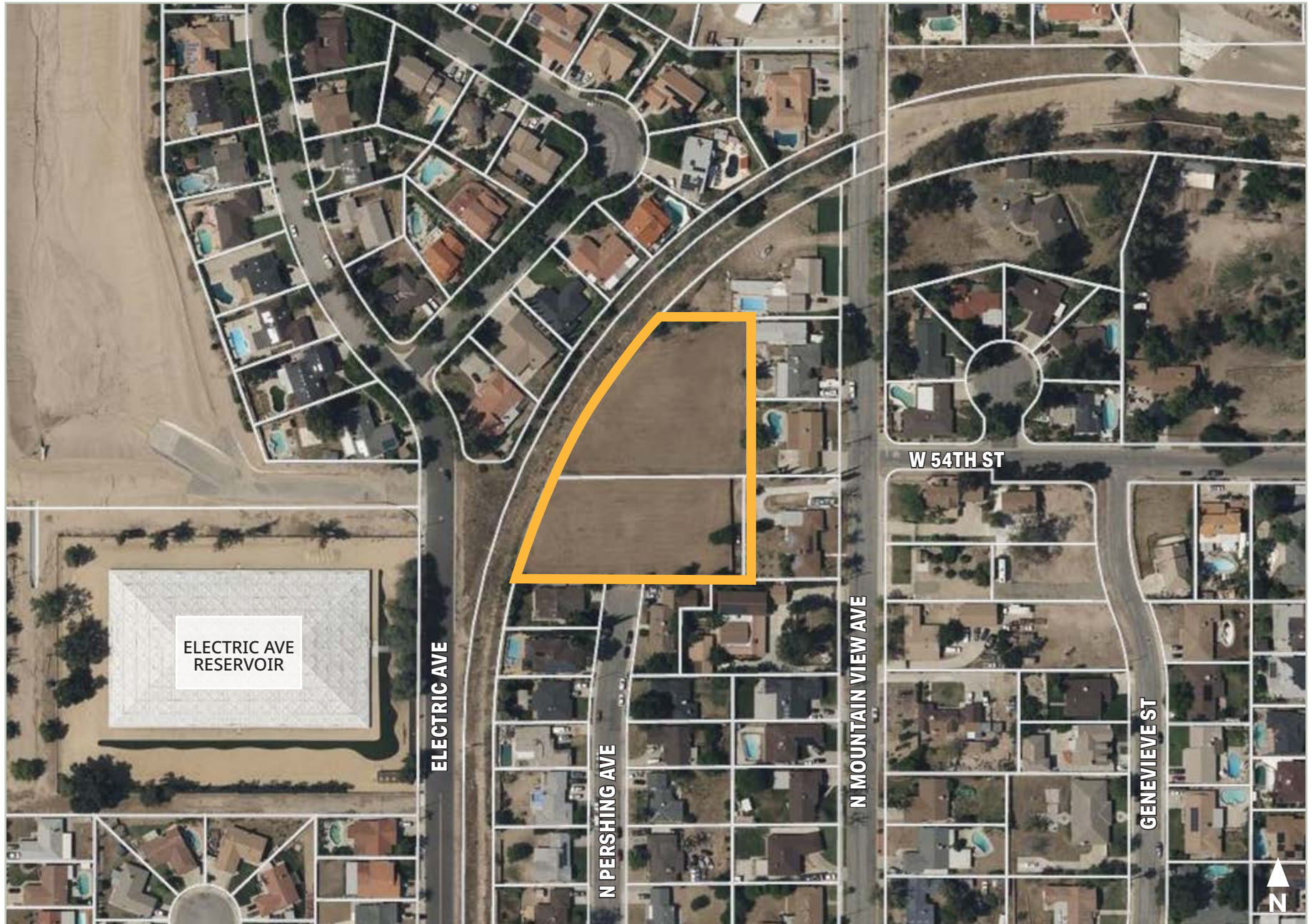
BRYANT BRISLIN
Vice President
CELL/TEXT: 714.814.5624
bbrislin@hoffmanland.com
CA DRE #01877964



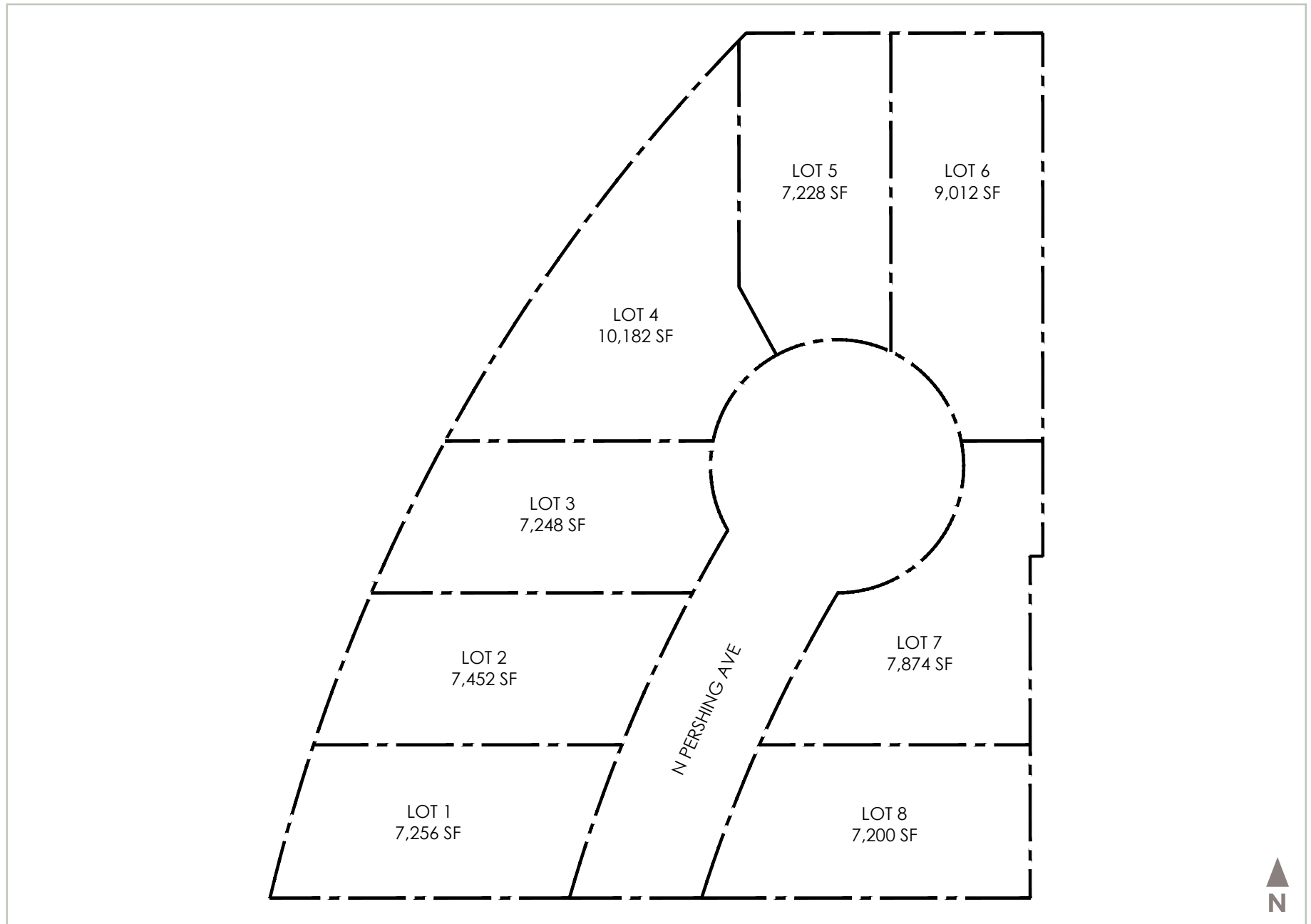
One of the last pieces of undeveloped land in north San Bernardino, particularly in the North Park/Arrowhead Farms submarket, this site represents an opportunity to build a quiet enclave at the end of a cul-de-sac. Given the zoning, seller has a conceptual site plan for a potential eight (8) lot count scenario. The site is adjacent to a city-owned right-of-way that a developer could explore a potential temporary easement for construction purposes, or even a permanent easement for secondary access purposes. At a minimum, the adjacent ROW is a nice open space buffer to the west of the site. The property is located only 1.5 miles to Cal State San Bernardino, a short drive to the newly-renovated Yaamava Resort/Casino, as well as only 5.5 miles to the best retail the city has to offer with Macy's, Costco, Target, Best Buy and more. National homebuilder Richmond American Homes is currently building a 133 lot community site five miles away in the neighboring city of Highland, where a new Costco is planned as well.



Close-Up Aerial



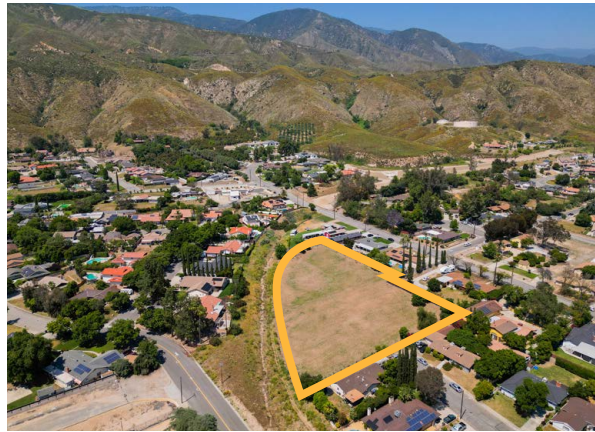
Conceptual Site Plan



Aerial Views



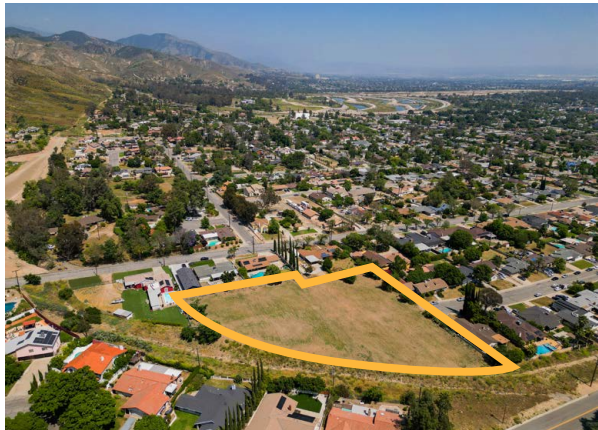
Facing North



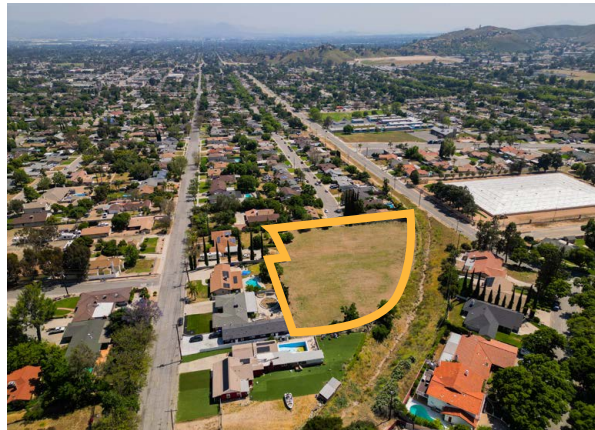
Facing Northwest



Facing East



Facing Southeast



Facing South



Facing West



Aerial Views



Facing West



Facing Northwest



Birdseye View – Facing Northwest



Birdseye View – Facing Down



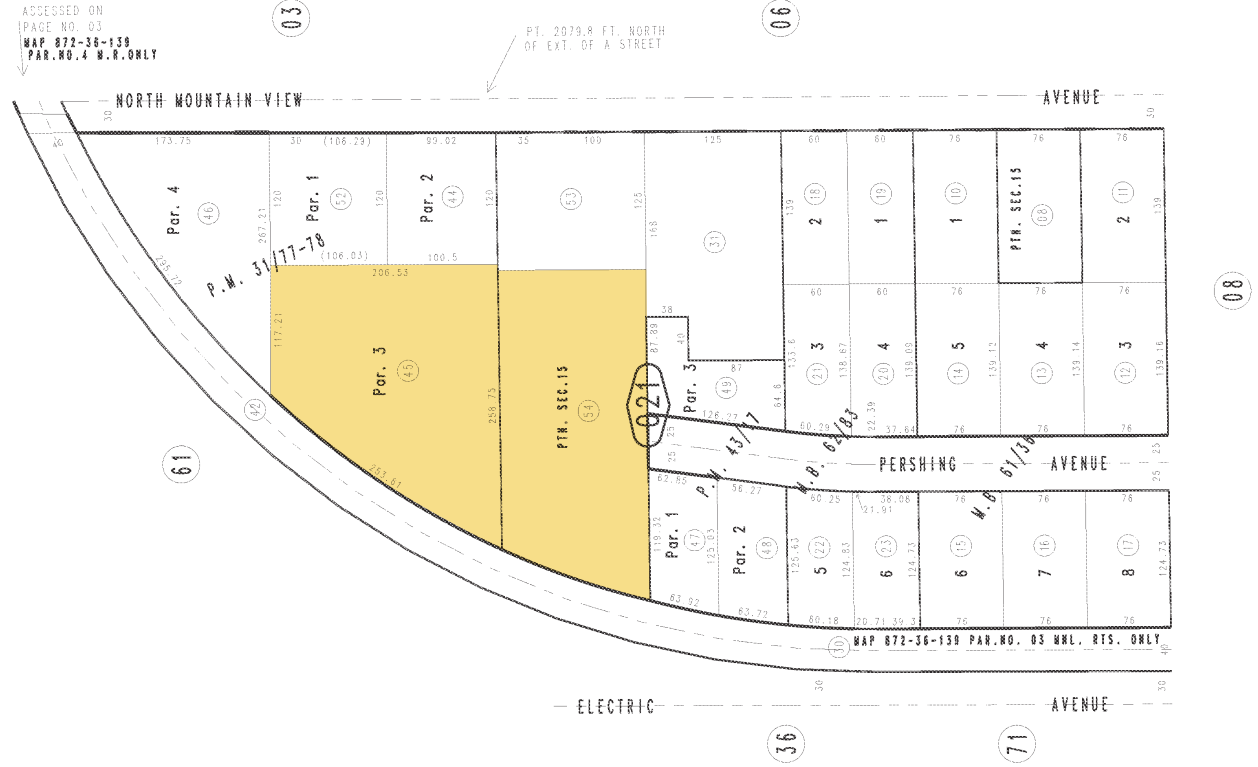
Assessor's Parcel Map

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



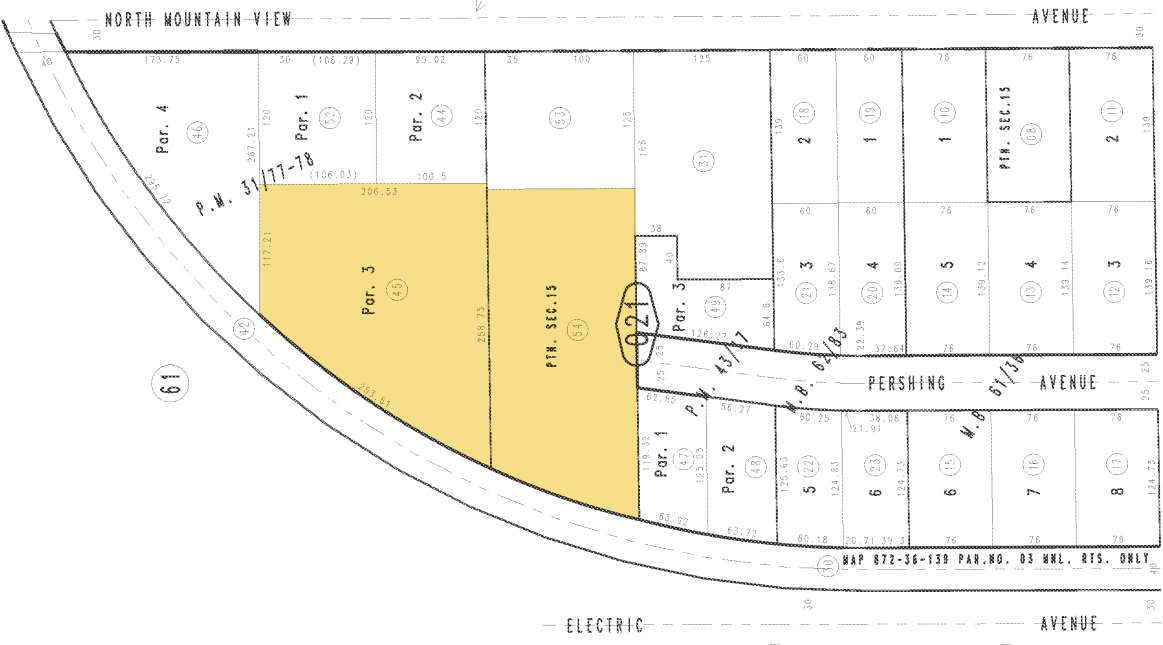
Ptn. Sec.15, T.1N.,R.4W., S.B.B.&M.

City of San Bernardino 0154 - 02
Tax Rate Area
7010



ACCESSED ON
PAGE NO. 03
MAP 872-36-139
PAR.NO.4 H.R.ONLY

PT. 2079.8 FT. NORTH
OF EXT. OF A STREET



Tract No. 5127, M.B. 62/83
Tract No. 4894, M.B. 61/36
Parcel Map No. 4713, P.M. 43/17
Parcel Map No. 3459, P.M. 31/77-78

February 2005

Assessor's Map
Book 0154 Page 02
San Bernardino County

REVISED



Proximity to Cal State San Bernardino

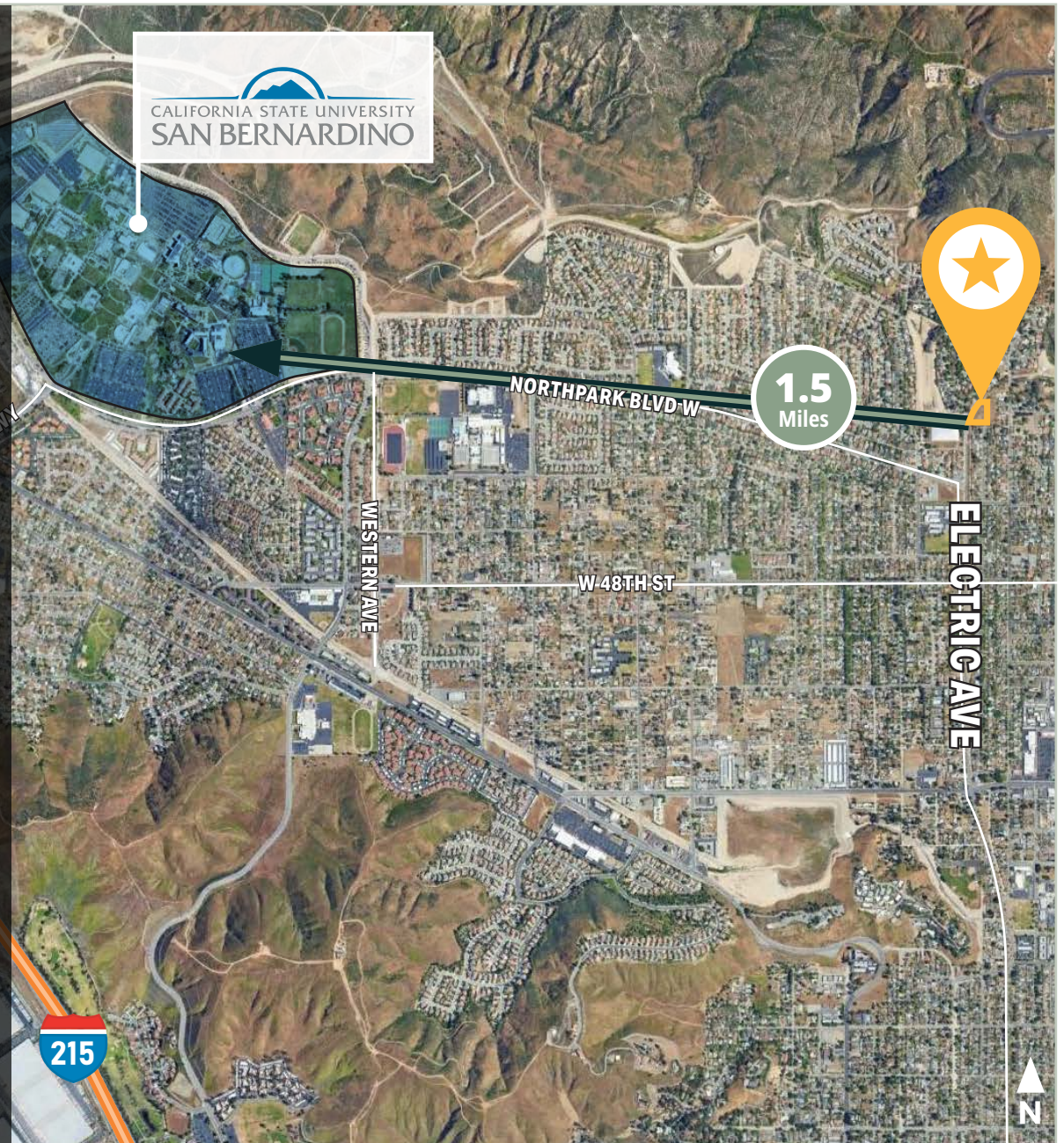


STATS

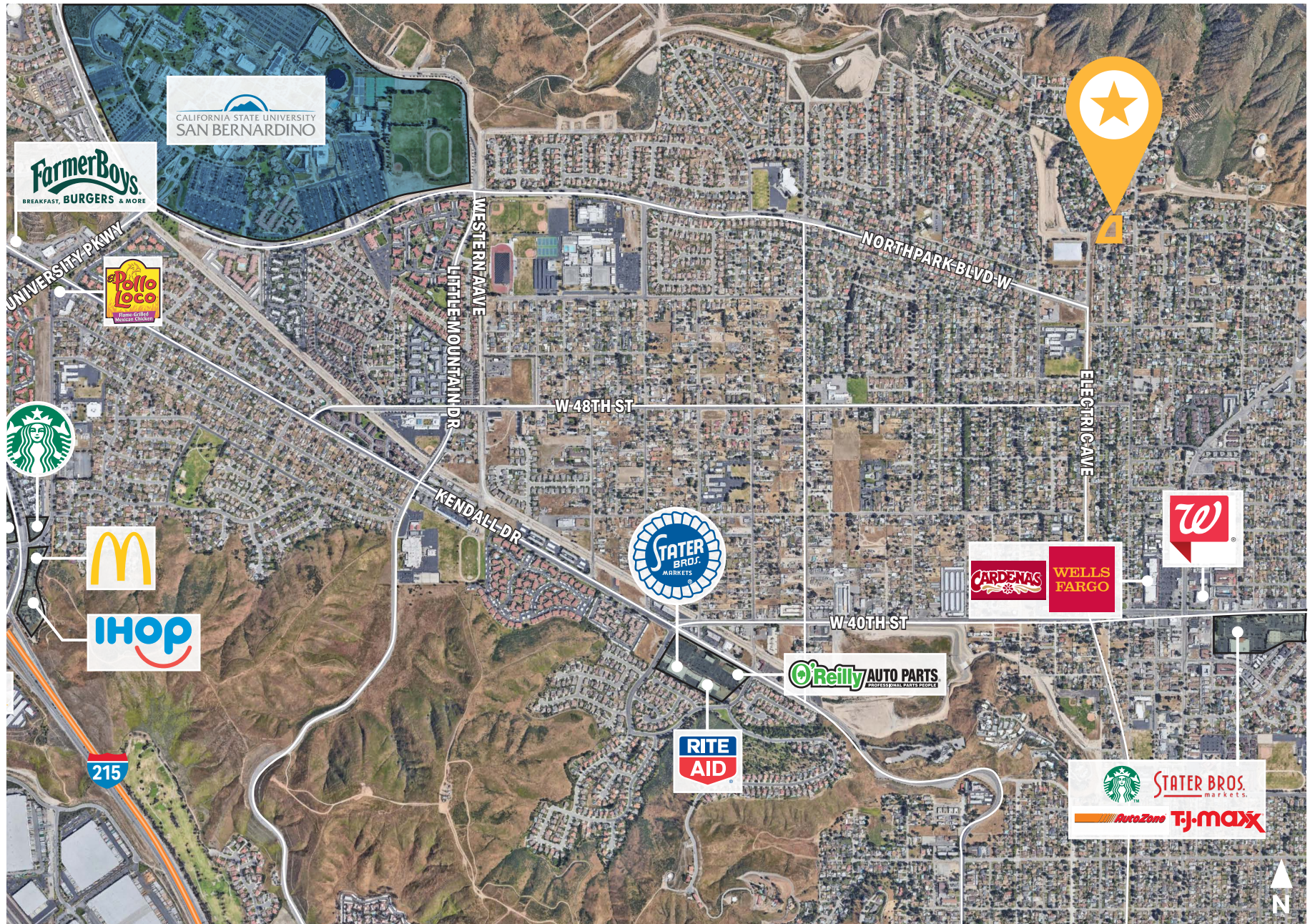
- 19,400** Students
- 29:1** Student Faculty Ratio
- 400** Full-Time Faculty
- 550** Permanent Staff Positions
- \$100MM** Annual Budget

**Stats as of 2020.*

WWW.CSUSB.EDU



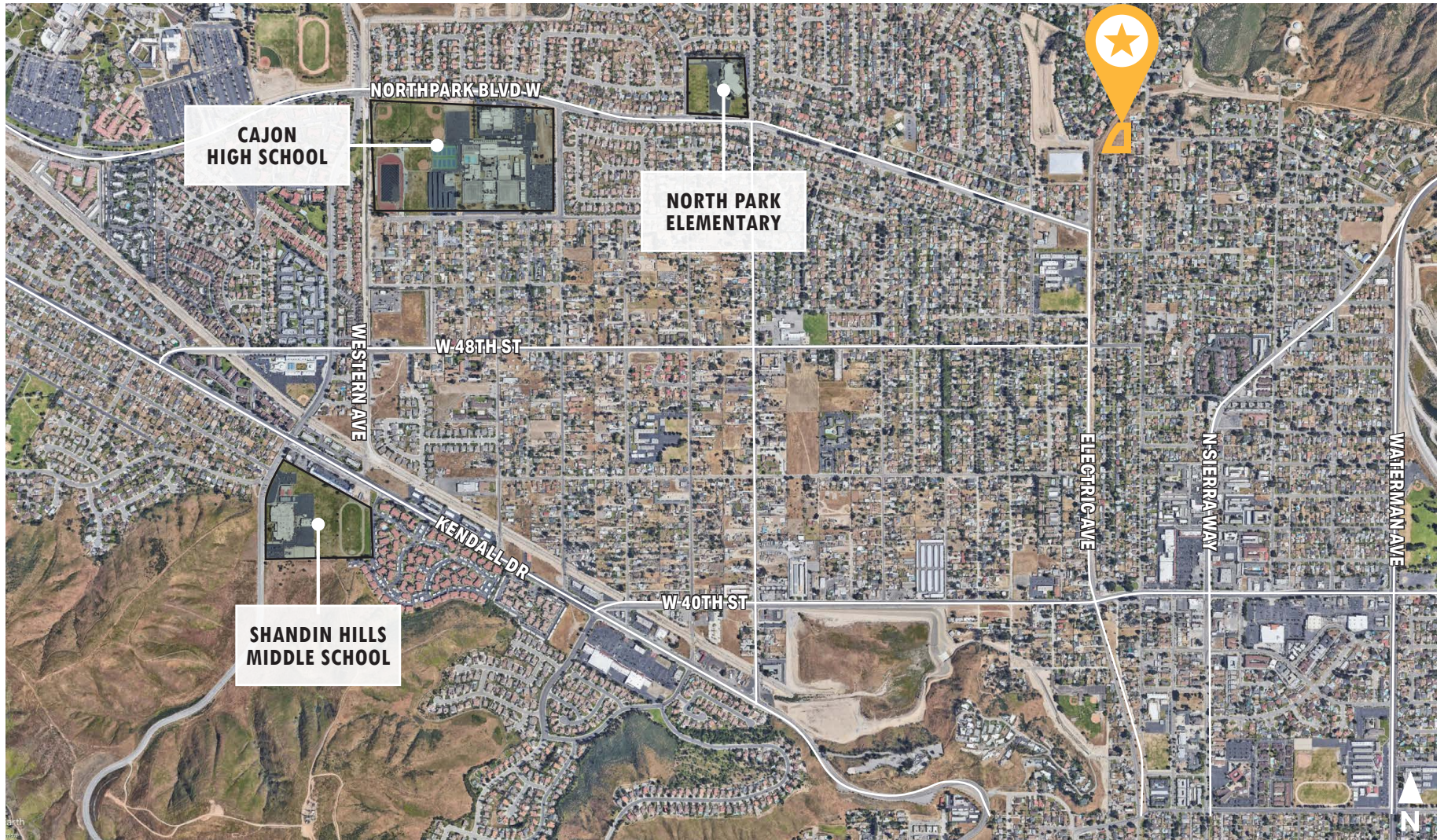
Neighborhood Retail Exhibit



Retail Exhibit | Macro



Area Designated Schools



*School boundaries subject to change.

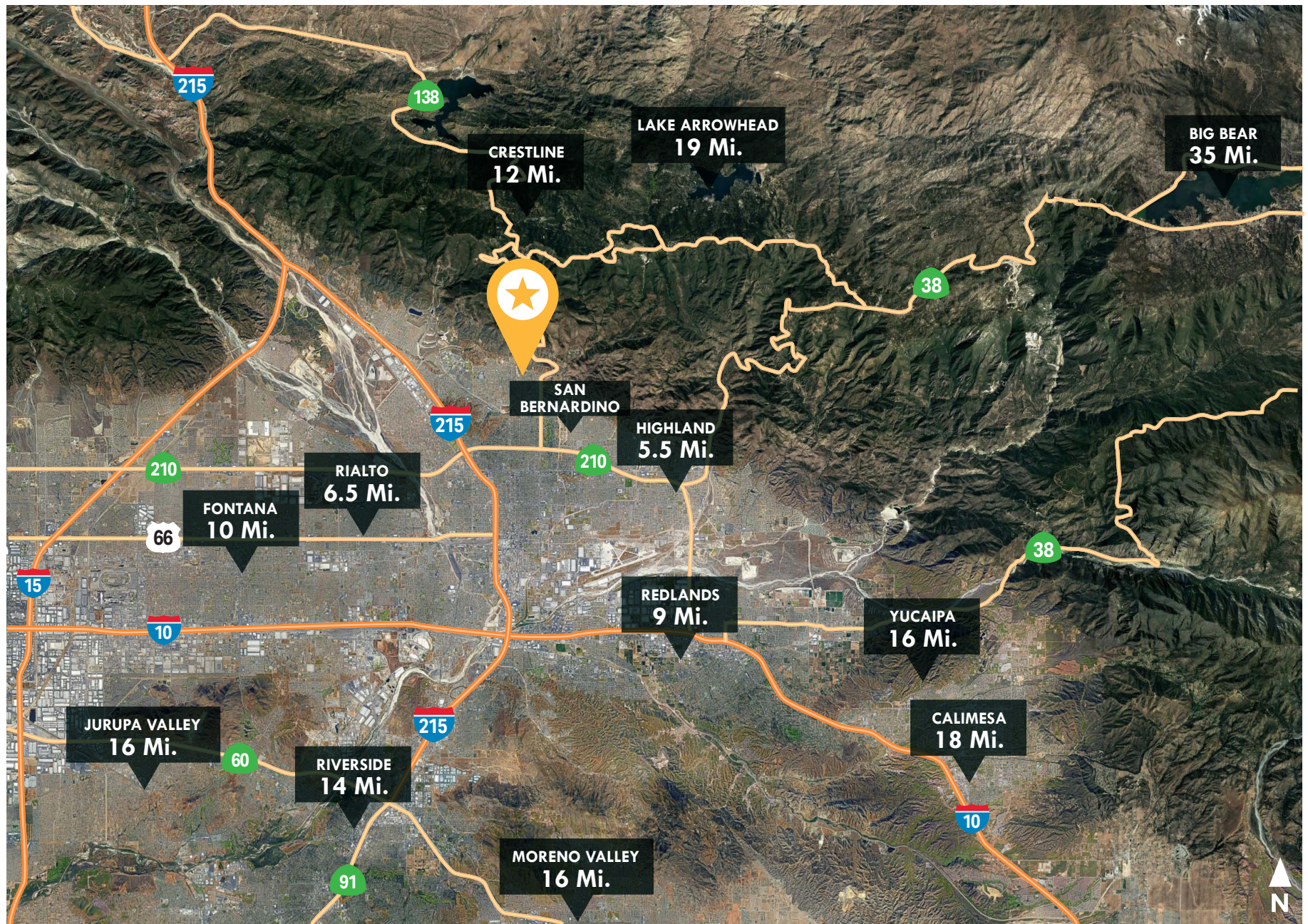
NORTH PARK ELEMENTARY SCHOOL (K-6)
 5378 H Street, San Bernardino, CA 92407
 Tel (909) 881-8202
 San Bernardino City School District

SHANDIN HILLS MIDDLE SCHOOL (6-8)
 4301 Little Mountain Dr, San Bernardino, CA 92407
 Tel (909) 880-6666
 San Bernardino City School District

CAJON HIGH SCHOOL (9-12)
 1200 W Hill Dr, San Bernardino, CA 92407
 Tel (909) 881-8120
 San Bernardino City School District



Vicinity Exhibit



Parks & Recreation Exhibit





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

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.