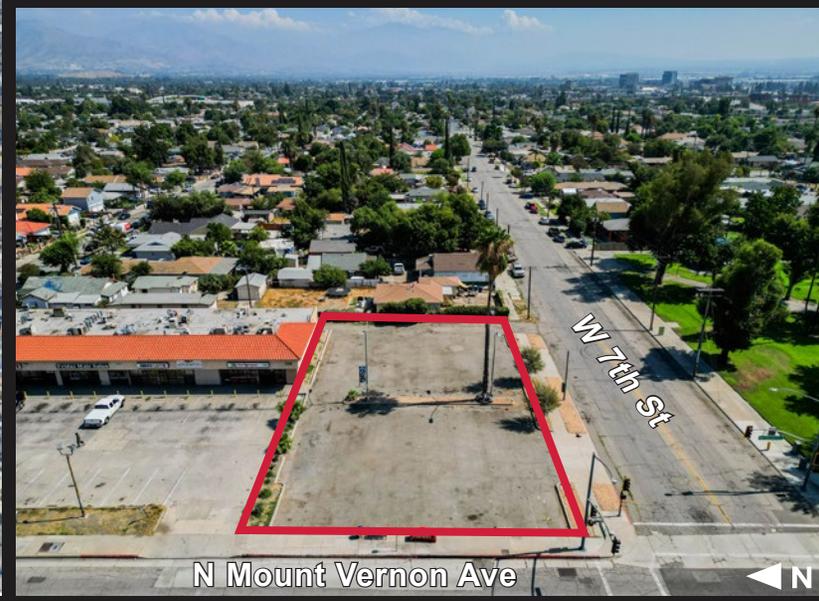


OFFERING MEMORANDUM

W 7th St

N Mount Vernon Ave



N Mount Vernon Ave



W 9th St

W 7th St

W 5th St

N Mount Vernon Ave



OPPORTUNITY ZONE

Existing Parking Lot | Commercial Zoning

NEC W. 7th St & North Mt Vernon Avenue, San Bernardino, CA 92411

±12,756 sf (.30 Ac)



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



Exclusive Listing Agent

BRYANT BRISLIN

CELL/TEXT: (714) 814-5624

Vice President

bbrislin@hoffmanland.com

CA DRE #01877964

www.hoffmanland.com

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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.

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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.

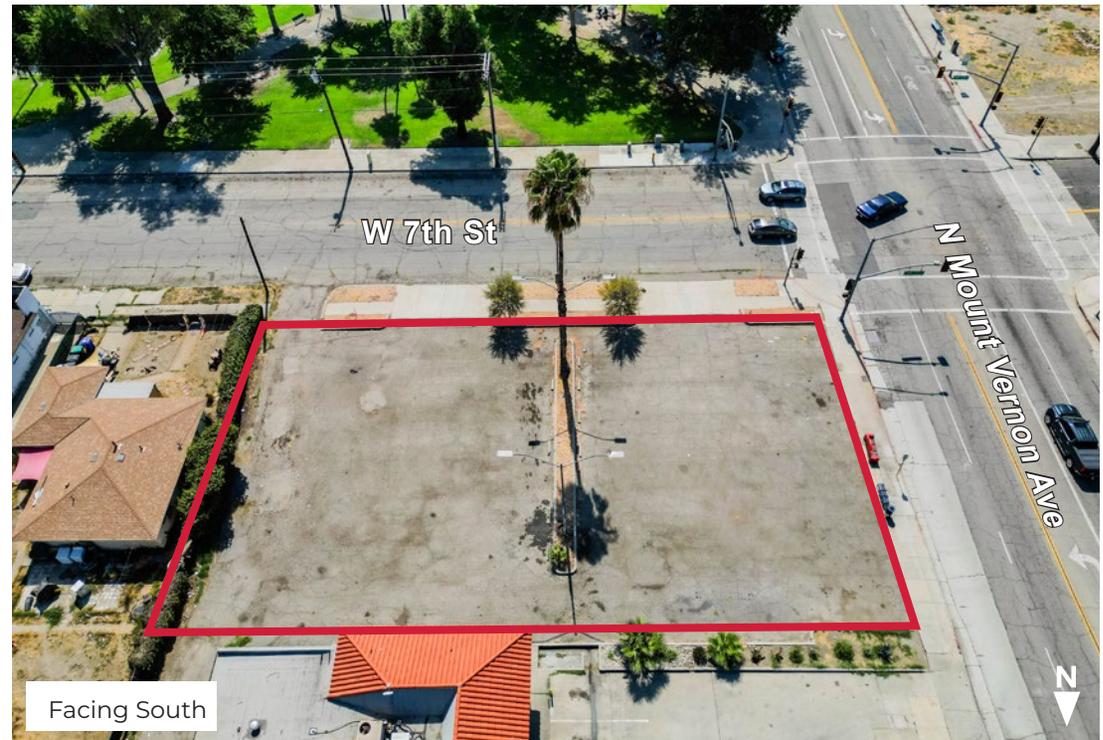
PROPERTY OVERVIEW

ADDRESS	Northeast Corner N. Mount Vernon Ave & W. 7th Street
ADJACENT TO	739 N. Mount Vernon Avenue
JURISDICTION	City Of San Bernardino
ZIP	92411
APN(S)	0139-292-22 & 23-0000
LAND SF	±12,756
ACREAGE	±.30 Ac
LIST PRICE	\$375,000
ZONING	Commercial Uses
SPECIFIC PLAN	Paseo Las Placitas
POTENTIAL USES	Art Gallery, Restaurant, Fast Food, Liquor Store, Day Care, Motel
NOTE 1	Some Uses Above May Require a CUP
NOTE 2	Min Parcel Size For New Development is 13k sf; this site is just a little bit less than that, so buyer to investigate need or variance (if any)



OPPORTUNITY ZONE

- Rare opportunity to purchase an existing parking lot that contain fit approximately thirty (30) cars.
 - Signalized - Hard Corner
 - OPPORTUNITY ZONE
- Less than five minutes to the 215 freeway



Facing South

EXCLUSIVE LISTING AGENT

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

bbrislin@hoffmanland.com

CA DRE #01877964

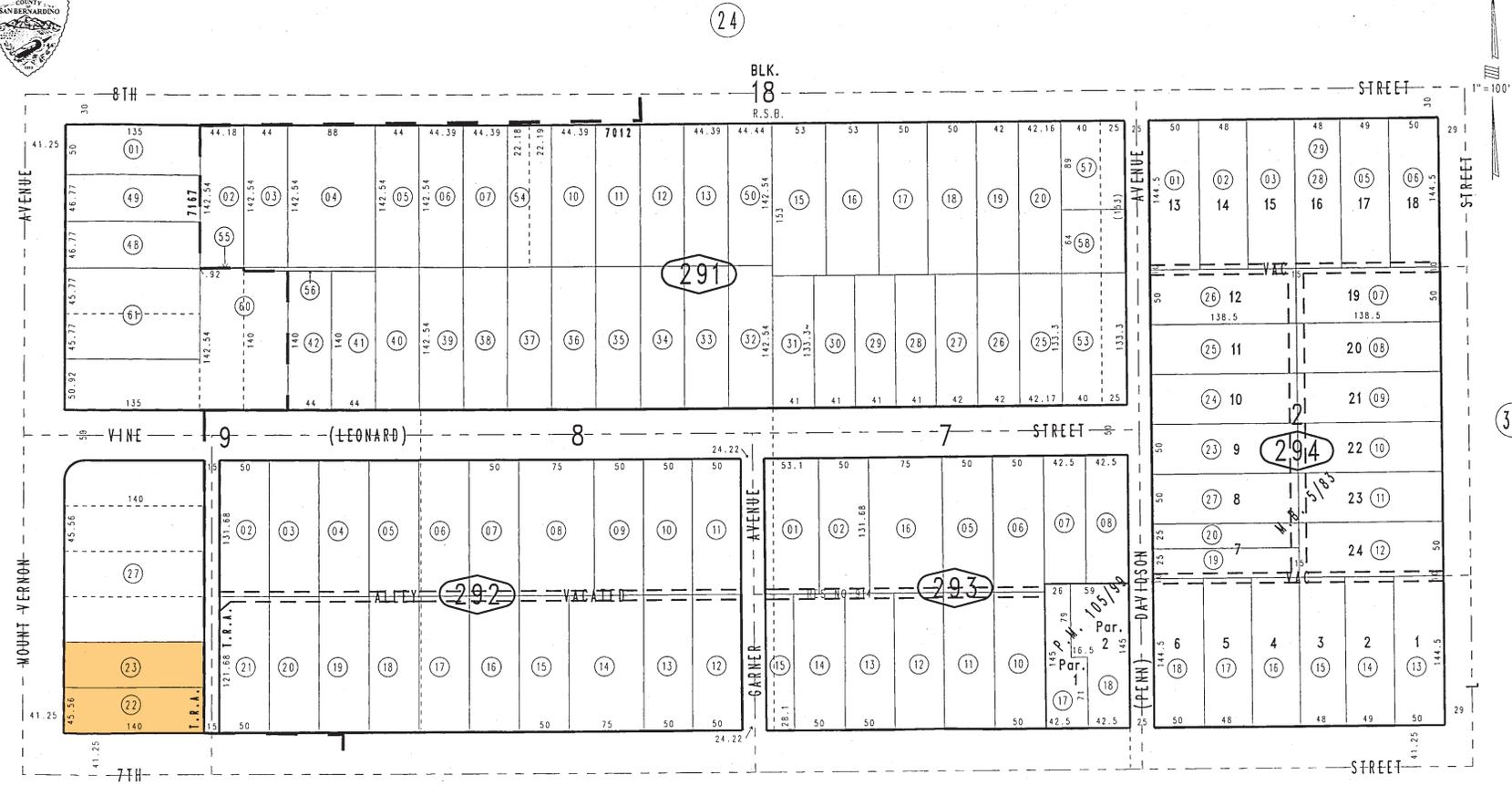
Assessor's Parcel Map

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



Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0139 - 29
Tax Rate Area
7012,7167



28

0138
05

30

February 2005

Parcel Map No. 9837, P.M. 105/99
Ptn. Keystone Tract, M.B. 5/83

Ptn. S.W.1/4, Sec. 4
T.1S., R.4W.

Assessor's Map
Book 0139 Page 29
San Bernardino County

REVISED
12/16/08 KA
12/23/09 LH



Property Photos



Facing Southwest



Facing West



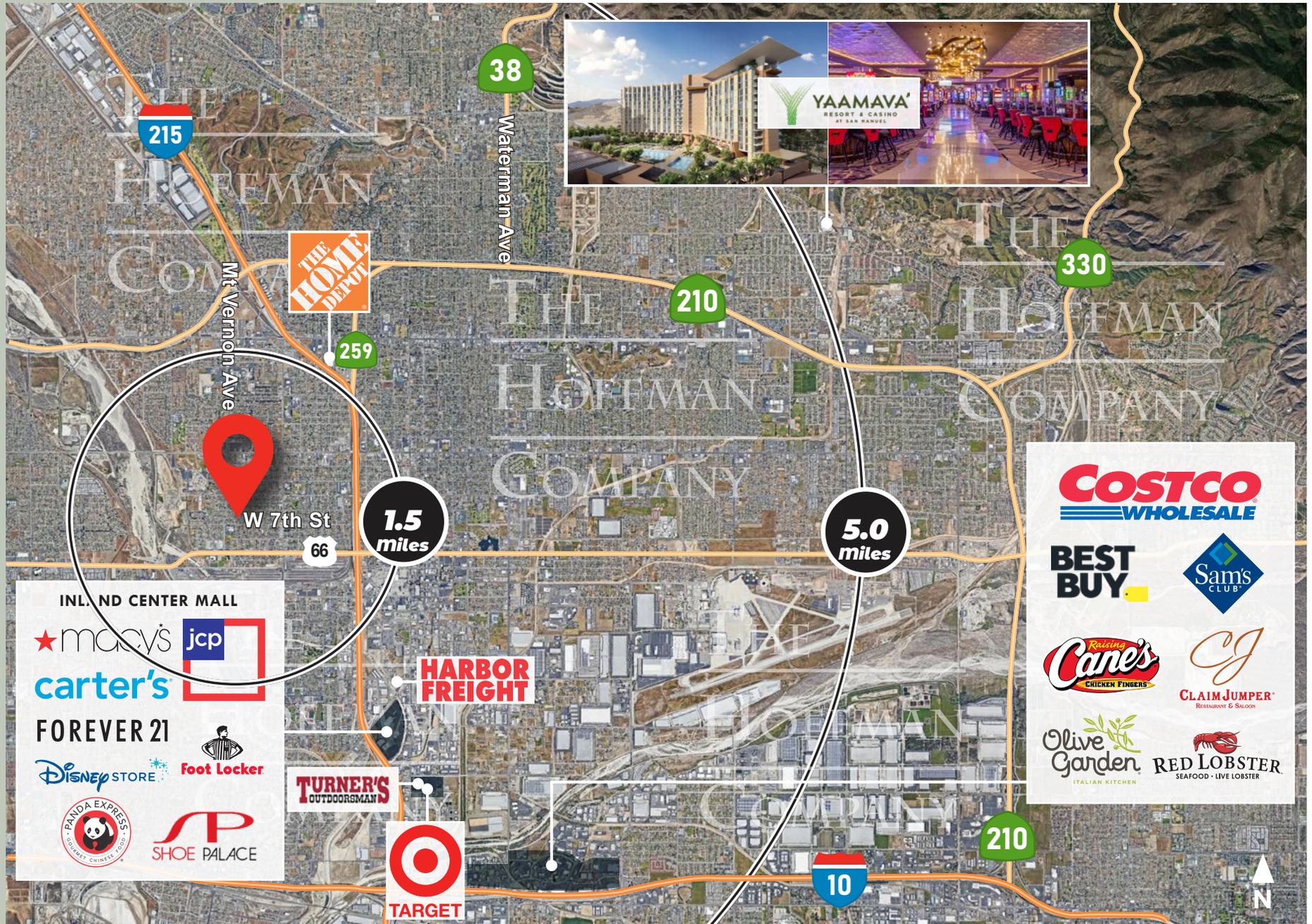
Facing Northeast



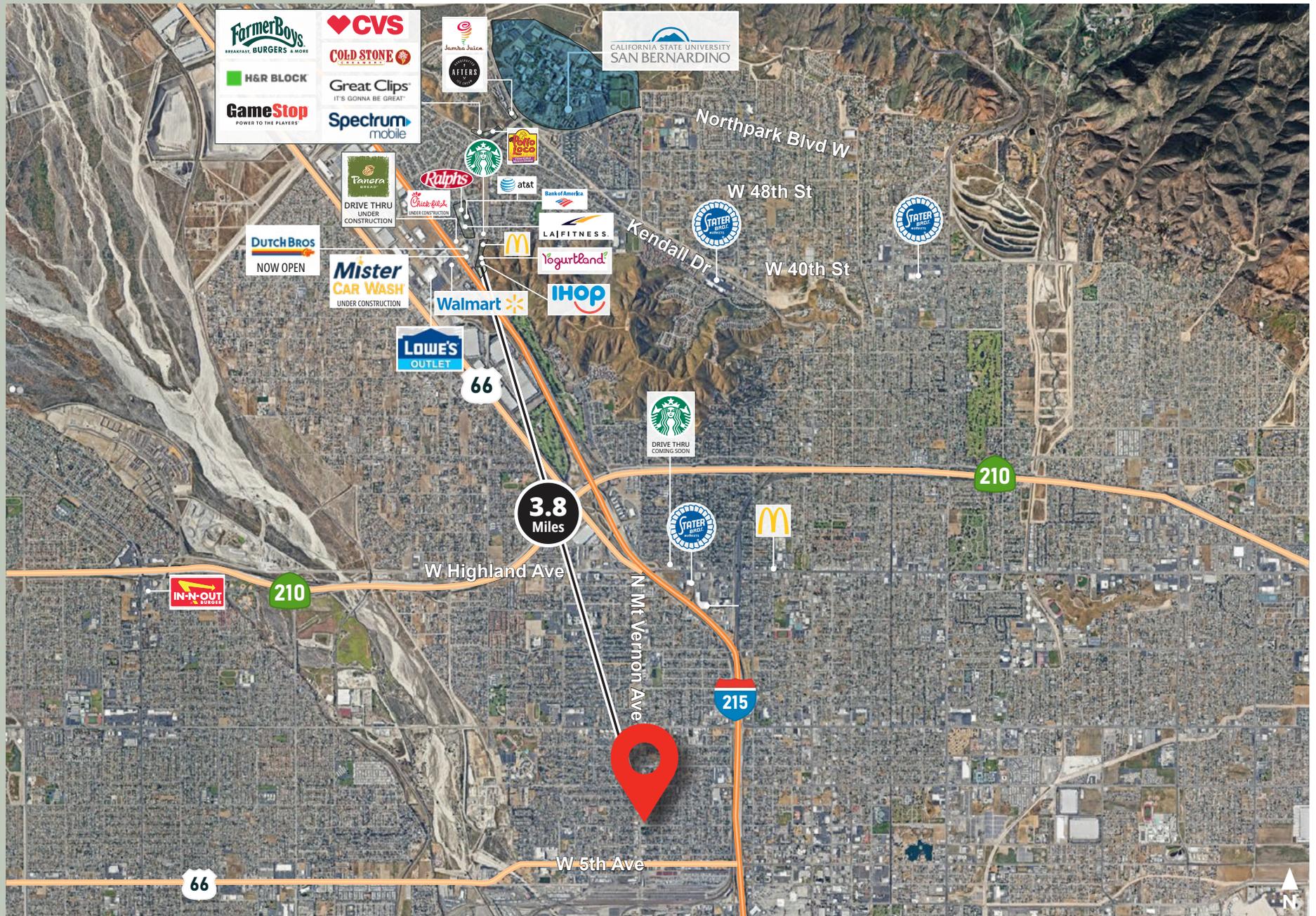
Facing East



Retail Exhibit | Greater San Bernardino



Proximity To New Retail In Northwest San Bernardino





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

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