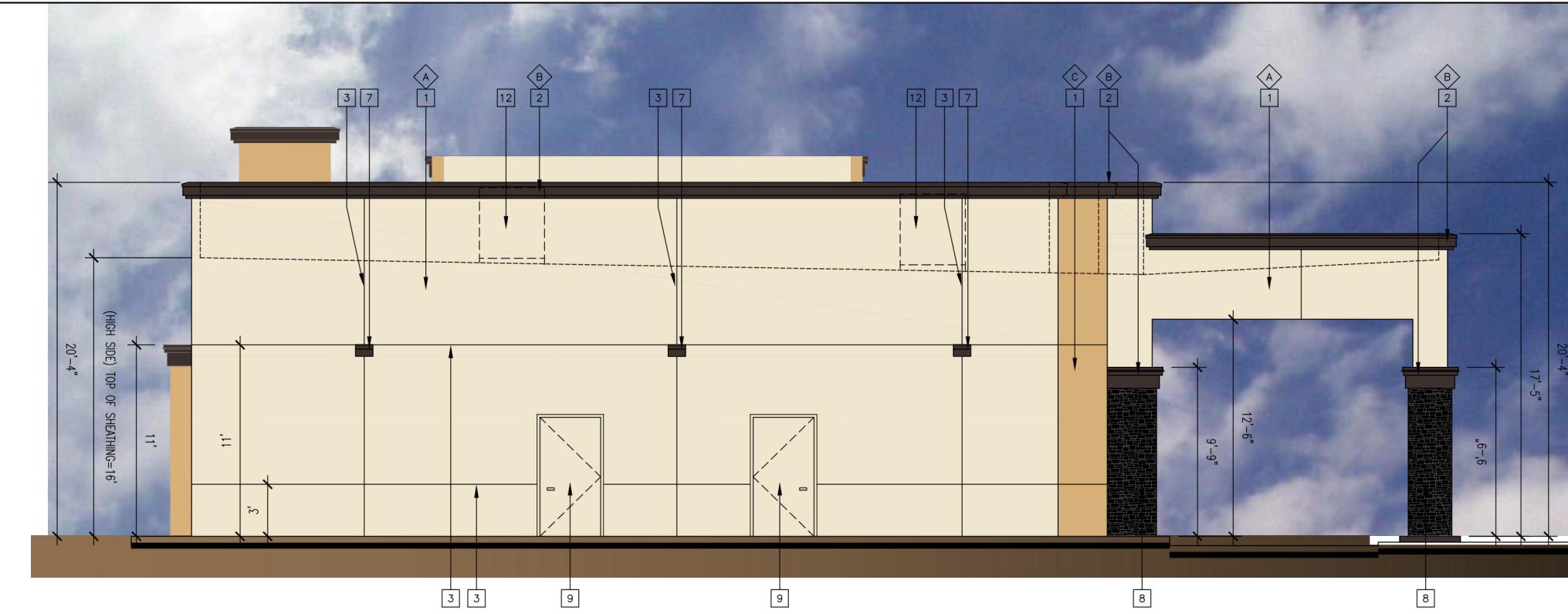


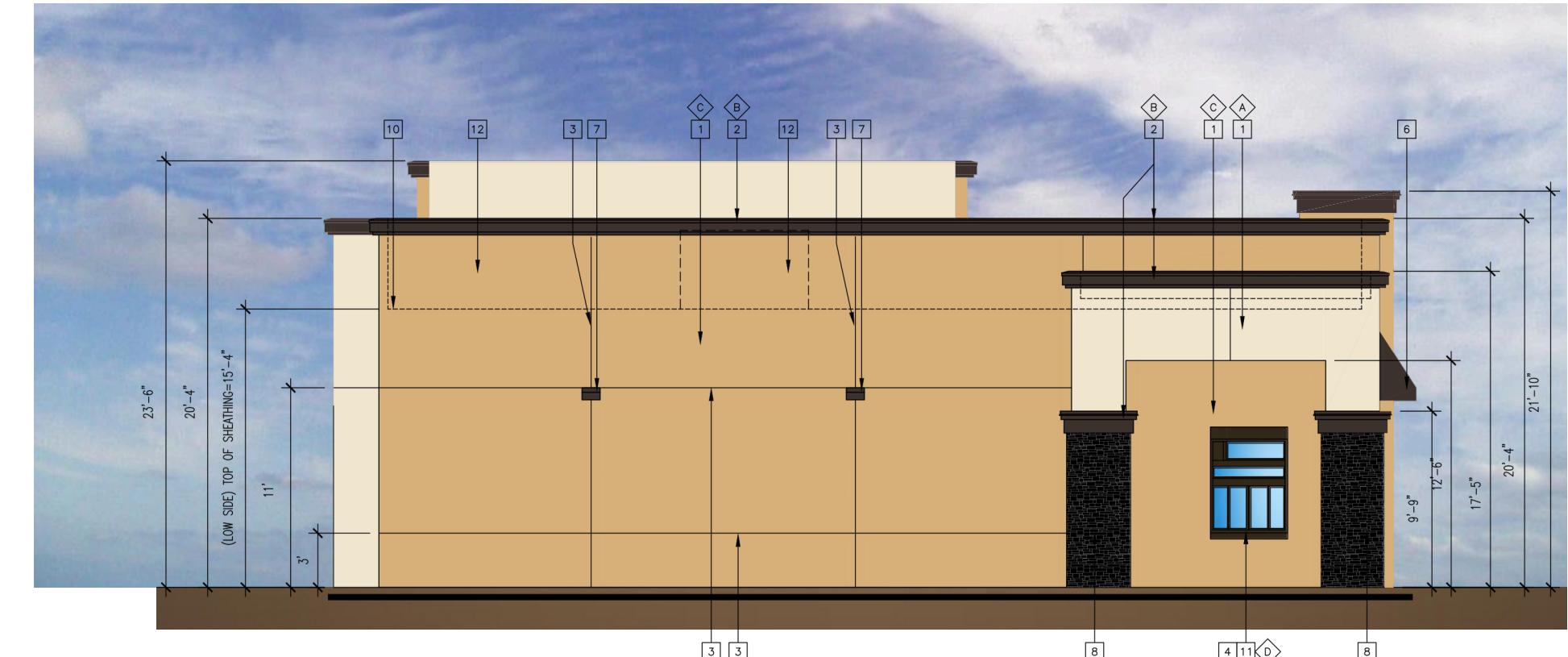
OFFERING MEMORANDUM





NORTH ELEVATION

3



WEST ELEVATION

4

KEY NOTES

- 1 STUCCO OVER 2X STUD CONSTRUCTION
- 2 PREFAB FOAM CORNICE W/ SMOOTH STUCCO FINISH
REFER TO PRIMARY AND SECONDARY CORNICE DETAILS 8, 11 & 12/AD-3.
- 3 STUCCO EXPANSION JOINT, SEE DETAIL 3/AD-4.
- 4 STOREFRONT GLAZING SYSTEM, STOREFRONT WINDOW DETAILS, SHEET 3/A2
- 5 DESIGNATED SIGNAGE PER TENANT, UNDER SEPERATE PERMIT
- 6 METAL AWNING OVER WOOD FRAMING,
SEE DETAILS 21, 22 & 23/AD-9
- 7 WALL MOUNT LIGHTING, REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE.
- 8 STONE VENEER BY: ELDORADO
STACKED STONE, "CASTAWAY"
- 9 EXTERIOR METAL DOORS, REFER TO DOOR SCHEDULE FOR DETAILS.
- 10 ROOF LINE
- 11 DRIVE THRU WINDOW, REFER TO DETAIL 13 & 15/AD-10.
- 12 ROOF MOUNTED MECH. UNIT, SEE MECHANICAL PLANS.
- 13 BUILDING ADDRESS: SHALL BE 8' TALL AND VISIBLE FROM STREET
COLOR AND NUMERALS SHALL CONTRAST WITH THE BACKGROUND.

COLOR SCHEDULE

- A MAIN BUILDING COLOR: SHERWIN WILLIAMS "CACHET CREAM", #SW6365
- B ACCENT COLOR: SHERWIN WILLIAMS "STURDY BROWN", #SW6097
- C SECONDARY BUILDING COLOR: SHERWIN WILLIAMS "TORCHLIGHT", #SW6374
- D DARK ANODIZED STORE FRONT FRAME & GLAZING PER T-24 TINTING

GENERAL NOTES

1. T=TEMPERED GLAZING
2. REFER TO MECHANICAL SHEETS FOR GLAZING TYPE

LITTLE CAESARS CENTER
SIERRA & HIGHLAND
SAN BERNARDINO, CA

2000 BRISTOL STREET
SUITE K-213
COSTA MESA, CA 92626
JDA ASSOCIATES, INC.
TEL: 949.261.8006
MOBILE: 714.878.0556
E-MAIL: jda@refrenza.com

ELEVATIONS
015-022-178
PROJECT ADDRESS
HIGHLAND SIERRA, LP
23371 MULHOLLAND DRIVE, SUITE 293
WOODLAND HILLS, CA 91364
AL STEWARD SR.
REVISION
NO. DATE
DESCRIPTION
SEAL
LICENCED ARCHITECT
JOHN A. DE FRENA
REG. NO. 03021
STATE OF CALIFORNIA
DATE
SHEET NUMBER
A5-2

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ECRE and it should not be made available to any other person or entity without the written consent of Epitome Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ECRE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ECRE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ECRE has not verified, and will not verify, any of the information contained herein, nor has ECRE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



OFFERING

PRICE **\$800,000**

LAND SIZE **23,087 SF**

ENTITLED **±3,000 SF of Retail**

PROPERTY SPECIFICATIONS

Built-To-Suit **Little Caesars Restaurant**

ADDRESS **NWC of Highland Ave and Sierra Way, San Bernardino, CA**

Excellent Opportunity for Investors, Builders, Developers

INVESTMENT HIGHLIGHTS

- 23,087 SF Available
Entitled Land for ±3,000 SF of Retail
- Built-To-Suit Lease in Place with
Little Caesars Restaurant
Excellent Opportunity for Investors,
Builders, Developers
- Fully Entitled Retail Pad with A Well-Known
Restaurant Tenant Secured



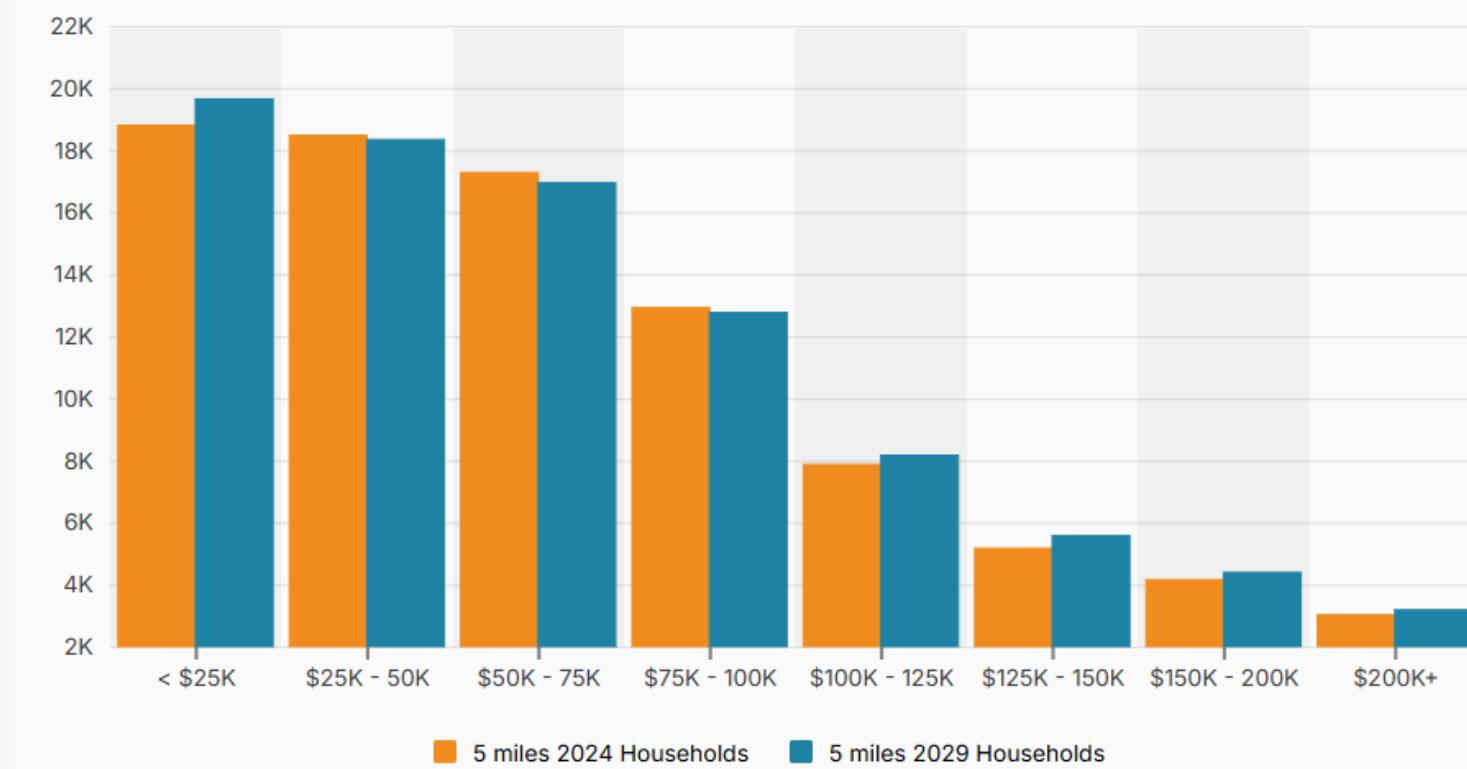
DEMOGRAPHIC

POPULATION

Population

	2 miles	5 miles	10 miles
2020 Population	89,867	316,861	758,218
2024 Population	90,335	314,738	760,456
2029 Population Projection	91,848	319,283	773,398
Annual Growth 2020-2024	0.1%	-0.2%	0.1%
Annual Growth 2024-2029	0.3%	0.3%	0.3%
Median Age	31.7	32.1	33.5
Bachelor's Degree or Higher	9%	10%	18%
U.S. Armed Forces	5	219	943

Household Income

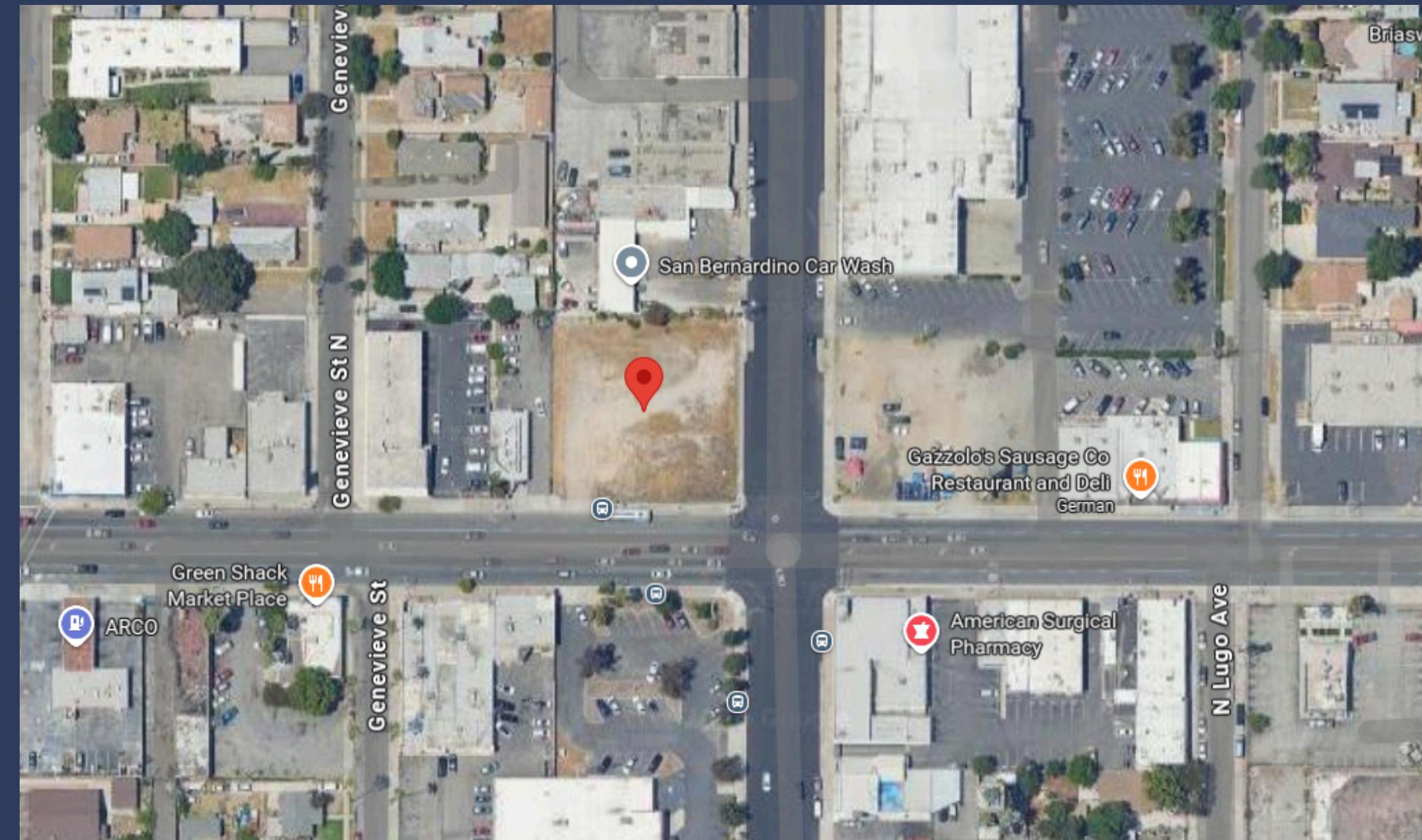


Households

	2 miles	5 miles	10 miles
2020 Households	25,775	88,009	221,163
2024 Households	25,975	87,673	221,896
2029 Household Projection	26,427	89,002	225,712
Annual Growth 2020-2024	0.4%	0.3%	0.5%
Annual Growth 2024-2029	0.3%	0.3%	0.3%
Owner Occupied Households	10,904	43,860	124,083
Renter Occupied Households	15,523	45,142	101,630
Avg Household Size	3.3	3.4	3.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$731.2M	\$2.7B	\$7.6B

LOCATION HIGHLIGHTS

- Prime Westside Location
 - Located in San Bernardino
 - NWC of Highland Ave and Sierra Way
- Surrounding
 - San Bernardino High School
 - El Rey Supermarket
 - Residential area



1 NEW ASPHALT DRIVE AND PARKING SURFACE
2 NEW TRASH ENCLOSURE WITH ROOF PER CITY STANDARD
3 NEW 6" CONCRETE LANDSCAPE CURB
4 LOCATION OF SWITCHGEAR
5 HANDICAP PARKING STALLS AND ACCESS RAMP,
6 NEW CONCRETE RIBBON GUTTER
7 TO PUBLIC WALK FOR A.D.A. ACCESS
8 4' LONG CONC. WHEEL STOP
9 EXISTING STREET IMPROVEMENTS TO REMAIN.
10 NEW DRIVEWAY AND WALKWAY
11 NEW (SAFETY BLUE) 4" WIDE PAINT STRIPING
12 NEW (SAFETY WHITE) 4" WIDE PAINT STRIPING
13 PROPERTY LINE
14 NEW RECIPROCAL ACCESS AGREEMENT FOR SHARED INGRESS / EGRESS RIGHTS BETWEEN BOTH PROPERTIES
15 DRIVE-THRU DIRECTIONAL SIGN
16 PROPOSED MONUMENT SIGN, UNDER SEPARATE PERMIT.
17 ELECTRICAL TRANSFORMER, EXISTING CONDUIT TO BE CONNECTED TO SWITCHGEAR ROOM (SEE NOTE 4).
18 SHORT TERM BIKE PARKING FOR 2 BIKES

19 CENTRAL MAIL BOX PER CITY STANDARD (IF REQUIRED)
20 TRUNCATED DOME TILE
21 (TBD) EXISTING WATER LATERALS, 3/4" & 1" FOR DOMESTIC AND LANDSCAPE SERVICE
22 10' LANDSCAPE SETBACK FROM FUTURE FRONTEAGE DEDICATION
23 REMOVE AND INSTALL NEW CONCRETE SIDEWALK, GURB & GUTTER
24 8.75' FRONTEAGE DEDICATION AND CORNER RADIUS DEDICATION REFER TO EXHIBIT "A" PREPARED BY LAND SURVEYOR.
25 NEW RETENTION BASIN AREAS, REFER TO CIVIL PLANS
26 NEW UNDERGROUND STORM DRAIN TANKS, REFER TO CIVIL PLANS
27 15'x19' DEDICATED LOADING SPACE, PROVIDE 6" PAINTED LETTERING

33 DEDICATED CLEANAIR/VAN POOL/EV SPACES (#) EV SPACES REQUIRED.
34 (#) CLEAN AIR/VAN POOL SPACES REQUIRED G.C. TO PROVIDE 1" CONDUIT FOR FUTURE EV CAPABLE PEDESTAL

SITE LOCATION: CORNER OF HIGHLAND & SIERRA
APN: COMMERCIAL
ZONING: FAST FOOD TAKE-OUT
PROPOSED LAND USE: TYPE V-B
BUILDING TYPE: B - UNDER 50 OCCUPANTS
BUILDING AREA: 3,000 SF
FLOOR AREA RATIO: 0.13
GROSS LOT AREA: 22,950 SF (0.53 AC)
LOT COVERAGE RATIO: 0.14 (14%)
(BLDG+TRASH ENCL./SITE GROSS=3,202 SF)
ON-SITE LANDSCAPE AREA: 4,403 SF
10' FRONTEAGE LANDSCAPE SETBACK AREA: 2,285 SF
LANDSCAPE COVERAGE RATIO: 19% OF NET AREA (4,403/22,950)
29% OF GROSS AREA (6,688/22,950)
PARKING REQUIRED: BUILDING=1/250 SF = 12 STALLS
TOTAL PARKING PROVIDED: 14 STALLS
(3 EXTRA STALLS)
PARKING PROVIDED: 14 STALLS
HANDICAP PARKING PROVIDED: 1 STALLS
STANDARD PARKING PROVIDED: 13 STALLS
LOADING ZONE PARKING SPACE: 1 STALL

STATEMENT OF OPERATIONS
CONSTRUCTION OF A NEW ONE STORY WOOD FRAMED STUCCO STRUCTURE WITH TWO TENANTS, ONE WITH DRIVE-THRU LANE SERVICE

LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 1,2 AND 3 OF TRACT NO. 1946, MAP OF THE RANDIG HIGHLAND AVE TRACT, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 29, PAGES 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND DISTANT WESTERLY 42.50 FEET, MEASURED AT RIGHT ANGLE TO THE CENTERLINE OF SIERRA WAY (FORMERLY "A" STREET) LOCATED ON SAID TRACT, SAME BEING THE WESTERLY LINE OF THAT CERTAIN PARCEL, OR PARCELS, HEREIN RECORDED, LURS, TRACT NO. 1946, LOT 37, OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, WITH THE SOUTHERLY LINE OF SAID LOT 1, THENCE ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF SAID LOT 2 AND 3, THENCE ALONG SAID SOUTHERLY LINE AND THE SOUTHEAST CORNER OF SAID LOT 1, THENCE ALONG SAID SOUTHEAST CORNER LINE, NORTH 00'17"00' WEST 151.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, THENCE ALONG SAID SOUTHEAST CORNER LINE, NORTH 00'17"00' WEST 151.75 FEET TO A LINE PARALLEL WITH AND DISTANT WESTERLY 8.75 FEET FROM THE SOUTHERLY LINES OF SAID LOTS 1,2 AND 3, THENCE ALONG SAID PARALLEL LINE SOUTH 89°40'00" EAST 119.23 FEET, TO THE BEGINNING OF A TANGENT CONCAVE WESTERLY AND HAVING A RADIAL DISTANCE OF FEET 39.23, THENCE ALONG SAID CONCAVE WESTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 90°33'00", A DISTANCE OF 39.23 FEET TO A LINE PARALLEL WITH AND DISTANT WESTERLY 8.75 FEET, MEASURED AT RIGHT ANGLE TO THE EASTERLY LINE OF SAID LOT 1, THENCE ALONG SAID PARALLEL LINE, NORTH 00'17"00" EAST 119.23 FEET, TO THE BEGINNING OF A TANGENT CONCAVE WESTERLY AND HAVING A RADIAL DISTANCE OF FEET 39.23, THENCE ALONG SAID CONCAVE WESTERLY AND NORTHERLY LINE OF THE DECREE, SOUTH 00'17"00" WEST 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,522 SQUARE FEET, MORE OR LESS.

SITE KEY NOTES

BUILDING DATA

2000 BRISTOL STREET
SITE NO. 1-203
COSTA MESA, CA 92626

JDA ASSOCIATES, INC.
TELE: 949.261.8805
MOBILE: 714.878.0556

VICINITY MAP

SITE PLAN

APN: 015-022-178
PROJECT ADDRESS: HIGHLAND SIERRA LP
VACANT LOT: 108 WEST HIGHLAND AVENUE
SAN BERNARDINO, CA 92405

AL STEWARD SR.

REVISIONS

NO. DATE DESCRIPTION

1

SEAL

LICENSED ARCHITECT
JOHN A. DE FRENEZ
NO. C18219
REN. 10/20/2018
STATE OF CALIFORNIA

SCALE: 1"=20'

A1

Geoffery Huang



MANAGING PRINCIPAL & CCIM CANDIDATE

BRE # 01877395

Contact Details

(909)858-6999

Geoffery.Huang@Epitomecre.com



Runyu Li

ASSOCIATE

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