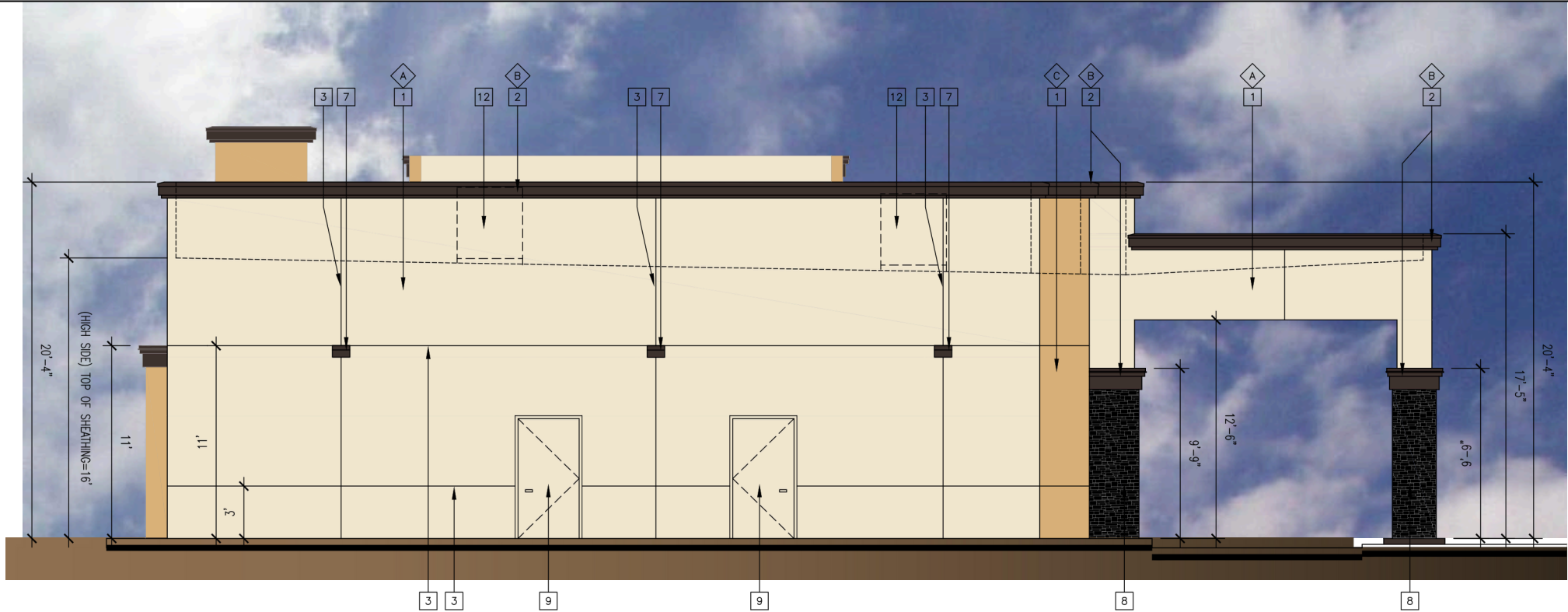


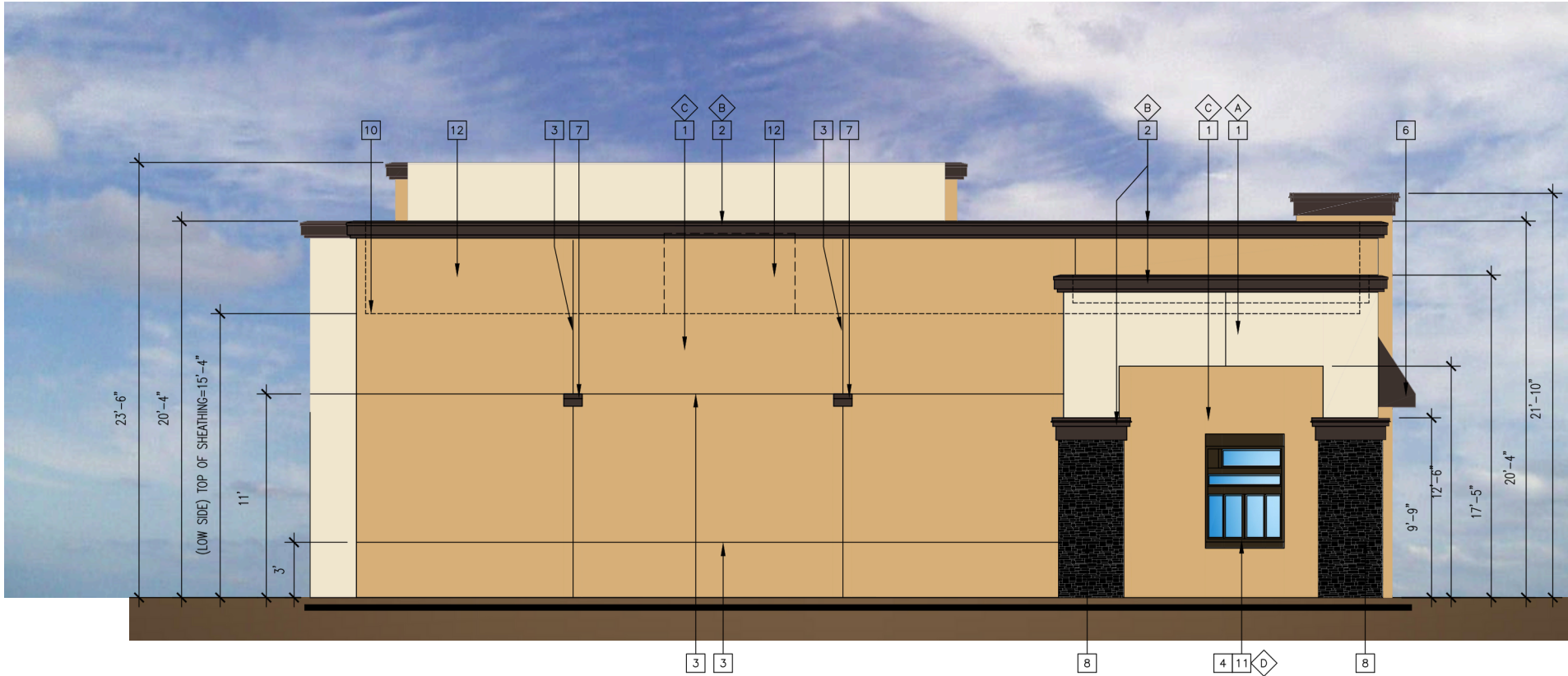
OFFERING MEMORANDUM





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.

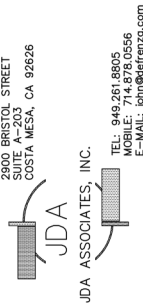
COLOR SCHEDULE

- 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



APR: 015-022-178
HIGHWAY SIERRA LP
23371 MULHOLLAND DRIVE, SUITE 293
WOODLAND HILLS, CA 91364
AL STEWARD SR.

SHEET TITLE
ELEVATIONS

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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

03

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

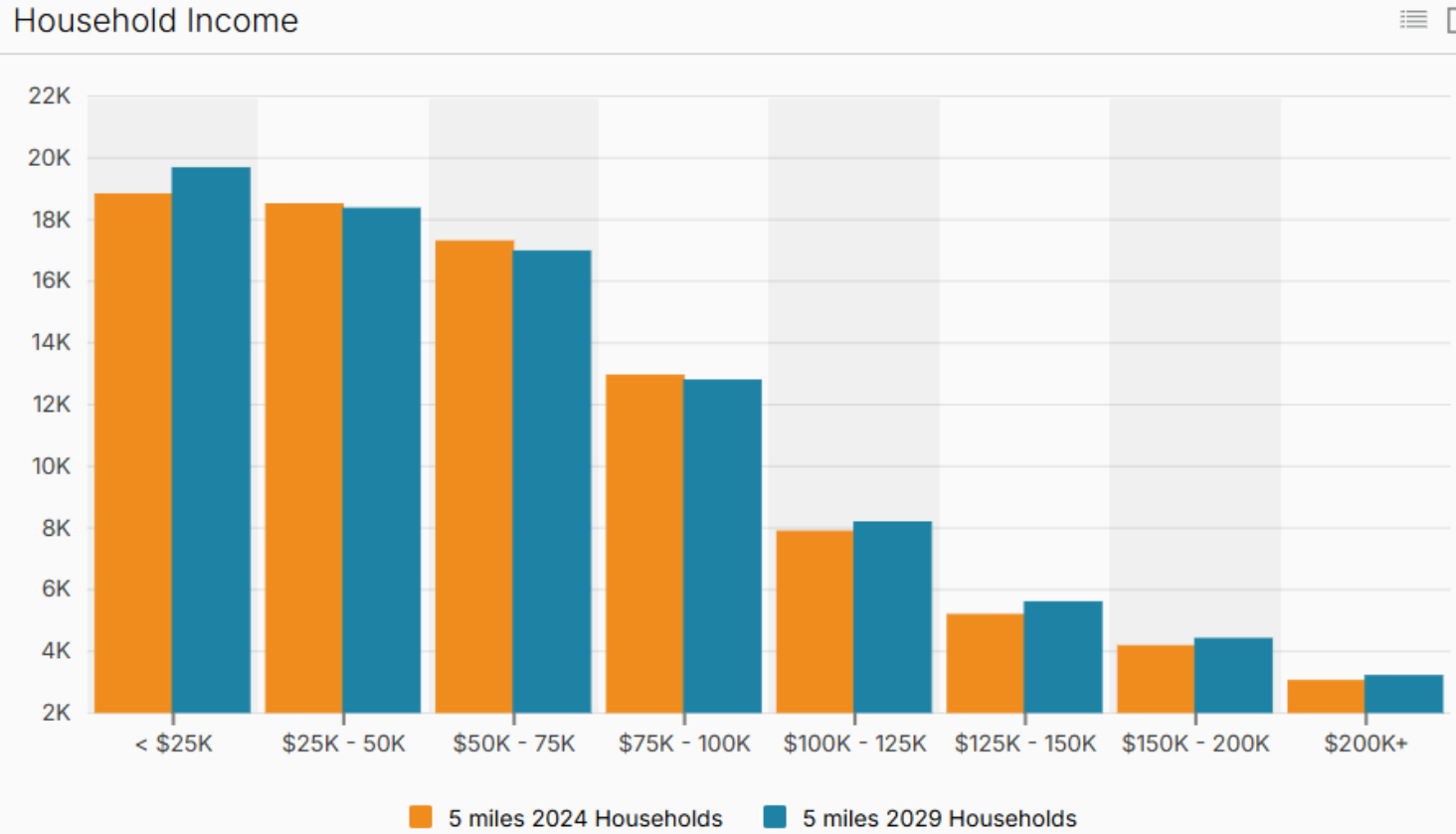
- 23,087 SF Available
Entitled Land for $\pm 3,000$ SF of Retail
- Built-To-Suit Lease in Place with
Little Caesars Restaurant
Excellent Opportunity for Investors,
Builders, Developers
- Fully Entitled Retail Pad with A Well-Known
Restaurant Tenant Secured



DEMOGRAPHIC

POPULATION

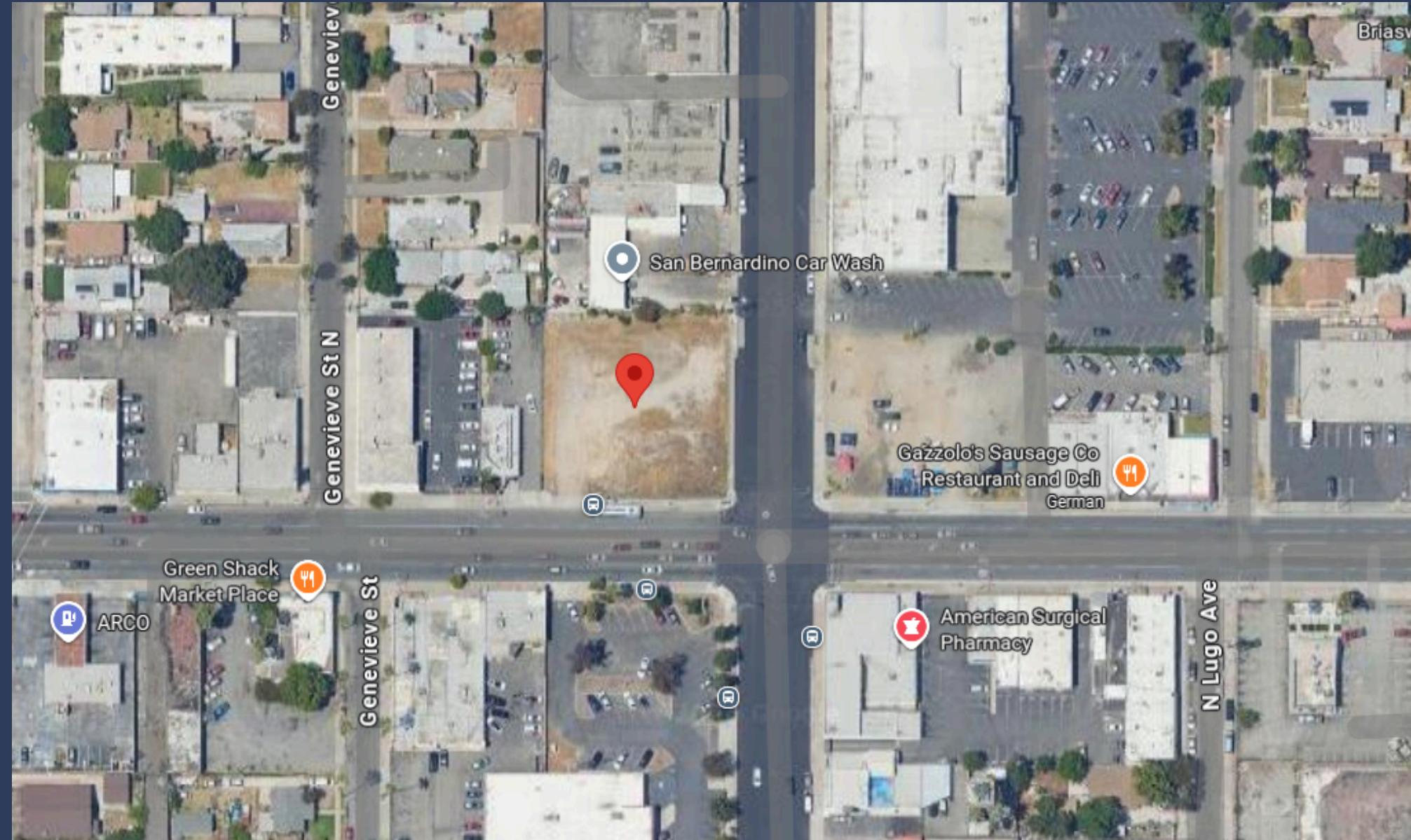
| Population | 2 miles | 5 miles | 10 miles |
|-----------------------------|---------|---------|----------|
| 2020 Population | 89,867 | 316,861 | 758,218 |
| 2024 Population | 90,335 | 314,738 | 760,456 |
| 2029 Population Projection | 91,848 | 319,283 | 773,398 |
| Annual Growth 2020-2024 | 0.1% | -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 |



| 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 FRONTAGE DEDICATION
23 REMOVE AND INSTALL NEW CONCRETE SIDEWALK, GURB & GUTTER
24 8.75' FRONTAGE 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

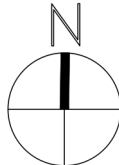
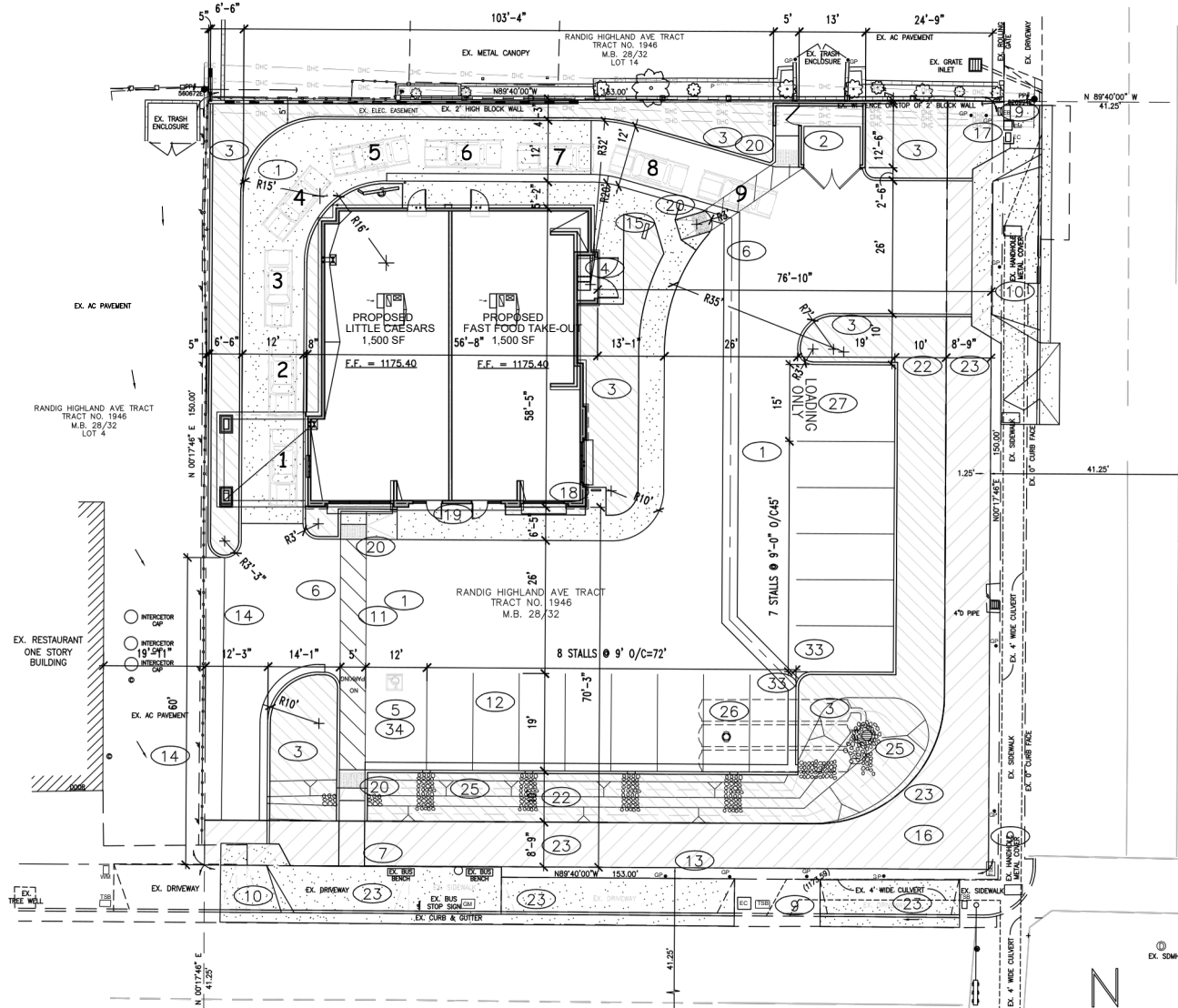
- 33 DEDICATED CLEANAIR/VAN POOL/EV SPACES
(#) EV SPACES REQUIRED.
(#) CLEAN AIR/VAN POOL SPACES REQUIRED
34 G.C. TO PROVIDE 1" CONDUIT FOR FUTURE EV
CAPABLE PEDESTAL

SITE LOCATION: CORNER OF HIGHLAND & SIERRA
APN: ---
ZONING: COMMERCIAL
PROPOSED LAND USE: FAST FOOD TAKE-OUT
BUILDING TYPE: TYPE V-B
OCCUPANCY: 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' FRONTAGE 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 STALL
STANDARD PARKING PROVIDED: 13 STALLS
LOADING ZONE PARKING SPACE: 1 STALL

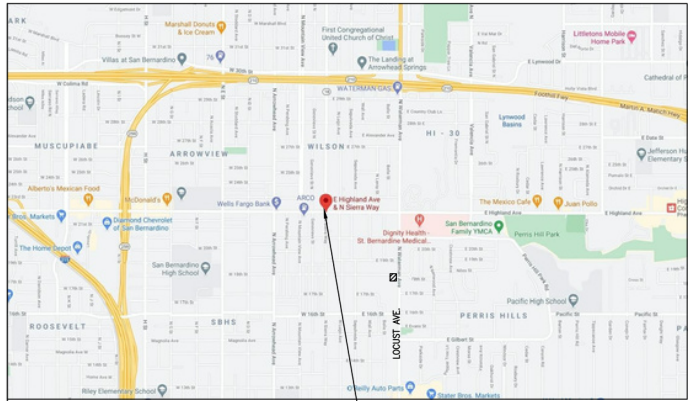
STATEMENT OF OPERATIONS
CONSTRUCTION OF A NEW ONE STORY WOOD FRAMED STUCCO STRUCTURE
WITH TWO TENANTS, ONE WITH DRIVE-THRU LANE SERVICE
LEGAL DESCRIPTION
THOSE PORTIONS OF LOTS 1, 2 AND 3 OF TRACT NO. 1946, MAP OF THE RANDIG-HIGHLAND AVE. TRACT, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 28, PAGES 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID 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), AS SHOWN ON SAID TRACT, SAID LINE ALSO BEING THE WESTERLY LINE OF THAT CERTAIN PARCEL LAND DESCRIBED IN A DECREE, RECORDED JUNE 11, 1925 IN BOOK 802, PAGE 371 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY WITH THE SOUTHERLY LINE OF SAID LOT 1, THENCE ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINES OF SAID LOTS 2 AND 3, NORTH 89°40'00" WEST 151.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, THENCE ALONG THE WESTERLY LINE OF SAID LOT 3, NORTH 0°17'00" EAST 8.75 FEET TO A LINE PARALLEL WITH AND DISTANT NORTHERLY 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 CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE ALONG SAID CURVE EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 89°03'00", A DISTANCE OF 39.29 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 0°17'00" EAST 116.23 FEET TO THE NORTHERLY LINE OF SAID LOT 1, THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°40'00" EAST 7.50 FEET TO SAID WESTERLY LINE OF THE DECREE, THENCE ALONG SAID WESTERLY LINE OF THE DECREE, SOUTH 0°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



SCALE: 1"=20'



VICINITY MAP

LITTLE CAESARS CENTER
SIERRA & HIGHLAND
SAN BERNARDINO, CA

2920 BOSTON STREET
SUITE A-203
COSTA MESA, CA 92626
JDA
JDA ASSOCIATES, INC.
TEL: 949.261.8605
MOBILE: 714.878.0566
E-MAIL: john@jdaentia.com

APN: 015-022-178
HIGHLAND SIERRA LP
23371 HIGHLAND DRIVE, SUITE 293
WOODLAND HILLS, CA 91364
(951) 640-3708
AL STEWARD SR.

SHEET TITLE
SITE PLAN

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DATE

SHEET NUMBER

A1

Geoffery Huang



MANAGING PRINCIPAL & CCIM CANDIDATE

BRE # 01877395

Contact Details

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 Geoffery.Huang@Epitomecre.com



Runyu Li

ASSOCIATE

DRE# 02157256

Contact Details

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