

## Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$1,250,000	\$8,283,658	\$2,805,000	\$46,100,000
Sale Price Per SF	-	-	-	-
Cap Rate	-	-	-	-
Land Price Per SF	\$21	\$41	\$30	\$62

Property Attributes	Low	Average	Median	High
Building SF	-	-	-	-
Year Built	-	-	-	-
% Leased At Sale	0.0%	0.0%	0.0%	0.0%
Star Rating	☆☆☆☆☆ 0	★☆☆☆☆ 1.2	★☆☆☆☆ 2	★★★★☆ 3

Summary Statistics exclude For Sale and Under Contract listings

## Sale Comps List

Rank	Property Name Address	Type	Built/Renovated	Size	Sale Date	Price	Cap Rate
1	12860 Day St Moreno Valley, CA 92553	Land	-	44,431 SF	2/10/2021	\$2,750,000 (\$61.89/SF)	-
2	Splash Kingdom 1101 California St Redlands, CA 92374	Land ★☆☆☆☆	-	4,510 SF (0%)	5/31/2023	\$44,500,000 (\$9,866.96/SF)	-
3	17007 Kitching St Moreno Valley, CA 92551	Land	-	303.178 SF	8/22/2022	\$18,000,000 (\$59.37/SF)	-
4	Hold for Development 27050 Palmetto Ave Redlands, CA 92373	Land ★☆☆☆☆	-	777.110 SF	10/1/2021	\$46,100,000 (\$59.32/SF)	-
5	Adjacent Parcel 22835 Calle San... Moreno Valley, CA 92553	Land	-	52.708 SF	1/31/2025	\$3,000,000 (\$56.92/SF)	-
6	0 E 2nd St Beaumont, CA 92223	Land	-	49.037 SF	1/31/2020	\$2,500,000 (\$50.98/SF)	-
7	350 Iowa St Redlands, CA 92373	Land	-	409.602 SF	7/1/2021	\$20,850,000 (\$50.90/SF)	-
8	Highland Springs Ave Beaumont, CA 92223	Land	-	43,560 SF	2/18/2021	\$2,000,000 (\$45.91/SF)	-
9	Perris Blvd Moreno Valley, CA 92553	Land ★☆☆☆☆	-	50,094 SF	3/19/2025	\$2,050,000 (\$40.92/SF)	-
10	2407 W Lugonia Ave Redlands, CA 92374	Land ★☆☆☆☆	-	173.553 SF	10/12/2021	\$7,000,000 (\$40.33/SF)	-
11	29000 Redlands Boulevard Moreno Valley, CA 92555	Land	-	210.830 SF	9/19/2024	\$8,430,500 (\$39.99/SF)	-
12	Multi-Property Sale W Legonia Ave Redlands, CA 92374	Land ★☆☆☆☆	Part of a Portfolio	77.972 SF	7/20/2023	\$2,725,405 (\$34.95/SF)	-
13	0 Hemlock Avenue Ave Moreno Valley, CA 92557	Land ★☆☆☆☆	-	87.120 SF	1/24/2022	\$3,000,000 (\$34.44/SF)	-
14	Orchards at Redlands Highland Ave Redlands, CA 92374	Land ★☆☆☆☆	-	454.766 SF	11/5/2024	\$14,750,000 (\$32.43/SF)	-
15	31909-31925 Outer Highway 10 S Yucaipa, CA 92399	Land	-	47.916 SF	11/23/2022	\$1,480,000 (\$30.89/SF)	-



## Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
16	24695 - 24635 Sunnymead Blvd Moreno Valley, CA 92553	Land	-	93,654 SF	7/29/2025	\$2,860,000 (\$30.54/SF)	-
17	NWC Ramona Expressway & Main... San Jacinto, CA 92583	Land	-	82,328 SF	1/30/2023	\$2,470,000 (\$30.00/SF)	-
18	1680 Sessums Dr Redlands, CA 92374	Land	-	155,509 SF	10/31/2022	\$4,600,000 (\$29.58/SF)	-
19	22.88 Acres Commercial Busine... 30050 Eucalyptus Ave Moreno Valley, CA 92555	Land ★★★★☆	-	996,653 SF	5/25/2023	\$28,500,000 (\$28.60/SF)	-
20	SWC Park Ave. & Iowa St Redlands, CA 92373	Land ★★★★☆	-	54,406 SF	9/25/2025	\$1,552,825 (\$28.54/SF)	-
21	34112 County Line Rd Yucaipa, CA 92399	Land ★★★★☆	-	49,462 SF	9/2/2021	\$1,400,000 (\$28.30/SF)	-
22	Yucaipa Blvd Yucaipa, CA 92399	Land ★★★★☆	-	234,788 SF	12/23/2020	\$6,165,000 (\$26.26/SF)	-
23	Lugonia Ave & I-210 Lugonia Ave & I-210 Redlands, CA 92374	Land	-	100,188 SF	3/31/2025	\$2,625,000 (\$26.20/SF)	-
24	10346 Nevada St Redlands, CA 92374	Land ★★★★☆	-	82,835 SF	5/19/2022	\$2,100,000 (\$25.35/SF)	-
25	853 E 1st St Beaumont, CA 92223	Land ★★★★☆	-	218,236 SF	6/30/2022	\$5,400,000 (\$24.74/SF)	-
26	Moreno Valley Professional Village... Alessandro Blvd Moreno Valley, CA 92553	Land ★★★★☆	-	50,094 SF	5/5/2020	\$1,260,000 (\$25.15/SF)	-
27	1750 E Westward Ave Banning, CA 92220	Land ★★★★☆	-	199,069 SF	11/1/2022	\$4,900,000 (\$24.61/SF)	-
28	1818 S San Jacinto Ave San Jacinto, CA 92583	Land	-	52,708 SF	10/24/2024	\$1,250,000 (\$23.72/SF)	-
29	Development Site State St San Jacinto, CA 92581	Land ★★★★☆	-	95,832 SF	9/25/2023	\$2,200,000 (\$22.96/SF)	-
30	26063 Starlight Ave Moreno Valley, CA 92555	Land ★★★★☆	-	98,446 SF	4/15/2025	\$2,091,000 (\$21.24/SF)	-

## INDIVIDUAL SALES COMPS TO FOLLOW



**12860 Day St**

Moreno Valley, CA 92553 (Riverside County) - Moreno Valley/Perris Submarket



Land

**Sale Summary**

Sold	2/10/2021
Sale Price	\$2,750,000
Land Area SF	44,431
Land Area AC	1.02
Price/SF Land	<b>\$61.89</b>
Price/AC Land	\$2,696,091
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	5410491
Parcel Numbers	291-650-025

LAND PURCHASED FOR GAS STATION

**Property Details**

Topography	Level	Current Use	Open Space
On-Sites	Rough graded	Zoning	CC
Proposed Use	Service Station		

**Transaction Details**

Sale Date	2/10/2021	Transfer Tax	\$3,025
Sale Price	\$2,750,000	Zoning	CC
Land Price	\$62/SF (\$2,696,090.57/SF)	% Improved	88.91%
Sale Type	Investment	Document Number	0091096
Recording Date	2/10/2021		
Parcel Number	291-650-025		

**Loan**

1st Mortgage	Hanmi Bank
Balance	\$4,160,000

**Transaction Notes**

1.02 acres of open space on the NE corner of Day Street and Eucalyptus Drive Moreno Valley has sold to local investor. The sale price of \$2,750,000 was confirmed by the seller. This was a cash transaction for the lot value; financing for a possible service station is with Hanmi Bank for \$4,160,000. No construction details were confirmed. No brokers were identified.





## 1101 California St - Splash Kingdom

Redlands, CA 92374 (San Bernardino County) - Redlands/Loma Linda Submarket



Retail

### Sale Summary

Sold for Land Value	5/31/2023
Sale Price	\$44,500,000
GLA (% Leased)	4,510 SF (0%)
Land Price	\$60.09/SF (\$2,617,647/AC)
Land Area	740,520 SF/17.00 AC
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	6419309
Parcel Numbers	0292-033-11 +1
Sale Conditions	1031 Exchange +2
Proposed Use	Industrial



### Property Details

Tenancy	Single	Building FAR	0.01
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### Transaction Details

Sale Date	5/31/2023	Hold Period	123 Months
Sale Price	\$44,500,000 (\$9,866.96/SF)	Recording Date	5/31/2023
Land Price	\$60/SF (\$2,617,647.06/SF)	Zoning	CM
Sale Type	Investment	Document Number	131244
Sale Conditions	1031 Exchange, High Vacancy Property, Redevelopment Project		
Parcel Number	0292-033-13, 0292-033-11		

### Previous Sale

Sale Date	2/8/2013	Comp ID	2684143
Sale Price	Withheld	Comp Status	Research Complete

### Transaction Notes

On May 31, 2023, Mistretta Investments sold the property to a The Carlyle Group and North Palisade Partners for \$44.5 Million. This was the downleg portion of Mistretta's 1031. See comp 6494454 for the upleg.

The new owners are planning to transform the former water park, known as Splash Kingdom which was vacant for 6 years, into a Class A industrial warehouse. See PID 15645176 to track construction.

The information provided for this sale comparable report was verified by sources deemed reliable.



**Sale Summary**

Sold	8/22/2022
Sale Price	\$18,000,000
Land Area SF	303,178
Land Area AC	6.96
Price/SF Land	\$59.37
Price/AC Land	\$2,586,203
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6133891
Parcel Numbers	312-250-020 +2

**Property Details**

Topography	Level	Zoning	SP 208 I
On-Sites	Previously developed lot		
Proposed Use	Commercial, Industrial		
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		

**Transaction Details**

Sale Date	8/22/2022	Recording Date	8/22/2022
Sale Price	\$18,000,000	Transfer Tax	\$19,800
Land Price	\$59/SF (\$2,586,203.48/SF)	Zoning	SP 208 I
Sale Type	Investment	Document Number	0367411
Time On Market	3 Months 5 Days		
Parcel Number	312-250-020, 312-250-021, 312-250-051		

**Transaction Notes**

On August 22nd, 2022, the individual owned 3 parcel property sold for \$18 Million, Approximately \$3,056,027 per acre.

The subject property is a 3-parcel site located at 17007 Kitching St, Moreno Valley, CA. totaling 5.89 acres. The property is zoned SP 208 I.

Andy Khera, president of Charger Logistics Inc., acquired the property.

The information provided was verified by sources deemed reliable.



## 27050 Palmetto Ave - Hold for Development

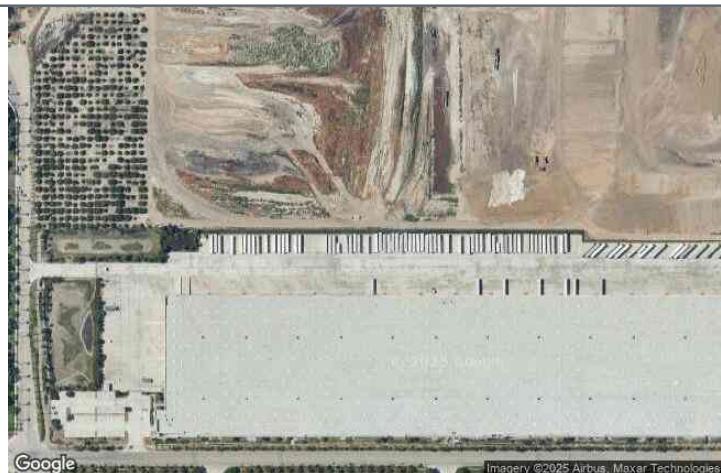
Redlands, CA 92373 (San Bernardino County) - Redlands/Loma Linda Submarket



Land

### Sale Summary

Sold	10/1/2021
Sale Price	\$46,100,000
Land Area SF	777,110
Land Area AC	17.84
Price/SF Land	\$59.32
Price/AC Land	\$2,584,082
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	5722574
Parcel Numbers	0292-041-08 +2



Google

Imagery ©2025 Airbus, Maxar Technologies

### Property Details

Topography	Level	Number of Lots	3
On-Sites	Rough graded	Zoning	EV/IN
Current Use	Land		
Proposed Use	Distribution, Hold for Development, Industrial		
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water		

### Transaction Details

Sale Date	10/1/2021	Recording Date	10/1/2021
Sale Price	\$46,100,000	Transfer Tax	\$50,710
Land Price	\$59/SF (\$2,584,082.05/SF)	Zoning	EV/IN
Sale Type	Investment	Document Number	450697

### Transaction Notes

On October 1, 2021, the 17.48 acres of industrial land was sold for \$46,100,000.

The buyer was Molto Properties which acquired the property without any entitlements for speculative industrial development.

The seller was the City of Redlands





# Adjacent Parcel 22835 Calle San Juan De Los Lagos

Moreno Valley, CA 92553 (Riverside County) - Moreno Valley/Perris Submarket



Land

## Sale Summary

Sold	1/31/2025
Sale Price	\$3,000,000
Land Area SF	52,708
Land Area AC	1.21
Price/SF Land	\$56.92
Price/AC Land	\$2,479,320
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	7052471
Parcel Numbers	297-220-019



## Property Details

Topography	Level	Zoning	BP
On-Sites	Asphalt paved lot		
Proposed Use	Commercial, Industrial, Office		
Improvements	paved lot		
Frontage	191' on Cactus Avenue		
Zoning Description	business park		

## Transaction Details

Sale Date	1/31/2025	Recording Date	1/31/2025
Sale Price	\$3,000,000	Transfer Tax	\$3,300
Land Price	\$57/SF (\$2,479,320.03/SF)	Zoning	BP
Sale Type	Investment	Document Number	0032489
Hold Period	43 Months		
Parcel Number	297-220-019		

## Previous Sale

Sale Date	6/30/2021	Comp ID	5606259
Sale Price	\$253,218 (\$5/SF)	Comp Status	Research Complete
Sale Type	Investment		

## Transaction Notes

A private seller sold a 1.21 Acre parcel at 22835 Calle San Juan De Los Lagos in Moreno Valley to a private buyer for \$3,000,000 on January 31, 2025.

All information in the comparable has been verified by seller broker.



**Sale Summary**

Sold	1/31/2020
Sale Price	\$2,500,000
Land Area SF	49,037
Land Area AC	1.13
Price/SF Land	\$50.98
Price/AC Land	\$2,220,772
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	5163075
Parcel Numbers	419-260-059
Sale Conditions	Redevelopment Project

**Property Details**

Topography	Level	Current Use	vacant
On-Sites	Finish grade	Zoning	SPA
Proposed Use	Fast Food		
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		

**Transaction Details**

Sale Date	1/31/2020	Recording Date	1/31/2020
Sale Price	\$2,500,000	Transfer Tax	\$2,750
Land Price	\$51/SF (\$2,220,772.07/SF)	Zoning	SPA
Sale Type	Investment	Document Number	0050180
Sale Conditions	Redevelopment Project		
Parcel Number	419-260-059		

**Transaction Notes**

Vacant land located at the corner of E. 2nd Street and Commerce Way in Beaumont sold to the In-N-Out Burgers corporate entity for \$2,500,000 as confirmed by seller and buyer. Buyer purchased the 1.12 acres cash but was not available for comment on a groundbreaking schedule. The future fast food restaurant is part of Phase II of San Gorgonio Village, a Wood Investments development.

**Sale Summary**

Sold	7/1/2021
Sale Price	\$20,850,000
Land Area SF	409,602
Land Area AC	9.40
Price/SF Land	\$50.90
Price/AC Land	\$2,217,338
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	5605754
Parcel Numbers	0292-158-16

**Property Details**

Zoning	EV/IC
Proposed Use	Industrial
Zoning Description	East Valley Commercial Industrial

**Transaction Details**

Sale Date	7/1/2021	Transfer Tax	\$22,935
Sale Price	\$20,850,000	Zoning	EV/IC
Land Price	\$51/SF (\$2,217,337.81/SF)	% Improved	7.18%
Sale Type	Investment	Document Number	298328
Recording Date	7/1/2021		
Parcel Number	0292-158-16		

**Transaction Notes**

LBA Realty has acquired a 9.4 acre vacant parcel from Granite Construction In. located at 350 Iowa St in Redlands, CA for \$20.85 million. The seller acknowledge the sale but declined to provide details while buyer is marketing it for lease on their website.



# Highland Springs Ave @ Eighth Street

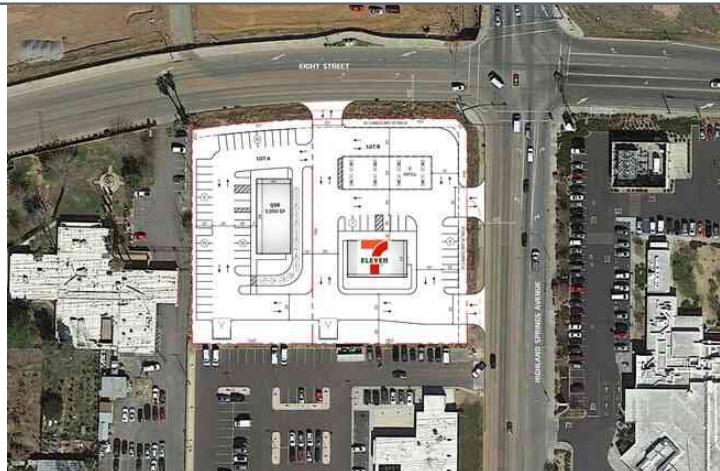
Beaumont, CA 92223 (Riverside County) - Beaumont/Hemet Submarket



Land

## Sale Summary

Sold	2/18/2021
Sale Price	\$2,000,000
Land Area SF	43,560
Land Area AC	1.00
Price/SF Land	\$45.91
Price/AC Land	\$2,000,000
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	5433670
Parcel Numbers	419-150-034



## Property Details

Topography	Level	Current Use	Land
On-Sites	Rough graded		
Proposed Use	Bank, Car Wash, Day Care Center, Fast Food, Health Care, Restaurant, Retail, Strip Center		
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Frontage	Eighth Street (with 1 curb cut), Highland Springs Avenue (with 2 curb cuts)		

## Transaction Details

Sale Date	2/18/2021	Time On Market	8 Months 23 Days
Sale Price	\$2,000,000	Recording Date	2/18/2021
Land Price	\$46/SF (\$2,000,000.00/SF)	Transfer Tax	\$2,200
Sale Type	Investment	Document Number	0106419

## Transaction Notes

This is the sale of approximately 1 acre adjacent to a proposed 7-Eleven service station. The land was delivered as-is graded condition with utilities stubbed to the property line. Current plan shows 3,500 SF DT w/ 50 parking stalls. Additionally, the land shares an ingress/egress w/ adjacent pad.



**Sale Summary**

Sold	3/19/2025
Sale Price	\$2,050,000
Land Area SF	50,094
Land Area AC	1.15
<b>Price/SF Land</b>	<b>\$40.92</b>
Price/AC Land	\$1,782,609
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	7111946
Parcel Numbers	479-070-051

**Property Details**

Topography	Level	Current Use	Vacant Land
On-Sites	Raw land	Zoning	RO
Proposed Use	Commercial, Convenience Store, Mixed Use, Restaurant, Retail, Service Station		
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Frontage	268' on Eucalyptus Ave, 341' on Perris		

**Transaction Details**

Sale Date	3/19/2025	Recording Date	3/19/2025
Sale Price	\$2,050,000	Zoning	RO
Land Price	\$41/SF (\$1,782,608.70/SF)	Document Number	0081737
Sale Type	Investment		
Parcel Number	479-070-051		

**Transaction Notes**

Anvari Associates Corp sold 1.15-acres of land to Safe Empire Realty LLC for \$2,050,000.

The information in the comparable has been sourced from Public Record.



## Sale Summary

Sold	10/12/2021
Sale Price	\$7,000,000
Land Area SF	173,553
Land Area AC	3.98
Price/SF Land	\$40.33
Price/AC Land	\$1,756,927
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	5745242
Parcel Numbers	0292-032-49



## Property Details

Topography	Level	Number of Lots	1
On-Sites	Raw land	Zoning	M1
Current Use	Vacant Land		
Proposed Use	Commercial, Industrial		
Improvements	Raw land		
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Frontage	309' on Lugonia Ave		

## Transaction Details

Sale Date	10/12/2021	Recording Date	10/12/2021
Sale Price	\$7,000,000	Transfer Tax	\$7,700
Land Price	\$40/SF (\$1,756,927.28/SF)	Zoning	M1
Sale Type	Investment	Document Number	464413
Hold Period	56 Months		
Parcel Number	0292-032-49		

## Previous Sale

Sale Date	2/9/2017	Comp ID	3838463
Sale Price	\$1,073,000 (\$6/SF)	Comp Status	Research Complete
Sale Type	Investment	Sale Conditions	1031 Exchange

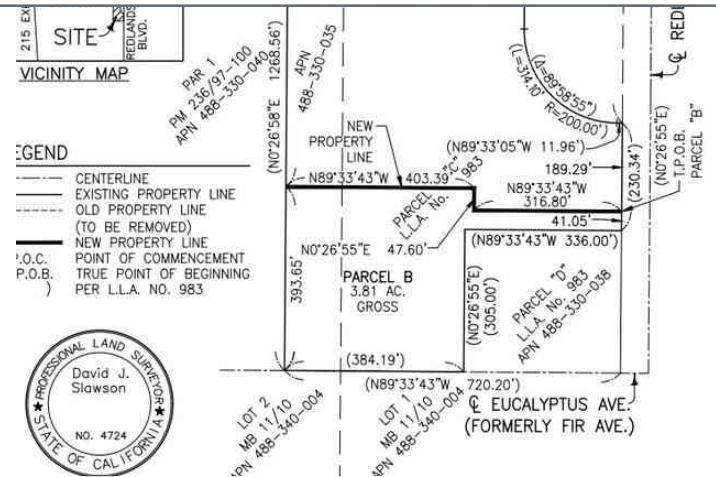
## Transaction Notes

This was one of the last industrial sites in the Redlands market. The 3.98 acres sold for \$7 million or \$1,756,932 per acre. This was an all cash deal.



## Sale Summary

Sold	9/19/2024
Sale Price	\$8,430,500
Land Area SF	210,830
Land Area AC	4.84
Price/SF Land	\$39.99
Price/AC Land	\$1,741,842
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	6869388
Parcel Numbers	488-330-035 +2



## Property Details

Zoning	CC
Proposed Use	Commercial, Convenience Store, Retail, Service Station
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water
Frontage	686' on Eucalyptus Avenue
Zoning Description	Community Commercial

## Transaction Details

Sale Date	9/19/2024	Time On Market	1 Year 7 Months
Sale Price	\$8,430,500	Recording Date	9/19/2024
Land Price	\$40/SF (\$1,741,842.15/SF)	Zoning	CC
Sale Type	Investment	Document Number	0283962
Parcel Number	488-330-038, 488-330-037, 488-330-035		

## Loan

1st Mortgage	Golden Bank NA
Balance	\$4,192,650

## Transaction Notes

LCR SWC Redlands 60 LLC and Realm SWC Redlands 60 LLC sold 4.84-acres of land to Greenspot Energy LLC for \$8,430,500, or \$1,741,838.84 per acre.

The buyer plans to develop a 10,500SF retail building at the site.

The information in the comparable has been verified by the listing broker / buyer broker.





## W Legonia Ave (Part of a 2-Property Sale)

Redlands, CA 92374 (San Bernardino County) - Redlands/Loma Linda Submarket



Land

### Sale Summary

Sold	7/20/2023
Sale Price	\$2,725,405
Land Area SF	77,972
Land Area AC	1.79
Price/SF Land	\$34.95
Price/AC Land	\$1,522,580
Price Status	Allocated
Sale Comp Status	Research Complete
Sale Comp ID	6470722



### Property Details

Topography	Level	Current Use	Vacant
On-Sites	Rough graded	Zoning	EVCG
Proposed Use	Fast Food, General Freestanding		
Frontage	311' on West Legonia Avenue		
Zoning Description	General Commercial		

### Transaction Details

Sale Date	7/20/2023	Recording Date	7/20/2023
Sale Price	\$2,725,405	Transfer Tax	\$2,998
Land Price	\$35/SF (\$1,522,580.44/AC)	Document Number	176733
Sale Type	Owner User		

### Transaction Notes

FAKAS/LUGONIA 1, LLC sold 1.79-acres of land to In-N-Out Burgers for \$2,725,000, or \$1,522,346.37 per acre.

All information in the comparable has been sourced from public record.





## Sale Summary

Sold	1/24/2022
Sale Price	\$3,000,000
Land Area SF	87,120
Land Area AC	2.00
Price/SF Land	\$34.44
Price/AC Land	\$1,500,000
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	5870210
Parcel Numbers	481-090-037



## Property Details

Topography	Level	Zoning	BL4
On-Sites	Raw land		
Proposed Use	Commercial		
Frontage	253' on Hemlock Avenue		
Zoning Description	COMMERCIAL ACREAGE		

## Transaction Details

Sale Date	1/24/2022	Recording Date	1/24/2022
Sale Price	\$3,000,000	Transfer Tax	\$3,300
Land Price	\$34/SF (\$1,500,000.00/SF)	Zoning	BL4
Sale Type	Investment	Document Number	0038703
Parcel Number	481-090-037		

## Transaction Notes

The 2 Acres of Commercial land on Hemlock Avenue Ave in Moreno Valley, CA were sold in an investment transaction.

The land was sold for \$ \$3,000,000

All parties involved in the transaction were unable to be reached or confirm any information in regard to the transaction.

All information is based on public record documenting.

**Sale Summary**

Sold	11/5/2024
Sale Price	\$14,750,000
Land Area SF	454,766
Land Area AC	10.44
Price/SF Land	\$32.43
Price/AC Land	\$1,412,836
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6951102
Parcel Numbers	0174-711-01 +28

**Property Details**

Topography	Level	Current Use	Vacant land
On-Sites	Raw land	Zoning	R-S
Proposed Use	Single Family Development		
Improvements	vacant		
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Frontage	1,079' on Highland Avenue		

**Transaction Details**

Sale Date	11/5/2024	Recording Date	11/5/2024
Sale Price	\$14,750,000	Transfer Tax	\$16,225
Land Price	\$32/SF (\$1,412,836.49/SF)	Zoning	R-S
Sale Type	Investment	Document Number	265954
Hold Period	49 Months		

**Previous Sale**

Sale Date	10/14/2020	Comp ID	5268180
Sale Price	\$3,200,000 (\$7/SF)	Comp Status	Research Complete
Sale Type	Investment		

**Transaction Notes**

GS E&C sold this 10.44-acre property to Beazer Homes for \$14,750,000 or \$1,412,835 per acre.

The buyer is planning to develop single-family homes on 29 lots that were finished at the time of sale.

The information in this comparable was verified by the seller and buyer.



## Sale Summary

Sold	11/23/2022
Sale Price	\$1,480,000
Land Area SF	47,916
Land Area AC	1.10
Price/SF Land	\$30.89
Price/AC Land	\$1,345,455
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6231286
Parcel Numbers	0301-141-58 +1
Sale Conditions	1031 Exchange



## Property Details

Topography	Level	Current Use	Open space
On-Sites	Finished lot	Zoning	CS
Proposed Use	Auto Dealership, Commercial, Contractor Storage Yard, Industrial, Industrial Park, Lumberyard, Office, Parking Lot, Self-Storage, Truck Terminal		
Improvements	water, power, fenced, security, lights, paved driv		
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, Water		
Frontage	Outer hwy 10 (with 2 curb cuts)		
Zoning Description	Service Commercial		

## Transaction Details

Sale Date	11/23/2022	Recording Date	11/23/2022
Sale Price	\$1,480,000	Transfer Tax	\$1,628
Land Price	\$31/SF (\$1,345,454.55/SF)	Zoning	CS
Sale Type	Investment	Document Number	382496
Sale Conditions	1031 Exchange		
Parcel Number	0301-141-58, 0301-141-61		

## Property Notes

31925 Outer Highway 10 in Yucaipa, California, is a ±1.1-acre site comprised of two lots in Yucaipa, California. Zoned commercial, the property has power and water shares, multiple entrance points along Outer Highway and 17th Street, and sits just one mile from on-ramps to Interstate 10. Situated between Yucaipa Boulevard and Oak Glen Road and surrounded by numerous car dealerships, auto repair shops, and retailers.

## Transaction Notes

This transaction is the seller's downleg in a 1031 tax exchange according to the broker. The broker reported the buyer will use this location for storage purposes. Some entitlements sold in this deal but details of the entitlements were not available at the time of this report.



## Sale Summary

Sold	7/29/2025
Sale Price	\$2,860,000
Land Area SF	93,654
Land Area AC	2.15
Price/SF Land	\$30.54
Price/AC Land	\$1,330,233
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	7277186
Parcel Numbers	481-161-009 +2



## Property Details

Zoning	COMU - SP 205 C
Proposed Use	Commercial, Retail
Frontage	367' on Sunnymead Boulevard
Zoning Description	commercial specific plan

## Transaction Details

Sale Date	7/29/2025
Sale Price	\$2,860,000
Land Price	\$31/SF (\$1,330,232.56/SF)
Sale Type	Owner User
Recording Date	7/29/2025
Parcel Number	481-161-009, 481-161-010, 481-161-053

Transfer Tax	\$3,146
Zoning	COMU - SP 205 C
% Improved	21.47%
Document Number	0231376

## Loan

Unknown	Private Bank
Balance	\$2,431,000

## Transaction Notes

A private buyer purchased the 2.15 acres along Sunnymead Blvd in Moreno Valley, CA (APNS: 481-161-009, 481-161-010 and 481-161-053) from a private trust for \$2,860,000 (\$30.54 PSF). The purchase was financed. See attached loan document. The asset had been on the market for 1 year, 6 months, and 21 days. Posted asking price was \$3M. The buyer will utilize the site for their business – building materials related. This property consists of approximately ±2.15 acres spread across three parcels and includes two on-site structures totaling roughly 1,765 RSF. It is currently operating as a garden and landscape supply center, offering excellent visibility with street frontage along Sunnymead Boulevard. Conveniently located near the CA-60 Freeway, the site provides strong accessibility and exposure. The property is zoned COMU - SP 205 CC per the City of Moreno Valley. Information on this transaction was confirmed with parties involved.



## Sale Summary

Sold	1/30/2023
Sale Price	\$2,470,000
Land Area SF	82,328
Land Area AC	1.89
Price/SF Land	\$30.00
Price/AC Land	\$1,306,885
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6303285
Parcel Numbers	433-130-021



## Property Details

Topography	Level
On-Sites	Rough graded
Proposed Use	Commercial
Frontage	594' on Main St, 1,109' on Ramona Expressway

Current Use	Vacant land
Zoning	R1

## Transaction Details

Sale Date	1/30/2023
Sale Price	\$2,470,000
Land Price	\$30/SF (\$1,306,884.66/SF)
Sale Type	Investment

Recording Date	1/30/2023
Transfer Tax	\$2,717
Zoning	R1
Document Number	0026848

## Transaction Notes

On 1/30/2023, the 1.89 acres of land at NWC Ramona Expressway and Main Street in San Jacinto, CA was sold for \$2,470,000 as an investment. There was no financing involved in the transaction. The details above were confirmed by parties close to the transaction.



## Sale Summary

Sold	10/31/2022
Sale Price	\$4,600,000
Land Area SF	155,509
Land Area AC	3.57
Price/SF Land	\$29.58
Price/AC Land	\$1,288,517
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6208671
Parcel Numbers	0168-041-05



## Property Details

Topography	Level	Current Use	Open Space
On-Sites	Rough graded	Zoning	I-P
Proposed Use	Industrial		
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		

## Transaction Details

Sale Date	10/31/2022	Recording Date	10/31/2022
Sale Price	\$4,600,000	Zoning	I-P
Land Price	\$30/SF (\$1,288,517.06/SF)	Document Number	361051
Sale Type	Investment		
Parcel Number	0168-041-05		

## Transaction Notes

Lot 1 of a sale portfolio sold.



## Sale Summary

Sold	5/25/2023
Sale Price	\$28,500,000
Land Area SF	996,653
Land Area AC	22.88
Price/SF Land	\$28.60
Price/AC Land	\$1,245,629
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	6415662
Parcel Numbers	422-040-014



## Property Details

Topography	Level	Dimensions	Irregular
On-Sites	Finished lot	Number of Lots	1
Current Use	Vacant Land	Zoning	BP
Proposed Use	Industrial Park		
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, Irrigation, No Sewer, No Streets, No Telephone, No Water		
Frontage	1,486' on Eucalyptus St., 697' on Theodore Rd.		

## Transaction Details

Sale Date	5/25/2023	Recording Date	5/25/2023
Sale Price	\$28,500,000	Transfer Tax	\$31,350
Land Price	\$29/SF (\$1,245,629.12/SF)	Zoning	BP
Sale Type	Investment	Document Number	0150947
Hold Period	19 Months		
Parcel Number	422-040-014		

## Previous Sale

Sale Date	10/22/2021	Comp ID	5751253
Sale Price	\$11,625,000 (\$12/SF)	Comp Status	Research Complete
Sale Type	Investment		

## Transaction Notes

On May 25th, 2022, Clayco Inc. sold the 22.88-acre site to CapRock Partners for \$22.8 Million. See PID 16233667 for the proposed warehouse CapRock Global Logistics.

The information provided for this sale comparable report was obtained via public record and buyers press release. The parties involved were not able to be reached for confirmation.





## Sale Summary

Sold	9/25/2025
Sale Price	\$1,552,825
Land Area SF	54,406
Land Area AC	1.25
Price/SF Land	\$28.54
Price/AC Land	\$1,243,265
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	7347345
Parcel Numbers	0292-156-22



## Property Details

Topography	Level	Current Use	raw land
On-Sites	Raw land	Zoning	EVIC
Proposed Use	Industrial		
Improvements	Raw land		
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water		
Frontage	195' on IOWA ST		
Zoning Description	East Valley Industrial Commercial		

## Transaction Details

Sale Date	9/25/2025
Sale Price	\$1,552,825
Land Price	\$29/SF (\$1,243,264.66/SF)
Sale Type	Investment
Hold Period	48 Months
Parcel Number	0292-156-22

Recording Date	9/19/2025
Transfer Tax	\$1,707
Zoning	EVIC
Document Number	226320

## Previous Sale

Sale Date	9/17/2021
Sale Price	\$1,010,000 (\$19/SF)
Sale Type	Investment

Comp ID	5719340
Comp Status	Research Complete

## Transaction Notes

A developer purchased the 1.24 acres at the SWC of Park Avenue and Iowa Street in Redlands, CA from Chase Partners, Ltd., a real estate investment and development company for \$1,552,825 (\$28.54 PSF). The purchase was an all-cash transaction. The asset had been on market for 195 days with an asking price of \$1,796,306. The 1.25 acres was entitled with approved construction plans for a ±25,965 square foot warehouse building.

Information on this transaction was confirmed with parties involved.

**34112 County Line Rd**

Yucaipa, CA 92399 (San Bernardino County) - Redlands/Loma Linda Submarket



Land

## Sale Summary

Sold	9/2/2021
Sale Price	\$1,400,000
Land Area SF	49,462
Land Area AC	1.14
Price/SF Land	\$28.30
Price/AC Land	\$1,232,947
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	5663357
Parcel Numbers	0318-235-19 +1



## Property Details

Topography	Level	Number of Lots	1
On-Sites	Raw land	Zoning	C-S
Current Use	Vacant Land		
Proposed Use	Car Wash, Commercial		
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Frontage	360' on County Line Rd		
Zoning Description	Service Commercial		

## Transaction Details

Sale Date	9/2/2021	Time On Market	5 Months 3 Days
Sale Price	\$1,400,000	Hold Period	61 Months
Land Price	\$28/SF (\$1,232,946.50/SF)	Zoning	C-S
Sale Type	Investment		

## Previous Sale

Sale Date	8/3/2016	Comp ID	3682454
Sale Price	\$575,000 (\$12/SF)	Comp Status	Research Complete
Sale Type	Owner User		

## Transaction Notes

\*Sale Price: Broker and seller reported that the property sold "as is". The buyer intends to construct a car wash on the site. Ground break and completion dates were not provided. All permits have been issued. There were no other detrimental conditions reported that may have affected the final sale price.

\*Document/Transfer Tax: The Statutory Warranty deed for this transaction was not available at the time of this publication, but will be updated as soon as possible.





## Sale Summary

Sold	12/23/2020
Sale Price	\$6,165,000
Land Area SF	234,788
Land Area AC	5.39
Price/SF Land	<b>\$26.26</b>
Price/AC Land	\$1,143,787
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	5378338
Parcel Numbers	0300-191-02



## Property Details

Topography	Level	Current Use	Raw Land
On-Sites	Raw land	Zoning	CS
Proposed Use	Retail		
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water		
Frontage	720' on 18th St, 302' on Yucaipa Blvd		
Zoning Description	Service Commercial		

## Transaction Details

Sale Date	12/23/2020	Hold Period	11 Months
Sale Price	\$6,165,000	Recording Date	12/23/2020
Land Price	\$26/SF (\$1,143,786.74/SF)	Zoning	CS
Sale Type	Investment	Document Number	524525
Parcel Number	0300-191-40		

## Previous Sale

Sale Date	1/17/2020	Comp ID	5048210
Sale Price	\$2,167,000 (\$9/SF)	Comp Status	Research Complete
Sale Type	Investment	Sale Conditions	Assemblage

## Property Notes

Commercial center site.

APN 0300-191-02

## Transaction Notes

The parties involved were not at liberty to disclose any of the vital data or were unable to be contacted. All information is consistent with recorded documents and county assessor records. Inevitably, CoStar was unable to determine the condition of the property, the motivation for the transaction, if there were any real estate brokers involved, the marketing & escrow timeframes as well as any sale conditions at the time of the sale.

**Sale Summary**

Sold	3/31/2025
Sale Price	\$2,625,000
Land Area SF	100,188
Land Area AC	2.30
Price/SF Land	\$26.20
Price/AC Land	\$1,141,304
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	7117161
Parcel Numbers	0169-341-08

**Property Details**

On-Sites	Raw land	Zoning	CG
Proposed Use	Fast Food, Hotel, Restaurant		
Zoning Description	General Commercial		

**Transaction Details**

Sale Date	3/31/2025	Time On Market	10 Months 30 Days
Sale Price	\$2,625,000	Transfer Tax	\$2,888
Land Price	\$26/SF (\$1,141,304.35/SF)	Zoning	CG
Sale Type	Investment		
Parcel Number	0169-341-08		

**Transaction Notes**

Private seller sold 2.3- acres of land to private buyer for \$2,625,000, or \$1,141,304.35 per acre.

The information in the comparable has been sourced from Public Record.



## Sale Summary

Sold	5/19/2022
Sale Price	\$2,100,000
Land Area SF	82,835
Land Area AC	1.90
Price/SF Land	\$25.35
Price/AC Land	\$1,104,316
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6039379
Parcel Numbers	0292-064-03 +2



## Property Details

Topography	Level	Current Use	Vacant parcels
On-Sites	Finish grade	Zoning	GC
Proposed Use	Car Wash, Commercial, Convenience Store, Fast Food, General Freestanding, Health Care, Hold for Development, Hotel, Industrial, Mixed Use, Motel, Neighborhood Center, Office, Truck Terminal		
Improvements	None		
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, No Streets, Telephone, Water		
Frontage	121' on Nevada St, 637' on I-10, 172' on Nevada Street		
Zoning Description	General Commercial		

## Transaction Details

Sale Date	5/19/2022	Recording Date	5/19/2022
Sale Price	\$2,100,000	Transfer Tax	\$2,310
Land Price	\$25/SF (\$1,104,315.81/SF)	Zoning	GC
Sale Type	Owner User	Document Number	186344
Time On Market	2 Years 3 Months		
Parcel Number	0292-064-03, 0292-064-04		

## Loan

1st Mortgage	Private Lender
Balance	\$1,155,000

## Transaction Notes

The seller sold these parcels to take advantage of the market according to the seller's broker. The seller's broker stated the buyer will pave the parcels and use the location to park trucks & vehicles. No plans, approvals or entitlements sold in this transaction per the seller's broker. No sale conditions were reported.

**Sale Summary**

Sold	6/30/2022
Sale Price	\$5,400,000
Land Area SF	218,236
Land Area AC	5.01
Price/SF Land	\$24.74
Price/AC Land	\$1,077,842
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	6083292
Parcel Numbers	418-260-014
Sale Conditions	Assemblage

**Property Details**

Topography	Level	Current Use	Vacant
On-Sites	Rough graded	Zoning	Industrial
Proposed Use	Commercial		

**Transaction Details**

Sale Date	6/30/2022	Recording Date	6/30/2022
Sale Price	\$5,400,000	Transfer Tax	\$5,940
Land Price	\$25/SF (\$1,077,842.34/SF)	Zoning	Industrial
Sale Type	Investment	Document Number	0296688
Sale Conditions	Assemblage		
Parcel Number	418-260-014		

**Transaction Notes**

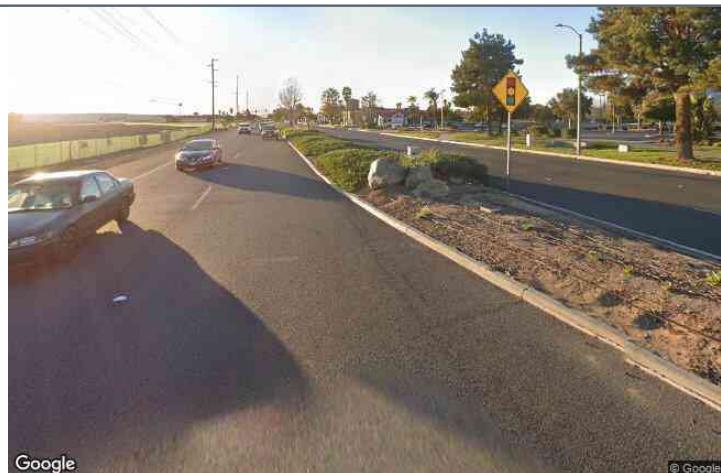
Located directly South of the I-10 Freeway, between Beaumont Ave and Pennsylvania Avenue. Close proximity to Amazon, Wolverine and Lowe's Distribution Centers.

This appears to be an assemblage for Brookfield Properties. Please see sale comp 6082950 for acquisition to the immediate west.



## Sale Summary

Sold for Land Value	5/5/2020
Sale Price	\$1,260,000
Land Price	<b>\$25.15/SF (\$1,095,652/AC)</b>
Land Area	50,094 SF/1.15 AC
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	5121914
Parcel Numbers	297-140-053
Proposed Use	Medical



## Property Details

Topography	Level
On-Sites	Previously developed lot
Current Use	Medical Building
Proposed Use	Medical

Dimensions	430'w x 239'd
Zoning	BPX

## Transaction Details

Sale Date	5/5/2020
Sale Price	\$1,260,000
Land Price	\$25/SF (\$1,095,652.17/SF)
Sale Type	Investment
Time On Market	4 Months 25 Days
Hold Period	70 Months
Parcel Number	297-140-053

Recording Date	5/4/2020
Transfer Tax	\$1,386
Zoning	BPX
% Improved	86.85%
Document Number	0191312

## Previous Sale

Sale Date	7/24/2014
Sale Price	Withheld
Comp ID	3082957

Comp Status	Research Complete
Sale Conditions	Ground Lease (Leased Fee)

## Transaction Notes

This was the sale of the land that the 14,616 square-foot building is situated on. The property is currently 100% leased to Davita, one of the largest dialysis providers and Nephrology Associates Medical Group (NAMG). The owner of NAMG purchased the land from the seller to then sell as a fee simple deal in comp 5128192 for \$7 million. Sale confirmed by CBRE brokers.





## 1750 E Westward Ave

Banning, CA 92220 (Riverside County) - Beaumont/Hemet Submarket



Land

### Sale Summary

Sold	11/1/2022
Sale Price	\$4,900,000
Land Area SF	199,069
Land Area AC	4.57
Price/SF Land	\$24.61
Price/AC Land	\$1,072,211
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	6202612
Parcel Numbers	532-160-005



### Property Details

Topography	Level	Current Use	Vacant Land
On-Sites	Previously developed lot	Zoning	I
Proposed Use	Industrial		
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Frontage	330' on Charles St, 329' on Westward Ave		

### Transaction Details

Sale Date	11/1/2022	Recording Date	11/1/2022
Sale Price	\$4,900,000	Transfer Tax	\$5,930
Land Price	\$25/SF (\$1,072,211.14/SF)	Zoning	I
Sale Type	Investment	% Improved	17.39%
Time On Market	3 Months 11 Days	Document Number	0451611
Parcel Number	532-160-005		

### Transaction Notes

±4.57 ACRES Zoned Industrial, within close proximity to the I-10 Freeway located at 1750 E Westward Ave in Banning, CA was sold in an investment transaction. The land transacted for \$4,900,000. The purchasers of the land were unable to be reached to confirm the development plans for the land.



**Sale Summary**

Sold	10/24/2024
Sale Price	\$1,250,000
Land Area SF	52,708
Land Area AC	1.21
Price/SF Land	\$23.72
Price/AC Land	\$1,033,050
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	6931961
Parcel Numbers	439-120-060

**Property Details**

Zoning	CN
Proposed Use	Car Wash

**Transaction Details**

Sale Date	10/24/2024
Sale Price	\$1,250,000
Land Price	\$24/SF (\$1,033,050.01/SF)
Sale Type	Investment
Parcel Number	439-120-060

Recording Date	10/24/2024
Zoning	CN
Document Number	0320461

**Transaction Notes**

SJ San Jacinto LLC sold 1.21- acres of land to SJ Commonwealth LLC for \$1,250,000.

The seller decided not to develop a car wash on site which motivated the sale.

The information in the comparable has been verified by the seller.

**Sale Summary**

Sold	9/25/2023
Sale Price	\$2,200,000
Land Area SF	95,832
Land Area AC	2.20
Price/SF Land	\$22.96
Price/AC Land	\$1,000,000
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6520144
Parcel Numbers	434-050-032 +1

**Property Details**

Topography	Level	Zoning	C-1, C-2
On-Sites	Raw land		
Proposed Use	Commercial, Restaurant, Service Station		
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water		

**Transaction Details**

Sale Date	9/25/2023	Time On Market	7 Years 3 Months
Sale Price	\$2,200,000	Recording Date	9/25/2023
Land Price	\$23/SF (\$1,000,000.00/SF)	Zoning	C-1, C-2
Sale Type	Investment	Document Number	0282376
Parcel Number	434-050-032		

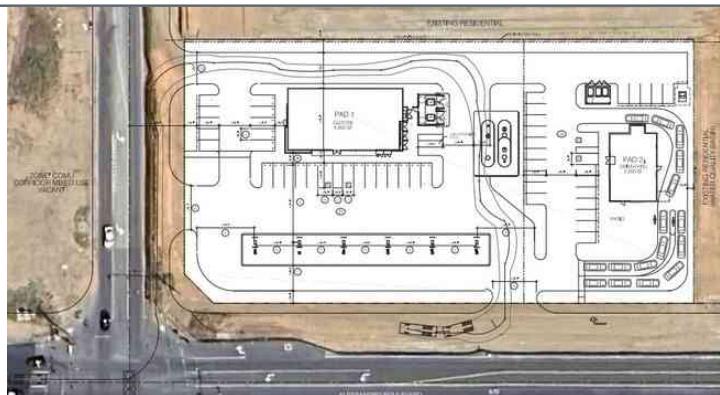
**Transaction Notes**

On 9/25/23 the 2.2 acres located NWC of State Street & Cottonwood Ave., Riverside County CA. traded for 2,200,000 or approximately \$1,000,000 price per acre. All information found in this sale comparable report was obtained via public record. Katie Brien with SVN/Insight who represented the seller confirmed sales price, acreage, and the date of the sale.



## Sale Summary

Sold	4/15/2025
Sale Price	\$2,091,000
Land Area SF	98,446
Land Area AC	2.26
Price/SF Land	<b>\$21.24</b>
Price/AC Land	\$925,217
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	7143325
Parcel Numbers	487-470-037



## Property Details

Topography	Level	Zoning	110 - Vacant Commercial L
On-Sites	Rough graded		
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water		
Frontage	433' on Alessandro Blvd, 177' on Starlight Avenue		
Zoning Description	Commerical Lot		

## Transaction Details

Sale Date	4/15/2025	Recording Date	4/15/2025
Sale Price	\$2,091,000	Transfer Tax	\$2,300
Land Price	\$21/SF (\$925,217.48/SF)	Zoning	110 - Vacant Commercial L
Sale Type	Investment	Document Number	0111699
Parcel Number	487-470-037		

## Loan

1st Mortgage	Private Lender
Balance	\$2,100,000

## Transaction Notes

WinCo Foods sold this 2.26 acre land property to Sage Investco for \$2,091,000, or \$925,221.24 per acre.

The buyer plans to develop the land into a 7-Eleven and fast food pad. See CoStar property record ID 20325237 for the 7-Eleven and property record ID 21021342 for the fast food pad.

The information in this sale comparable report has been confirmed by the listing broker, who also represented the buyer, as well as the buyer himself.

