

## OFFERING MEMORANDUM

### OPPORTUNITY ZONE

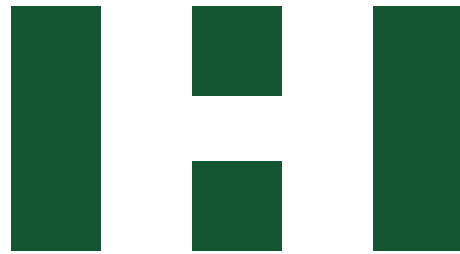
## ±.50 AC (±21,675 sf) Residential Zoned Land

APN: 0144-061-13-0000 | Garner Avenue, San Bernardino, CA 92411

GPS/Neighbor: 1920 Garner Avenue, San Bernardino CA 92411



18881 Von Karman Ave., Ste 150  
Irvine, CA 92612  
T 949.553.2020 | CA Lic #01473762  
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**EXCLUSIVE LISTING AGENT**

**BRYANT BRISLIN, VP**  
**CELL/TEXT: 714.814.5624**

bbrislin@hoffmanland.com

CA DRE #01877964



# Disclaimer

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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.

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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           | Garner Avenue                 |
| CITY              | San Bernardino                |
| ZIP               | 92411                         |
| APN               | 0144-061-13-0000              |
| LAND SF           | ±21,675 sf                    |
| ACREAGE           | ±.50                          |
| ZONING            | RS (Min 7,200 sf/d.u.)        |
| POTENTIAL PROJECT | Three (3) Single Family Homes |
| LIST PRICE        | <b>\$195,000</b>              |

## AGENT CONTACT

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



## OPPORTUNITY ZONE

This is **half (1/2) acre** parcel of land is located on a **private cul-de-sac** and ideal for one who seeks **privacy**. Given the zoning (min 7,200 sf per dwelling unit) buyer could potentially entitle to build **three (3) single family residences** to either lease out, live in or sell them out individually. This site is located just a short drive from the **215 freeway, Stater Brothers, Home Depot** and more. Nice flat site that should be easy to develop. Buyer to verify all as needed with city.



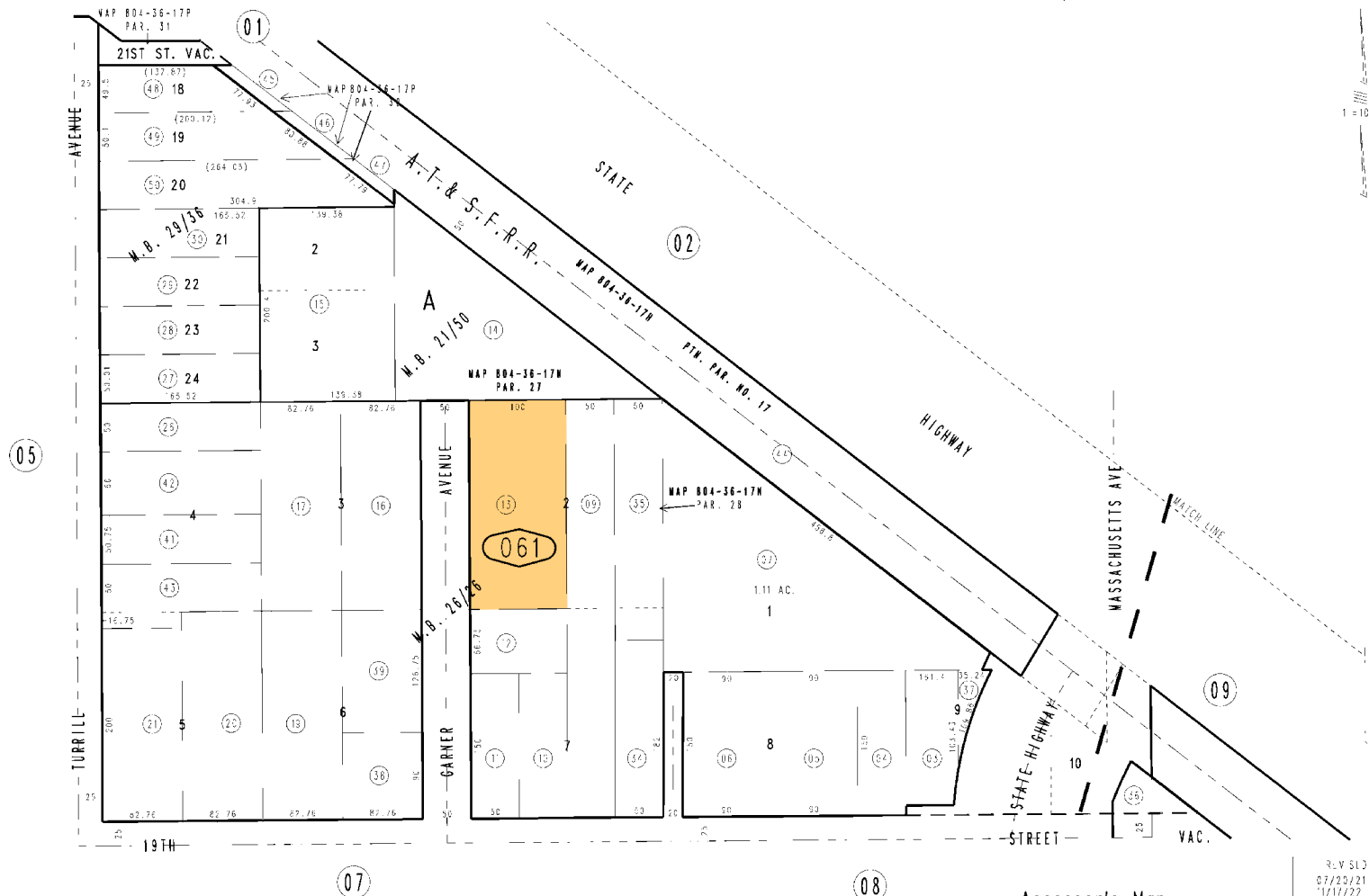
# Assessor's Parcel Map

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



Ptn. Berry Palmer Tract, M.B. 21/50  
Ptn. Berry Palmer Tract No. 2, Tract 1806, M.B. 26/26

City of San Bernardino 0144 - 06  
Tax Rate Area  
7001,7116



1" = 100'

July 2004

Ptn. McVey Sub., Tract No. 2843, M.B. 29/36

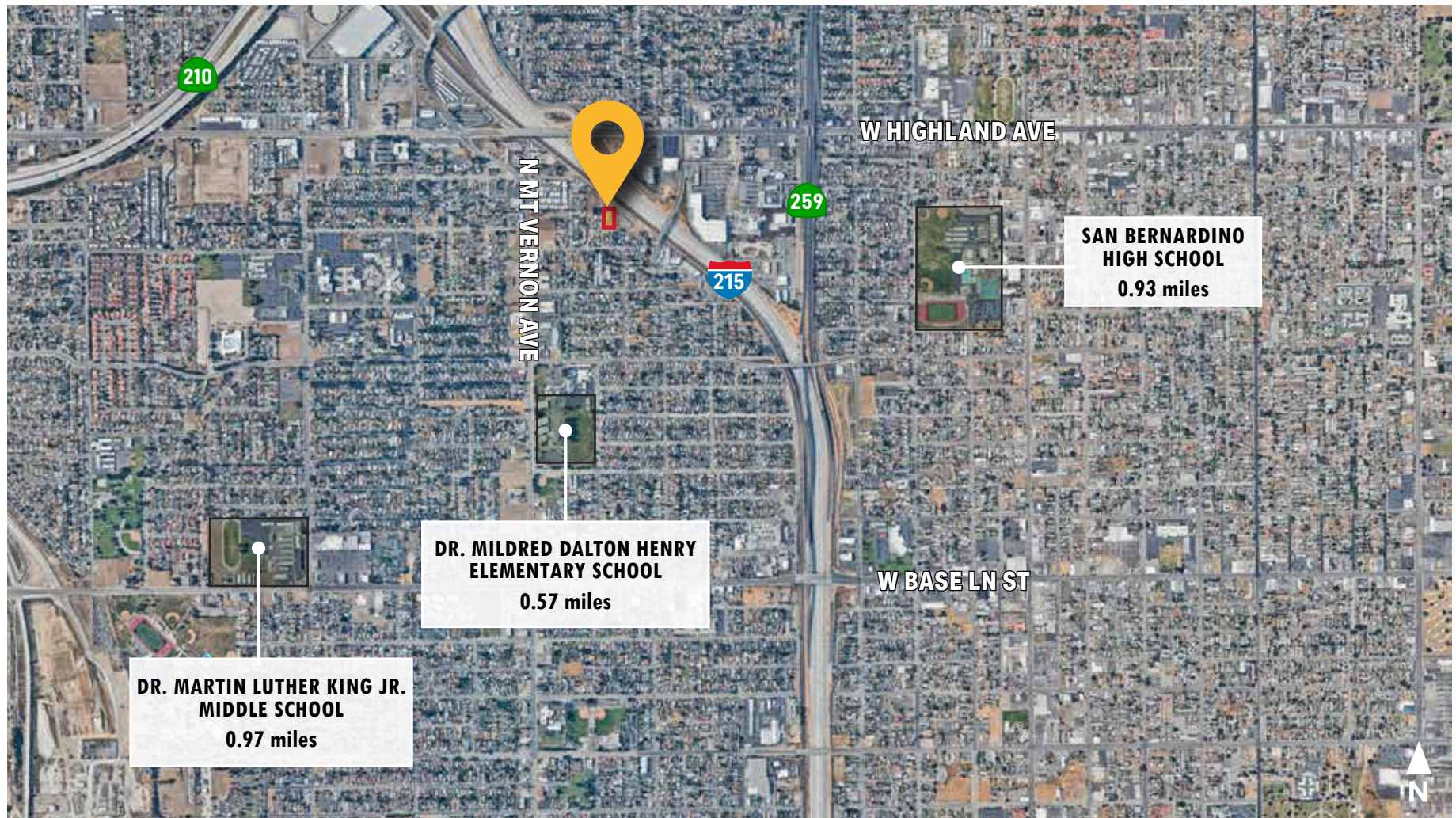
Assessor's Map  
Book 0144 Page 06  
San Bernardino County

R.V.S.D.  
07/20/21 GW  
11/17/22 KA  
01/31/23 GW  
08/30/23 GW





## Area Designated Schools



\*School boundaries subject to change.

**DR. MILDRED DALTON HENRY ELEMENTARY (4-6)**  
2525 North G Street, San Bernardino, CA, 92405  
Tel (909) 881-5010  
*San Bernardino City Unified School District*

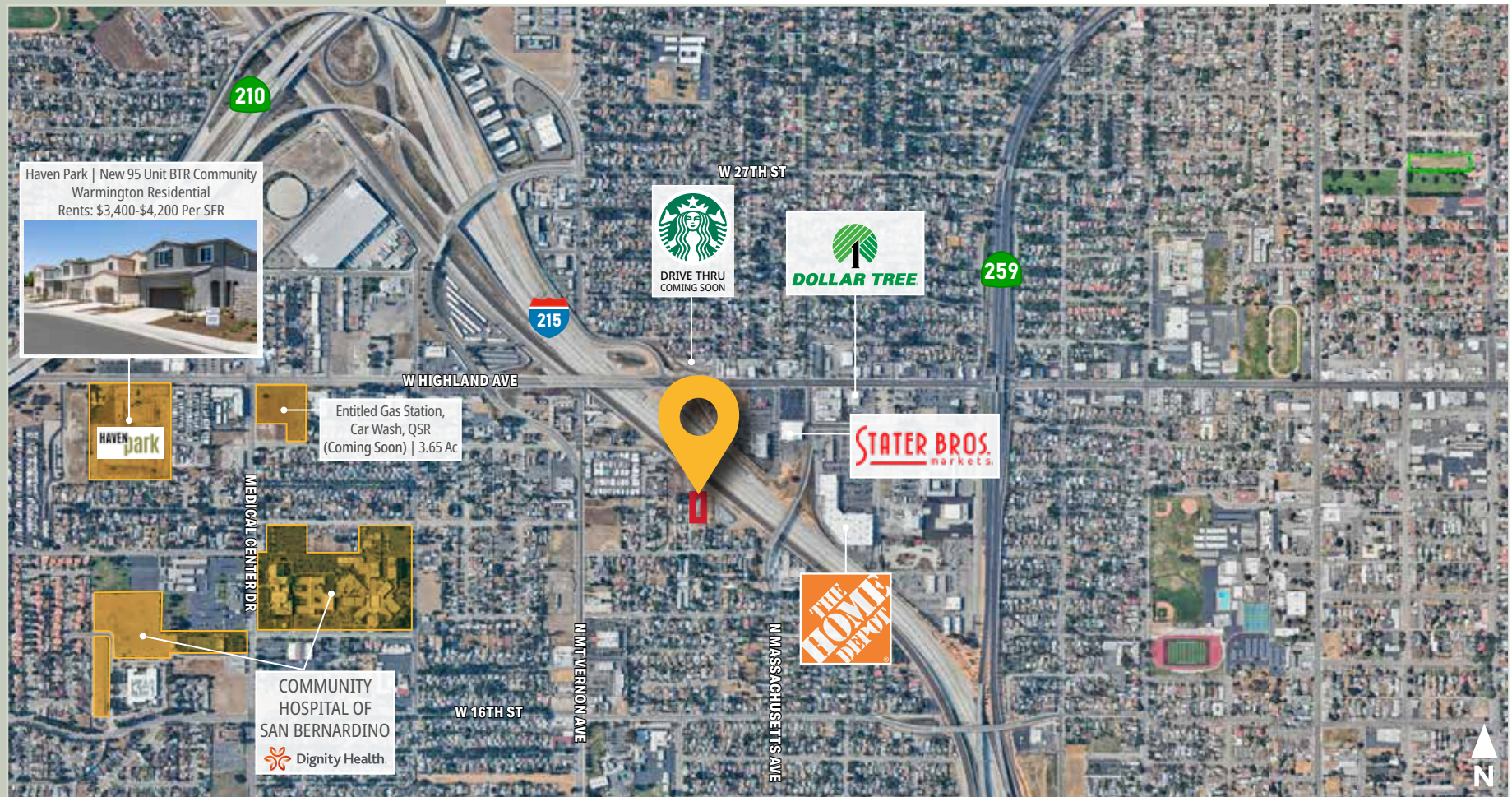
**DR. MARTIN LUTHER KING JR. MIDDLE SCHOOL (7-8)**  
1250 Medical Center Dr, San Bernardino, CA 92411  
Tel (909) 388-6350  
*San Bernardino City Unified School District*

**SAN BERNARDINO HIGH SCHOOL (9-12)**  
1850 North E Street San Bernardino, CA 92405  
Tel (909) 881-8217  
*San Bernardino City Unified School District*



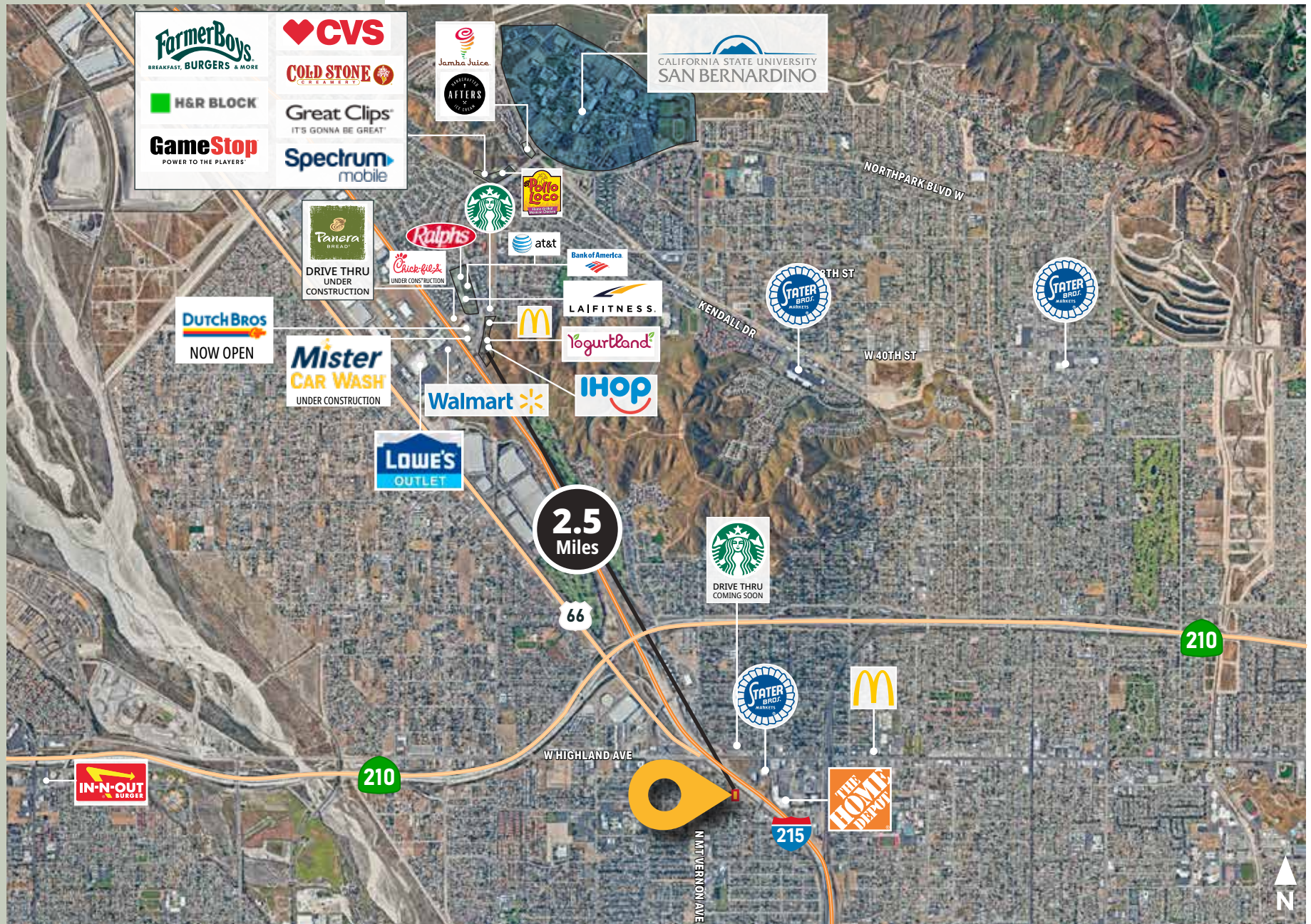


## Retail, Hospital, etc – Immediate Area





## Retail Exhibit – Greater San Bernardino Area





## Aerial Photos



Facing North



Facing Southwest



Facing Northeast



Looking Straight Down/Birdseye





## Property Photos







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