

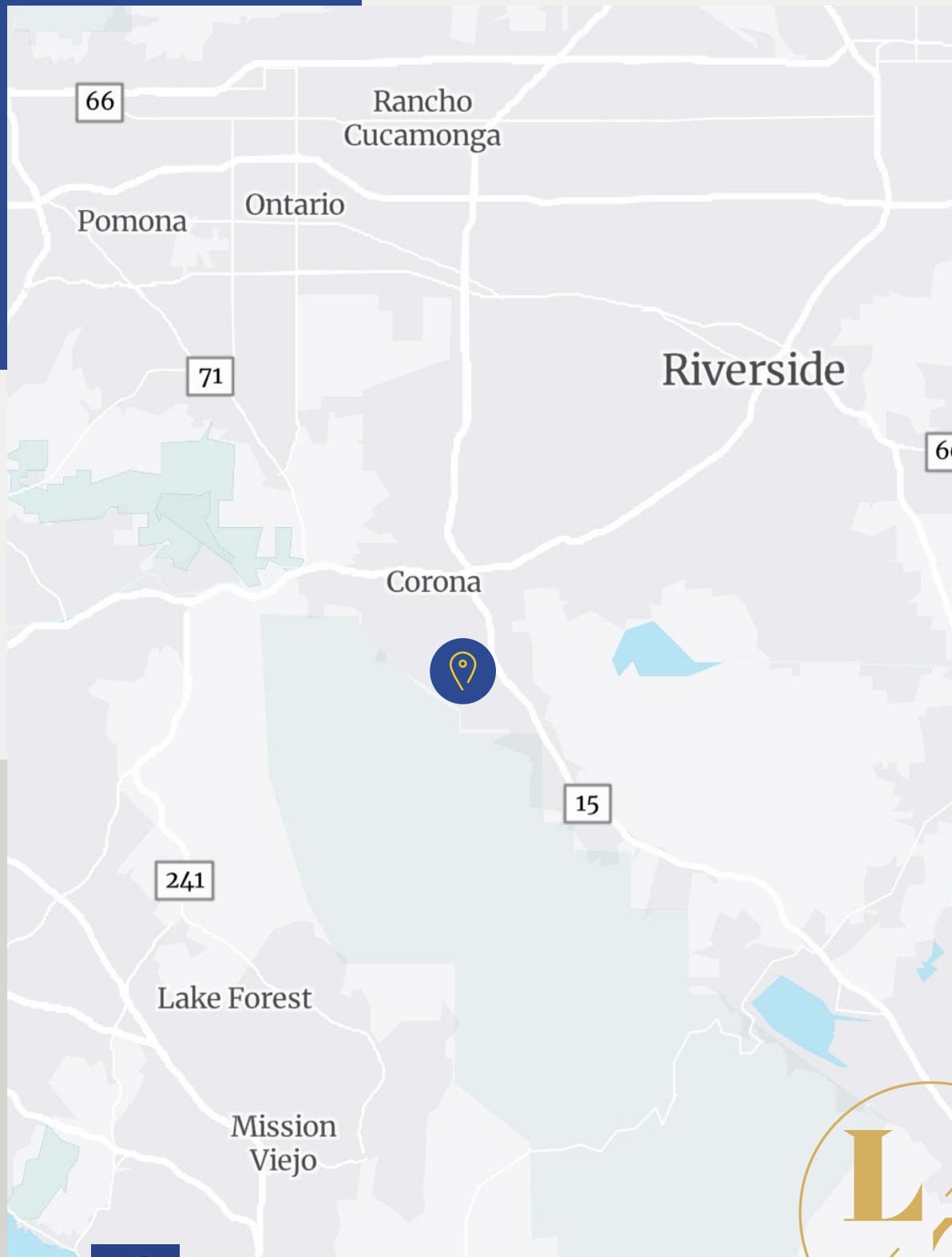


# 1515 HIDDEN SPRINGS

Potential of 20-80+ Lots

CITY OF CORONA, CA | 20.51 GROSS ACRES





1515 HIDDEN SPRINGS DR | CORONA, CA 92881



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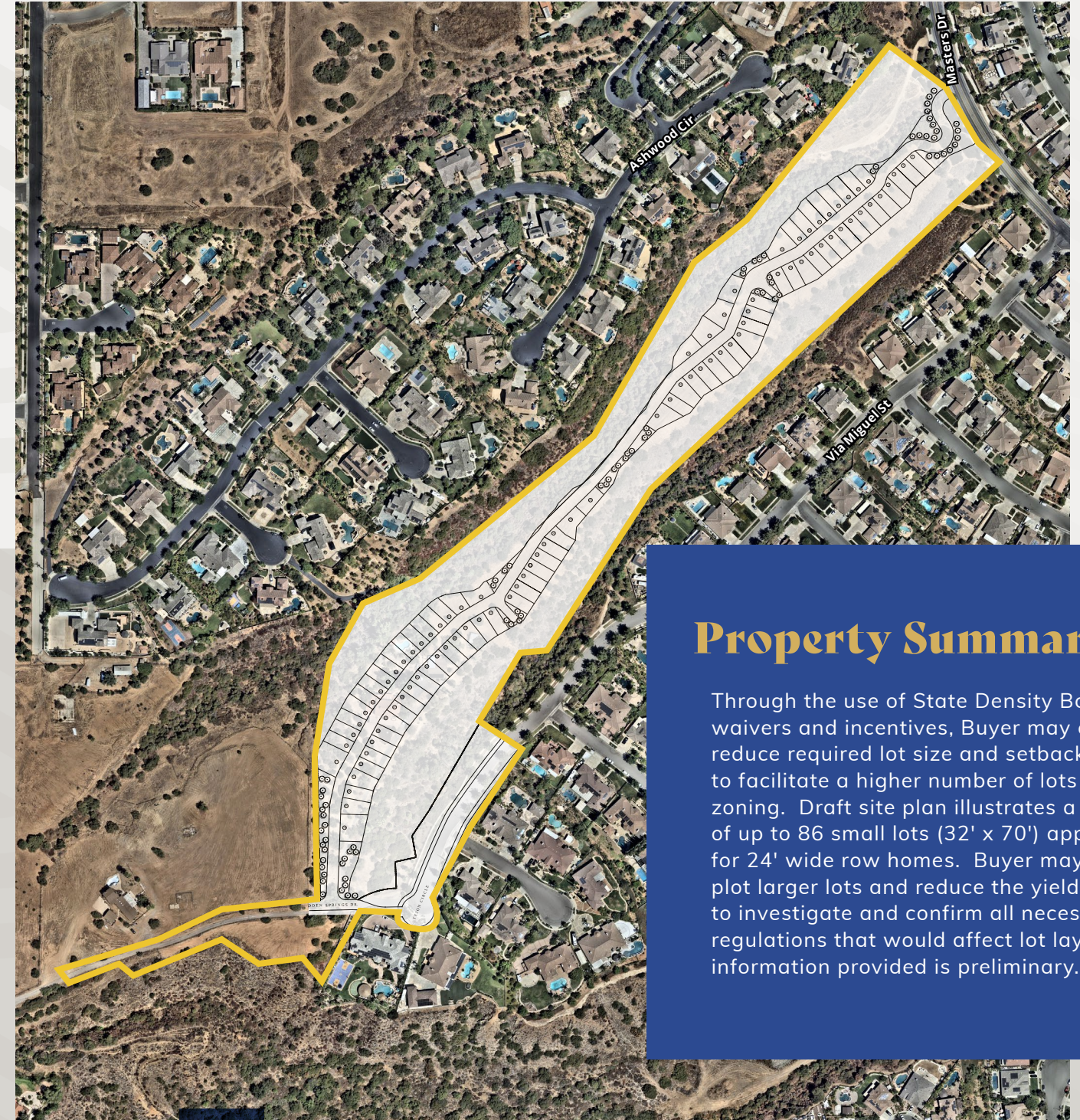
# Property Overview

|   |   |
|---|---|
| <b>Location</b>   | 1515 Hidden Springs Dr., Corona, CA 92881   |
| <b>APN</b>  | See Table Below   |
| <b>Acres</b>  | 20.51 acres (893,414 SF)  |
| <b>Calculated Potential Density</b><br>(Based on gross acreage & density bonus) | Up to 124 units (106 + 18 affordable) equates to 6 du/acre  |
| <b>Potential Project</b>  | Yield is dependant on product Buyer elects to plot. The included draft site plan proposes 86 small lots (apx. 32' x 70') appropriate for 24'-wide detached row homes. Site biology and fire setbacks have been taken into account, additional information provided below. |
| <b>Access</b>   | Existing access easement off <a href="#">Master's Drive</a> , and secondary established access off Tejon Circle.  |
| <b>Municipality</b>   | City of Corona  |
| <b>General Plan Link</b>  | Estate Residential 1-3 du/acre <a href="#">Click Here for more info</a>   |
| <b>Preliminary Title Report</b>   | <a href="#">Click Here</a>  |
| <b>Plotted Easements</b>  | <a href="#">Click Here</a>  |
| <b>Fire</b><br><a href="#">Preliminary Fire Report</a>                          | The majority of the lots are able to provide the necessary setbacks per fire. Buyer may elect to include fire walls or offsite setbacks on the handful of lots that cannot meet setbacks onsite.  |
| <b>Biology</b><br><a href="#">Preliminary Bio Report</a>                        | The hillside biology does not appear to prevent meeting fire setbacks and brush management needs.   |
| <b>Existing Property Condition</b>  | Existing well-appointed single family home apx. 3,451 SF. Images on <a href="#">Page 13</a> .   |

| APN          | ACREAGE      | SF             | NOTES  | ZONING           | GENERAL PLAN                        | EXISTING LAND USE |
|--------------|--------------|----------------|--|------------------|-------------------------------------|-------------------|
| 116-100-001  | 5.22         | 227,383        | Existing 3,451 SF in 2 structures Single Family Houses | Agricultural (A) | Estate Residential ER (1-3 du/acre) | SFR               |
| 116-080-003  | 1.1          | 47,916         |  | Agricultural (A) | Estate Residential ER (1-3 du/acre) | VR                |
| 116-080-004  | 0.07         | 3,049          |  | Agricultural (A) | Estate Residential ER (1-3 du/acre) | VR                |
| 116-100-003  | 0.2          | 8,712          |  | Agricultural (A) | Estate Residential ER (1-3 du/acre) | VR                |
| 116-260-022  | 0.32         | 13,939         | Access to Tejon Circle public Rd.                      | Open Space (OS)  | Estate Residential ER (1-3 du/acre) | OS-P              |
| 116-100-002  | 0.08         | 3,484          |  | Agricultural (A) | Estate Residential ER (1-3 du/acre) | VR                |
| 116-090-030  | 13.52        | 588,931        | Access to Masters Dr. public road                      | Agricultural (A) | Estate Residential ER (1-3 du/acre) | VA                |
| <b>Total</b> | <b>20.51</b> | <b>893,414</b> |  |                  |                                     |                   |

# Preliminary Lot Layout

86 Rowhome Lots (apx 32' x 70')  
[View Site Plan](#)



## Property Summary

Through the use of State Density Bonus waivers and incentives, Buyer may elect to reduce required lot size and setback in order to facilitate a higher number of lots beyond zoning. Draft site plan illustrates a potential of up to 86 small lots (32' x 70') appropriate for 24' wide row homes. Buyer may elect to plot larger lots and reduce the yield. Buyer to investigate and confirm all necessary regulations that would affect lot layout- all information provided is preliminary.

# Estimated Fees

City of Corona

[View DIF Links](#)

|              |                        |
|--------------|------------------------|
| LOCATION     | City of Corona         |
| # OF UNITS   | 80                     |
| ACRES        | 20.51                  |
| PRODUCT TYPE | Detached Single Family |
| # OF BLDGS   | 80                     |
| PRODUCT SF   | 1,400                  |

| FEE TYPE   | PER UNIT COST      |
|--|--------------------|
| Sewer<br>Single Family   | \$4,644.00         |
| 3/4' Water Supply Fee<br>3/4" Meter  | \$10,048.00        |
| School<br>\$4.79 SF  | \$6,706.00         |
| Street & Signal<br>Single Family   | \$4,047.00         |
| TUMF<br>Single Family  | \$10,104.00        |
| Drainage<br>Single Family  | \$583.00           |
| Law Enforcement<br>Single Family   | \$146.00           |
| Fire Protection<br>Single Family   | \$836.00           |
| Radio/Library/Public Mtg<br>Aquatic Center/Community Facilities<br>Single Family | \$835.00           |
| Quimby<br>Single Family  | \$0.00             |
| Parkland & Open Space<br>Single Family   | \$8,924.00         |
| Landscape Improvement<br>Single Family   | \$1,391.00         |
| MHSCP<br>Single Family   | \$4,358.00         |
| Fire Facilities<br>\$231 per acre  | \$59.22            |
| <b>PER UNIT TOTAL COST ESTIMATE</b>  | <b>\$52,681.22</b> |



# Resale Comps



20070 Winton St.

|             |           |
|-------------|-----------|
| SQ. FT.     | 1,320     |
| BED/BATH    | 3/2       |
| YEAR BLT    | 1986      |
| SOLD PRICE  | \$667,000 |
| PP SF       | \$505.30  |
| HOA FEE MO. | \$26      |
| SOLD DATE   | 2/14/2024 |



3291 Walkenridge Dr.

|             |           |
|-------------|-----------|
| SQ. FT.     | 1,575     |
| BED/BATH    | 3/3       |
| YEAR BLT    | 1996      |
| SOLD PRICE  | \$815,000 |
| PP SF       | \$517.46  |
| HOA FEE MO. | \$125     |
| SOLD DATE   | 7/16/2024 |



1149 Salem Dr.

|             |           |
|-------------|-----------|
| SQ. FT.     | 1,483     |
| BED/BATH    | 3/2       |
| YEAR BLT    | 1997      |
| SOLD PRICE  | \$770,000 |
| PP SF       | \$519.22  |
| HOA FEE MO. | \$201     |
| SOLD DATE   | 4/10/2024 |



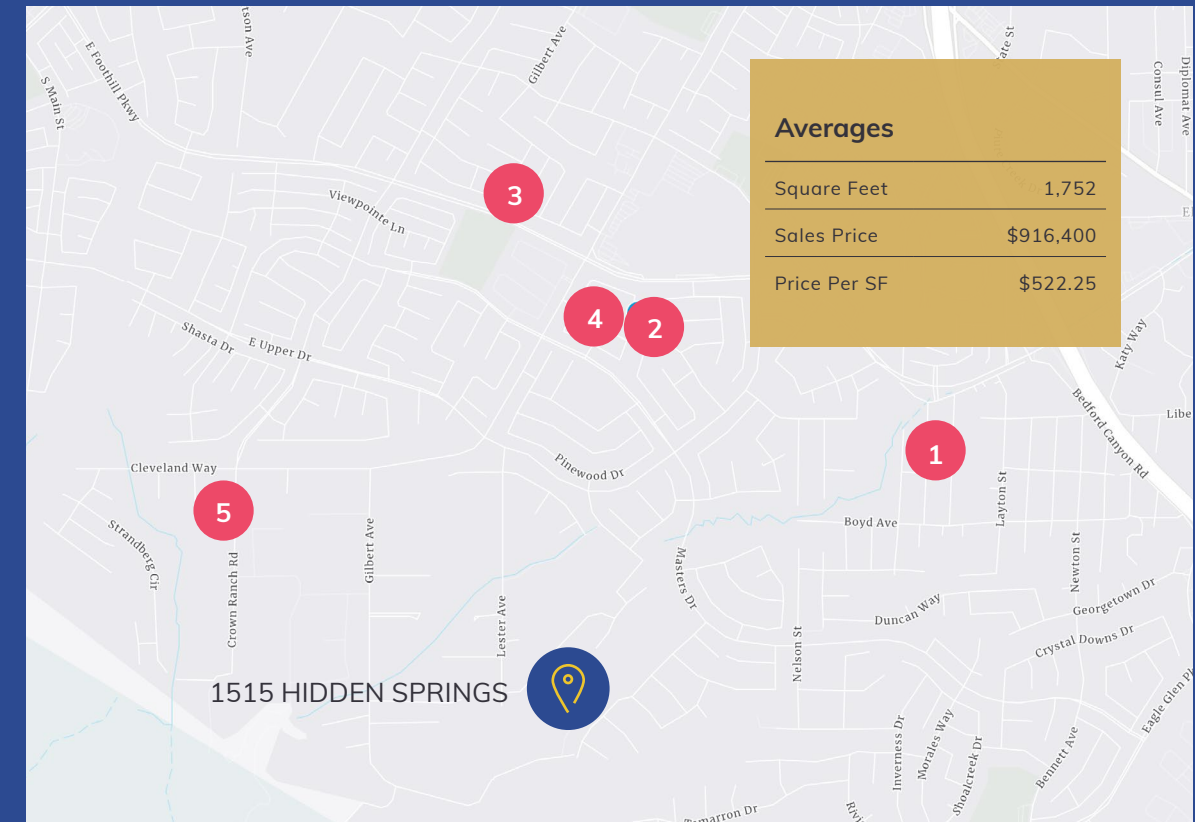
1360 Soundview Cir.

|             |           |
|-------------|-----------|
| SQ. FT.     | 1,348     |
| BED/BATH    | 3/2       |
| YEAR BLT    | 1997      |
| SOLD PRICE  | \$730,000 |
| PP SF       | \$541.54  |
| HOA FEE MO. |           |
| SOLD DATE   | 6/14/2024 |



4034 Crown Ranch Rd.

|             |             |
|-------------|-------------|
| SQ. FT.     | 3,032       |
| BED/BATH    | 4/4         |
| YEAR BLT    | 1958        |
| SOLD PRICE  | \$1,600,000 |
| PP SF       | \$527.70    |
| HOA FEE MO. | \$47        |
| SOLD DATE   | 3/6/2024    |

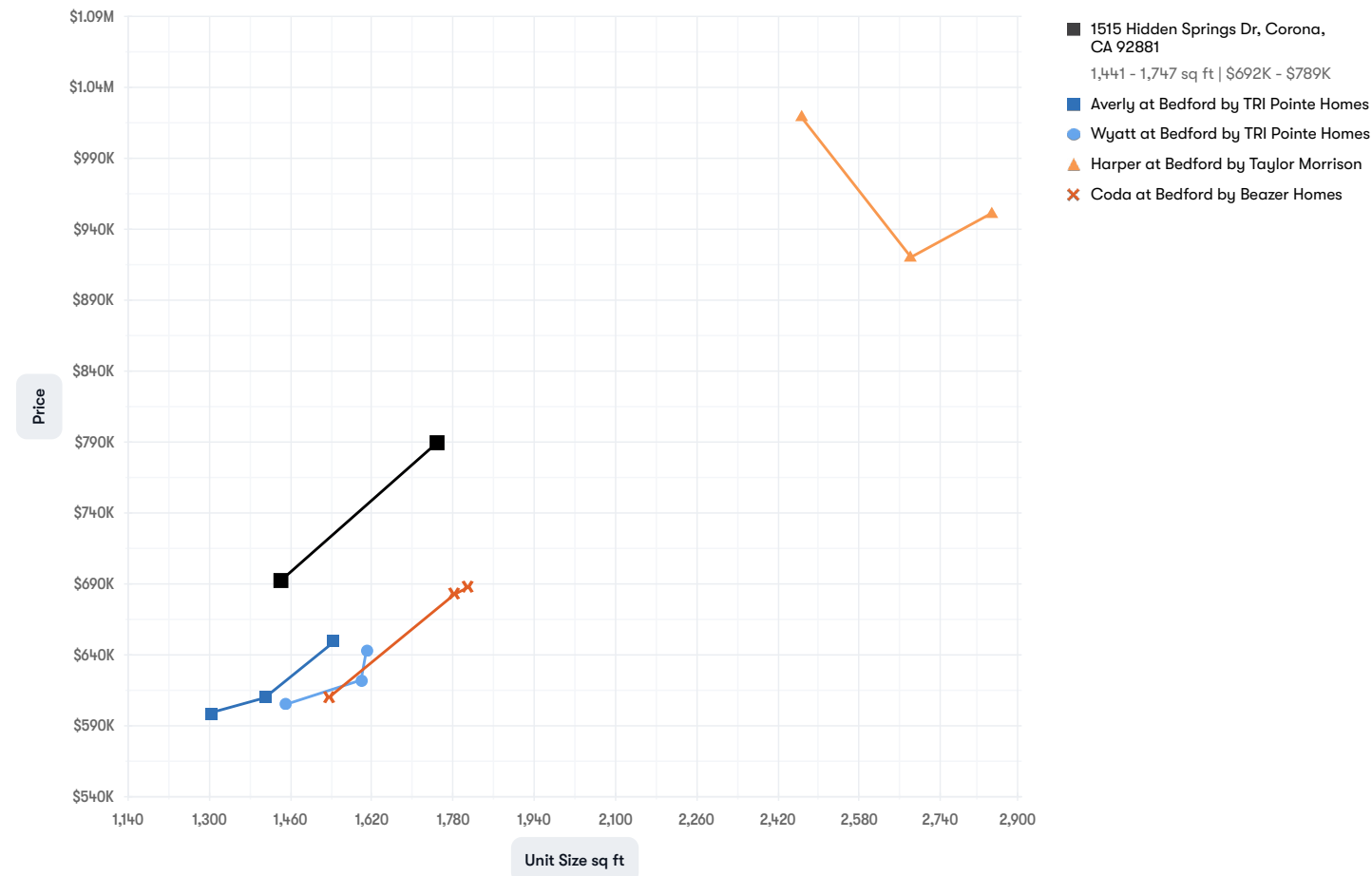


# Comparables

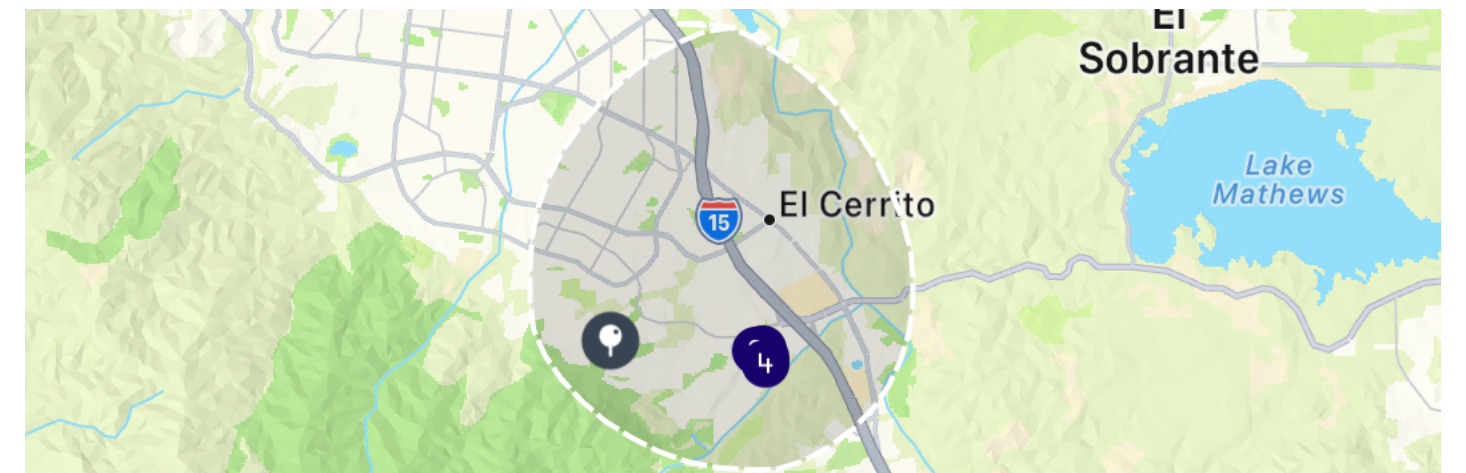
Proposed product for Hidden Springs is Small Lot Detached.  
New home comparisons below include both attached and detached for reference purposes.

## Price Graphs | Projects

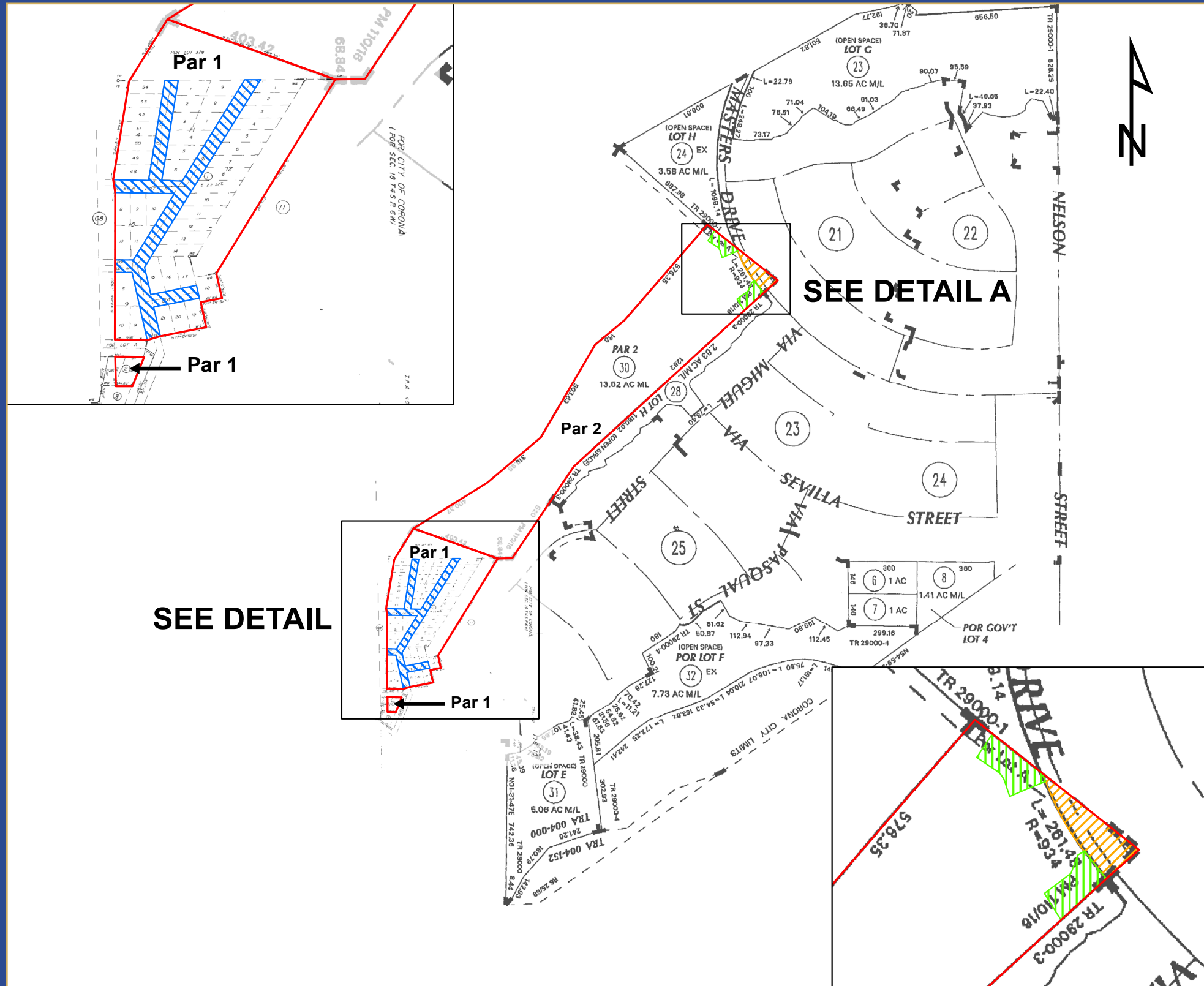
### Neighborhood A



| MAP KEY | PROJECT NAME                      | BUILDER          | UNIT SIZE     | PRICE RANGE      | AVG SALES RATE | LOT SIZE/TYPE |
|---------|-----------------------------------|------------------|---------------|------------------|----------------|---------------|
| 1       | <a href="#">Averly at Bedford</a> | TRI Pointe Homes | 1,303 - 1,544 | \$599K - \$649K  | 3.68           | Attached      |
| 2       | <a href="#">Wyatt at Bedford</a>  | TRI Pointe Homes | 1,450 - 1,610 | \$605K - \$643K  | 3.51           | Attached      |
| 3       | <a href="#">Harper at Bedford</a> | Taylor Morrison  | 2,466 - 2,840 | \$920K - \$1.02M | 3.25           | 4,220         |
| 4       | <a href="#">Coda at Bedford</a>   | Beazer           | 1,535 - 1,810 | \$610K - \$688K  | 3.79           | Attached      |








# Easements



**ORDER NO.**  
**324316651**  
**08/26/2024**  
**APN**  
**116-090-030, 116-100-001 & 002**

**Legend**

-  Par 1
-  Par 2
-  Ease for Road recorded  
Tract Map Bk11 Pg51 - Item 7
-  Ease for Slope & Drainage Facility recorded  
02/11/2002 # 2002-75432 OR - Item 14
-  Ease for Right of way for  
Masters Drive recorded  
02/11/2002 # 2002-75433 OR - Item 15
- Ease for Water Pipelines & Conduits recorded  
Bk91 Pg351 Deeds - Item 6  
(Unlocatable)
- Ease for Water Distributing Pipelines recorded  
06/11/1935 Bk235 Pg320 OR - Item 8  
(Unlocatable)
- Ease for Pipelines recorded  
10/20/1948 Bk1020 Pg327 OR - Item 9  
(Unlocatable)
- Ease for Public Utilities, Ingress &  
Egress recorded  
10/28/1954 # 1954-56105 OR - Item 10  
(Unlocatable)
- Ease for Pipelines recorded  
09/20/1973 # 1973-123709 OR - Item 12  
(Unlocatable)

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# Aerial

[CLICK FOR AERIAL VIDEO OF HIDDEN SPRINGS](#)



# Existing Structures







# 1515 HIDDEN SPRINGS

Corona CA | 20.51 Gross Acres

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