

9.94 AC Glen Avon

HIGH DENSITY RESIDENTIAL DEVELOPMENT OPPORTUNITY

SIGNIFICANT PRICE REDUCTION TO \$1.5M, OWNERSHIP TARGETING QUICK-CLOSE

- Zoned For Up to 25 DU/AC
- Directly Adjacent to the New “Shops at Jurupa Valley” Regional Center
- Site Plan and Cost to Complete Numbers for a 79-Unit Townhome Concept Included In Addition to Engineering and Geotechnical Studies



Jurupa Valley, California

Table of Contents

01 PROPERTY OVERVIEW

- 04 Executive Summary
- 05 Conceptual Site Plan
- 06 Cost To Complete Estimates
- 07 Drone Photos
- 09 Aerial Map

02 MARKET OVERVIEW

- 11 Surrounding Retail & Public Works
- 12 Education
- 13 Jurupa Valley Overview
- 14 Riverside County Overview

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01

PROPERTY OVERVIEW

Executive Summary

OFFERING DETAILS

- TOTAL SITE AREA: 9.94 Acres
- LOCATION: Jurupa Valley, Riverside County, CA
- APN'S: 171-020-030, 171-020-004, 171-020-028
- ZONING: R-3
- GENERAL PLAN: HHDR (Highest Density Residential)
- PURCHASE PRICE: \$1,500,000
- PRICE/SF: \$3.46

PROPOSED DEVELOPMENT

The CBC Land Team is pleased to present the offering of 9.94 gross acres of land adjacent to the new "Shops at Jurupa Valley" regional center off the 60 Highway and Pyrite Street. We have provided a conceptual site plan calling for 79 attached townhomes on a 4-acre net pad. We also have a recent cost to complete analysis based on that site plan:

Cost to Complete: \$221,341/Unit
Estimated CFD Proceeds: \$40,000/Unit
Net: \$181,341/Unit

Please see the following pages for the site plan and cost to complete analysis. This plan is purely conceptual and can be redesigned to fit your preferred pad size, density, and product type.

ZONING

The subject property is zoned R-3 (General Residential) with it's land use in General Plan being designated HHDR (Highest Density Residential). This allows for high density residential development with a density range of 20 - 25 DU/AC.



Conceptual Site Plan



<u>SITE SUMMARY</u>								
Unit Count:	79 units (Attached Single-Family Townhome)							
Development Pad Area:	4.00 ac							
Net Density:	19.75 du/ac							
Total Buildable SF:	120,095 sf							
<u>UNIT SUMMARY</u>								
Plan Type	S.F.	Bed/Bath	Garage	Stories	# units	% of total	Buildable SF	
UA SPLIT (ATTACHED SINGLE-FAMILY TOWNHOMES)								
Plan 1	1,307	2/2.25	2-tandem	3	30	38%	39,210	
Plan 2	1,480	3/3.5	2-std	3	30	38%	44,400	
Plan 3	2,019	4/3.5	2-std	3	5	6%	10,095	
Plan 4	1,885	4/3.5	2-std	3	14	18%	26,390	
					Total	79	100%	120,095
<u>PARKING SUMMARY</u>								
MIN. PARKING REQUIRED							Spaces required	
UA SPLIT (ATTACHED SINGLE-FAMILY TOWNHOMES)								
Two beds	2.25 spaces/unit	30 units						67.5 spaces
Three or more beds	2.75 spaces/unit	49 units						134.75 spaces
							Total Reg'd	203 spaces
<u>PARKING PROVIDED</u>								Spaces provided
UA SPLIT (ATTACHED SINGLE-FAMILY TOWNHOMES)								
Garage - tandem (counted as 1 space)								30 spaces
Garage - 2 std								98 spaces
Street Parking								51 spaces
Private Driveway								25 spaces
							Total Prov'd	204 spaces*
								(*Note: The 2-car tandem garage parking spaces (30 total) counted as only 1 space)
<u>OPEN SPACE SUMMARY</u>								
MIN. OPEN SPACE REQUIRED								
Private Open Space	115 sf (for ground floor units) 75 sf (for above ground floor units)							
Common Open Spaces	150 sf/unit = 11,850 sf							
<u>OPEN SPACE PROVIDED</u>								
Recreation Center	6,430 sf							
Blufftop Trail	23,055 sf							
Paseo	8,820 sf							
Dog Park Basin	6,268 sf							
Total	44,573 sf							

JURUPA VALLEY T.H. VILLAGE
JURUPA VALLEY | CA
ECOSYSTEM INVESTMENT PARTNERS | 24-064
DATE 08 | 17 | 24

1"=30'-0" SCALE

NORTH

STUDY 'B' | UA-SPLIT TOWNHOMES
CONCEPTUAL SITE PLAN | SP1

Cost To Complete

* Based on Conceptual Site Plan



PRELIMINARY BUDGET COST TO COMPLETE OPINION

FINISHED BLUE TOP PAD

PROPOSED STUDY "B" - 79 ATTACHED SINGLE-FAMILY TOWNHOMES

PYRITE STREET AND MISSION BLVD.
CITY OF JURUPA VALLEY

8/27/2024

APPROX. GROSS ACRES = 10

1. IMPROVEMENTS	AMOUNT	PER DU
MOBILIZATION	72,892	923
EARTHWORK	7,104,410	89,929
EROSION CONTROL	82,500	1,044
STORM DRAIN	567,065	7,178
SEWER SYSTEM	216,300	2,738
WATER SYSTEM	445,625	5,641
DRY UTILITIES (NOTE 3)	632,000	8,000
STREET	849,580	10,754
WALL & FENCING	528,125	6,685
LANDSCAPE	309,000	3,911
SUBTOTAL	10,807,497	136,804
10% CONTINGENCY	1,080,750	13,680
TOTAL IMPROVEMENTS	\$11,888,247	\$150,484
2. INDIRECT COSTS		
BOND FEES	215,916	2,733
PLAN CHECK & PERMITS	169,237	2,142
DEVELOPMENT IMPACT FEES	4,034,461	51,069
CONSULTANT COST	911,536	11,538
SUBTOTAL	5,331,150	67,483
5% CONTINGENCY	266,558	3,374
TOTAL INDIRECT COSTS	\$5,597,708	\$70,857
TOTAL ESTIMATED COSTS AND FEES	\$17,485,955	\$221,341

NOTES:

- 1) PRELIMINARY COST OPINION IS FOR BUDGETING PURPOSES, BASED ON UNAPPROVED IMPROVEMENT PLANS.
- 2) UNIT PRICES ARE ENGINEER COST OPINION VALUES AND NOT FROM ACTUAL CONTRACTOR BIDS OR CONTRACTS.
- 3) DRY UTILITY COSTS ARE AN ALLOWANCE COST OF \$10,000 /DU & INCLUDE AN ESTIMATED POTENTIAL REFUND OF \$2,000 /DU.
A DRY UTILITY CONSULTANT SHOULD BE CONTACTED TO DETERMINE THE ACTUAL COSTS, INCLUDING REFUNDS AND CREDITS.
- 4) ASSUMED GROSS ACREAGE AREA OF APPROXIMATELY 10 ACRES.
- 5) THE EARTHWORK COST WAS PROVIDED BY THE CLIENT FROM A GRADING CONTRACT'S BUDGET, INCLUDING ALL GRADING IMPROVEMENTS.
- 6) THIS COST TO COMPLETE OPINION DID NOT INCLUDE COSTS FOR A SECONDARY ACCESS.

Executive Summary

DRONE PHOTO

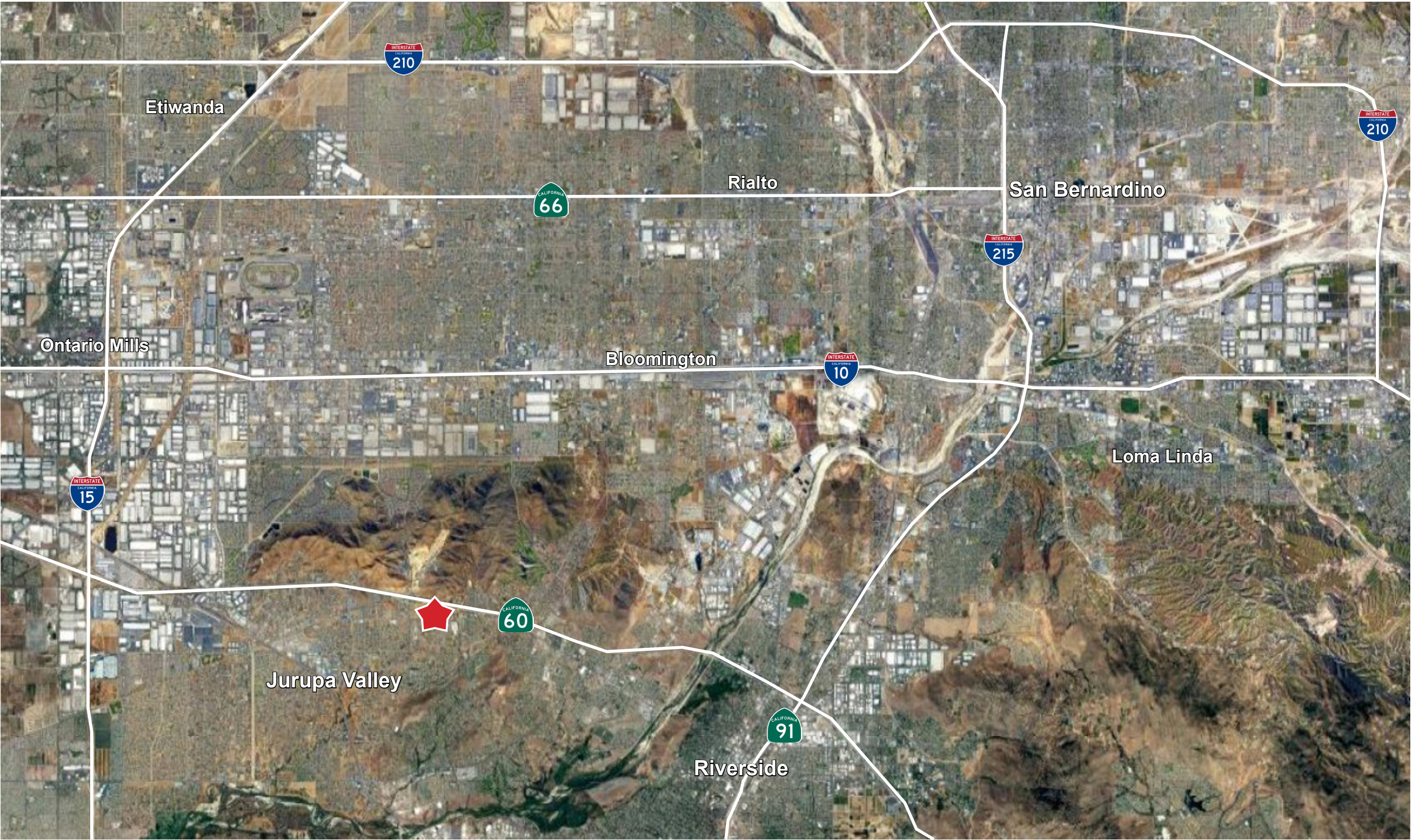


Executive Summary

DRONE PHOTO



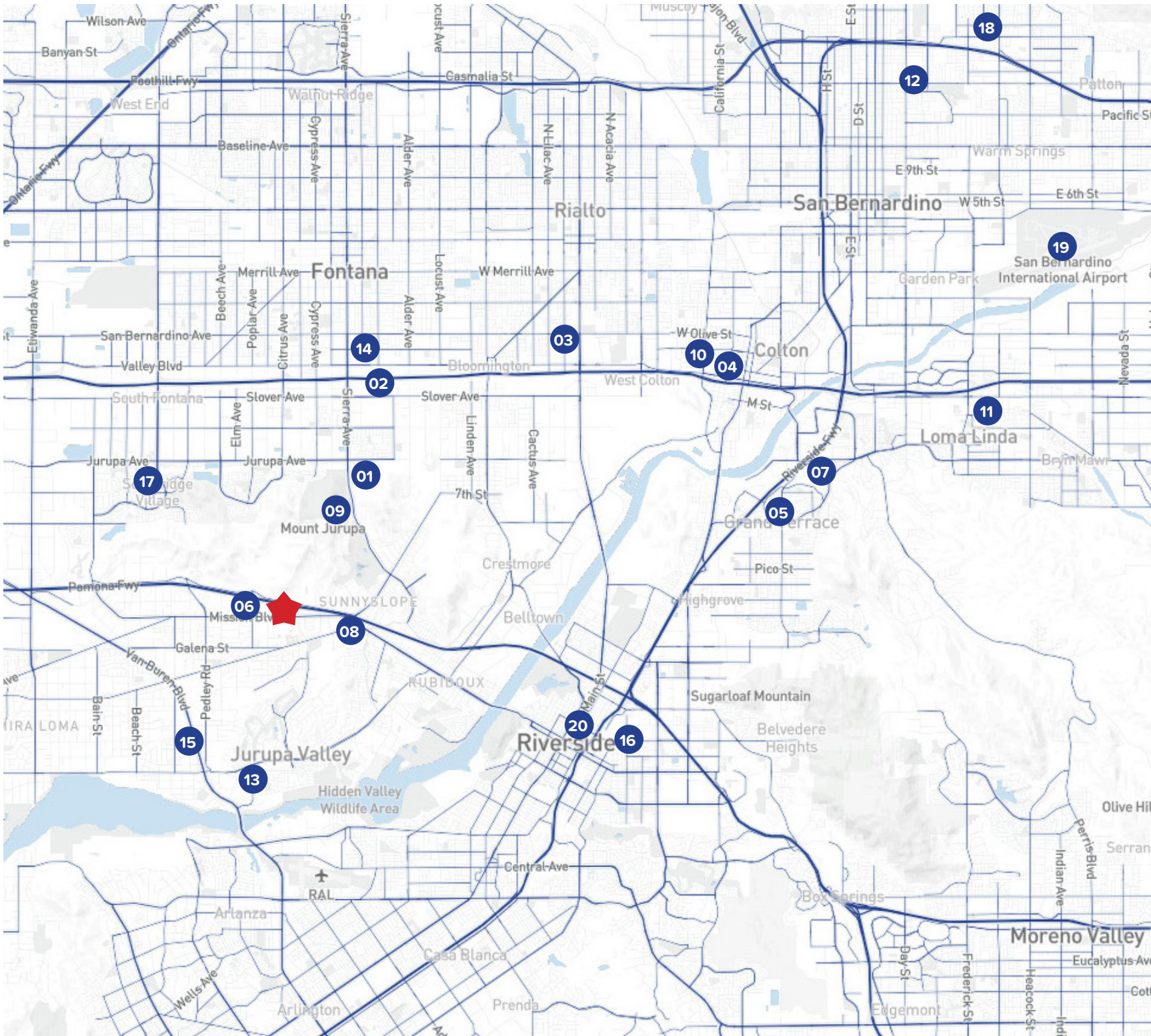
Aerial Map





02 MARKET OVERVIEW

Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Sierra Crossroads Shopping Center
- 02 Palm Court Shopping Center
- 03 Rialto Marketplace
- 04 Colton Mini Mall
- 05 Grand Terrace Shopping Center
- 06 The Shops at Jurupa Valley

ENTERTAINMENT

- 07 Fiesta Village Family Fun Park
- 08 The Cove Waterpark
- 09 Martin Tudor Regional Park

MEDICAL FACILITIES

- 10 Arrowhead Regional Medical Center
- 11 Loma Linda University Medical Center
- 12 Dignity Health Medical Center
- 13 Riverside Medical Clinic
- 14 Kaiser Permanente Fontana

EDUCATION

- 15 Pedley Elementary School
- 16 Highland Elementary School
- 17 Shadow Hills Elementary School
- 18 San Bernardino Community College

GOVERNMENT FACILITIES

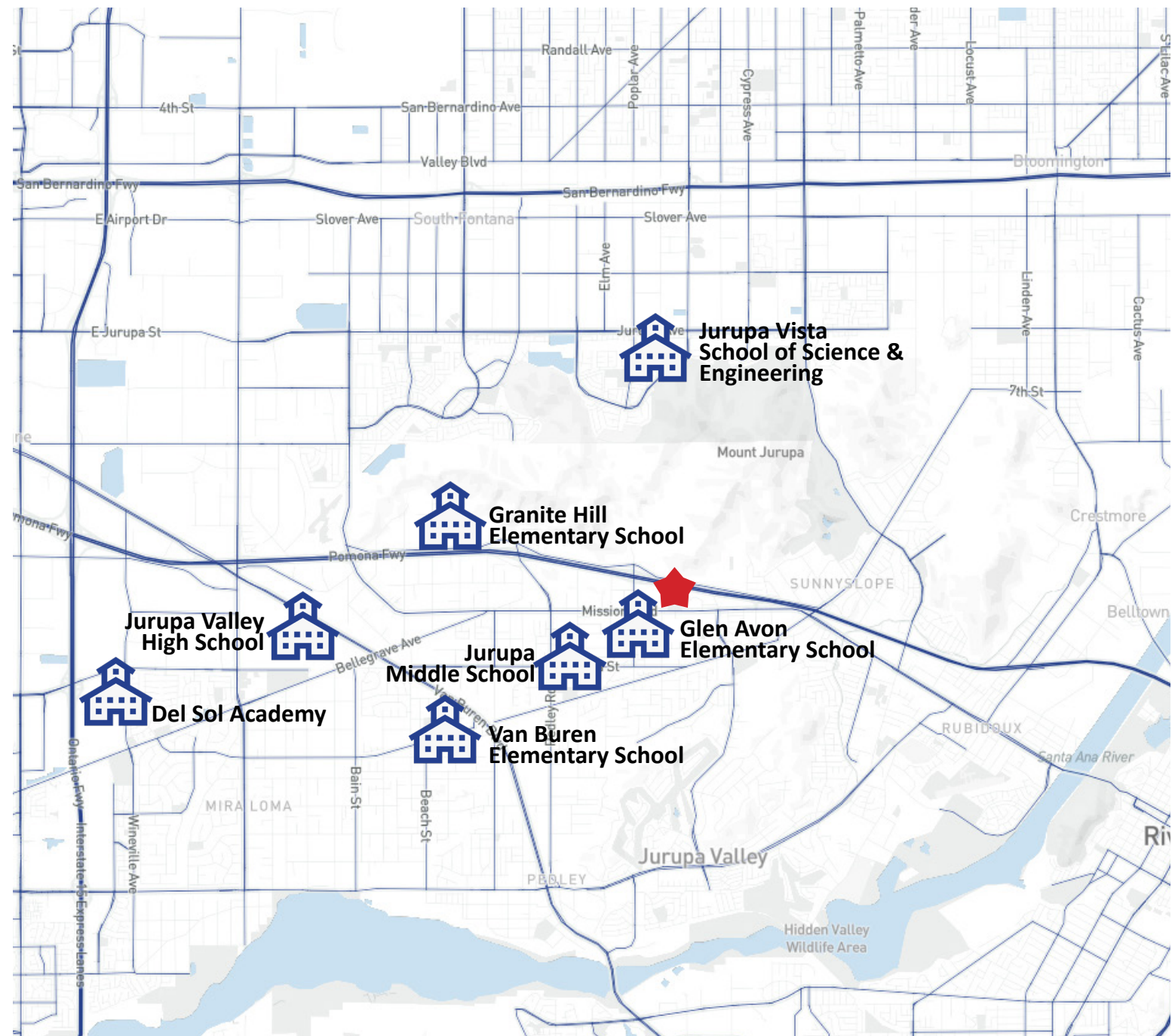
- 19 San Bernardino Airport
- 20 County of Riverside

Education

DISTINGUISHED SCHOOLS

There are several distinguished schools in close proximity to the subject property.

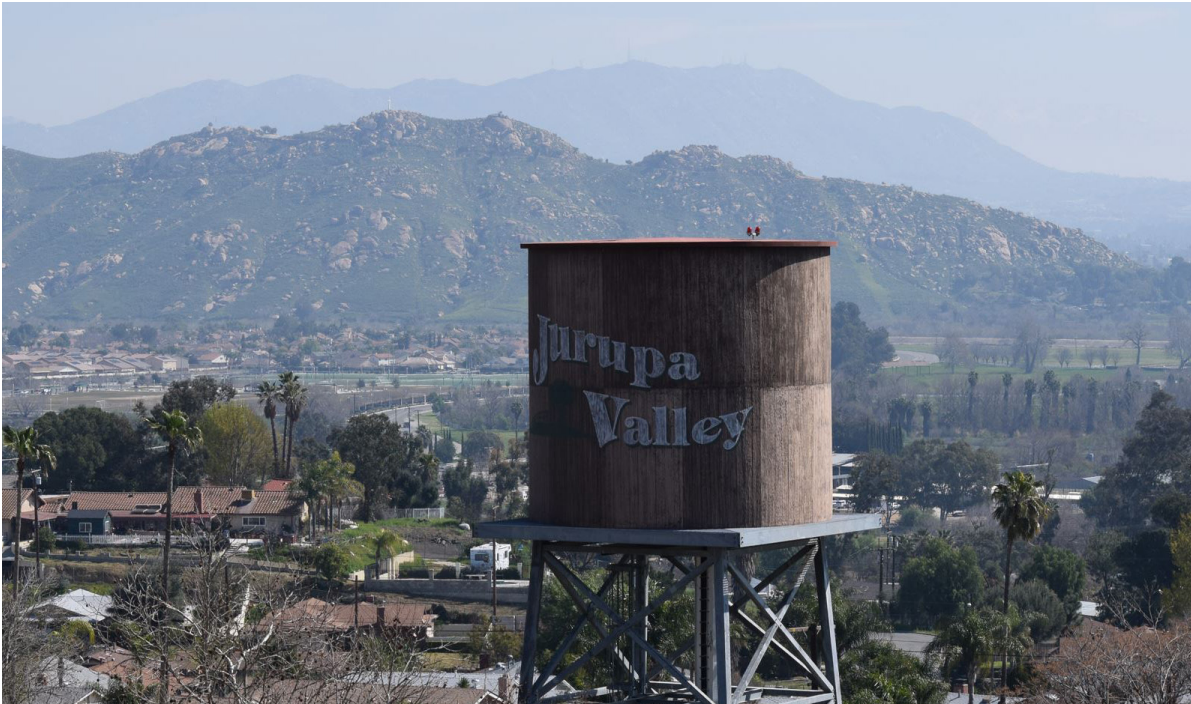
- **Glen Avon Elementary School**
4352 Pyrite St, Riverside, CA 92509
- **Granite Hill Elementary School**
9371 Granite Hill Dr, Riverside, CA 92509
- **Del Sol Academy**
11626 Forsythia St, Jurupa Valley, CA 91752
- **Van Buren Elementary School**
9501 Jurupa Rd, Riverside, CA 92509
- **Jurupa Vista School of Science & Engineering**
15920 Village Dr E, Fontana, CA 92337
- **Jurupa Valley Middle School**
8700 Galena St, Jurupa Valley, CA 92509
- **Jurupa Valley High School**
10551 Bellegrave Ave, Jurupa Valley, CA 91752



Location Overview

JURUPA VALLEY

Jurupa Valley is a city in the northwest corner of Riverside County, California. It was the location of one of the earliest non-native settlements in the county, Rancho Jurupa. The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities.



2024 Summary

Population	107,603
Households	27,343
Median Age	34.7
Median Household Income	\$92,883
Average Household Income	\$110,018

2029 Summary Est.

Population	118,363
Households	30,077



Location Overview

RIVERSIDE COUNTY

The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula's Wine Country to the south.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metropolitan area covers more than 27,000 square miles (70,000 km²) and has a population of approximately 4 million. Most of the area's population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy, and wine-making. Agriculture declined through the 20th century, and since the 1970s a rapidly growing population, fed by families migrating in search of affordable housing, has led to more residential, industrial, and commercial development.

The Inland Empire is poised for extreme growth. The Inland Empire has added over half a million people in the past five years bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lowers housing prices coupled with efficient and multiple transportation routes. In fact, the Riverside-San Bernardino Primary Metropolitan Statistical Area is California's 2nd and the nation's 12th most populous region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to contribute to the sustained economic growth of the Inland Empire. These include:

- The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people. The Inland Empire is also one of America's most unique regions, featuring impeccable mountains, lakes, deserts, and ample recreation and sporting activities, all within an hour's drive to the shores of the Pacific Ocean.
- Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place live, work or visit.



Location Overview

RIVERSIDE COUNTY DEMOGRAPHICS

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California’s fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region’s economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties. In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario International Airport, Palm Springs International Airport and San Bernardino International Airport.

Source: cbcblueprint.com

Census 2019 Summary	
Population	2,189,641
2024 Summary	
Population	2,475,792
Households	774,480
Median Age	37.5
Median Household Income	\$82,637
Average Household Income	\$101,766
2029 Summary Est.	
Population	2,648,362
Households	827,741



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