



**KOREK LAND COMPANY, INC.**



**7.7± ACRES**  
**SAN BERNARDINO, CA**

**LOCATION:** Located less than a mile from California State University San Bernardino, with easy access to I-215 and State Highway 210. The subject property sits on the northeast side of Kendall Drive between N. Campus Parkway and University Parkway in the City of San Bernardino 92407.

**APN/SIZE:** 0261-231-28 = 4.92± acres                      0261-231-26 = 2.76± acres                      **TOTAL = 7.68± acres**

**TOPO:** Flat along Kendall Drive with an upslope towards the back side. Frontage along Kendall is approximately 678'.

**ZONE:** Parcel 28 is zoned CG-3 (General Commercial). Parcel 26 is zoned RU (Residential Urban). **GENERAL PLAN:** CG-3 and RU (9 du/ac). Both parcels are also located in the Hillside Management Overlay and the University District Specific Plan <http://www.ci.san-bernardino.ca.us/pdf/DevSvcs/University%20Dist%20SP%2011-05.pdf> .

**BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** Available in the area. **BUYER TO VERIFY AVAILABILITY FOR BUYER'S INTENDED USE.**

**POTENTIAL:** Excellent mixed-use development opportunity in a prime growth location! Seller has schematic plans for 22,000 SF of commercial/retail space and 60 residential units. The focus of the University District Specific Plan is on pedestrian-oriented development offering a range of housing types for the growing university community.

**ASKING:** Asking \$2,950,000

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**DISCLAIMER NOTICE TO BUYER:** The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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