

OFFERING MEMORANDUM



19.66 AC Master Planned Development Opportunity

Sand Cyn
Mentone CA 92359



COLDWELL BANKER
COMMERCIAL
REALTY

19.66 AC Master Planned Development Opportunity

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OFFERING SUMMARY

ADDRESS	Sand Cyn Mentone CA 92359
LAND ACRES	19.66
APN	0299-321-46
PRICE	Negotiable

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	592	46,713	123,723
2023 Median HH Income	\$132,264	\$101,321	\$86,115
2023 Average HH Income	\$173,756	\$138,347	\$118,397



Conceptual illustration of the vision for the College Village area

PHOTO CREDITS: Image taken from City of Yucaipa's College Village Overlay Guidelines

For sale is a master planned development opportunity in the City of Yucaipa. Situated right in front of Crafton Hills College with an approximate student population of 6,100 square feet, this land parcel and its neighboring parcels are situated in the City of Yucaipa's College Village Overlay District. The College Village Overlay guidelines for the district are "to encourage the development of a vibrant, pedestrian-friendly college village that offers a range of housing and non residential opportunities, including commercial, public, and institutional uses, to serve the diverse needs of the college, Yucaipa community, and the region."

PROPERTY FACTS:

The land parcel itself is approximately 19.66 acres and combined with the neighboring parcels included in the College Village Overlay District total approximately 49.1 acres.

LOCATION:

The location of the College Village Overlay District is ideally located in front of Crafton Hills College and the parcel has frontage along Sand Canyon Road, intersecting into Yucaipa Boulevard. Yucaipa Boulevard is the main drag in the city where there is abundant commercial activity. The 10 freeway is just a couple of miles away from the district.

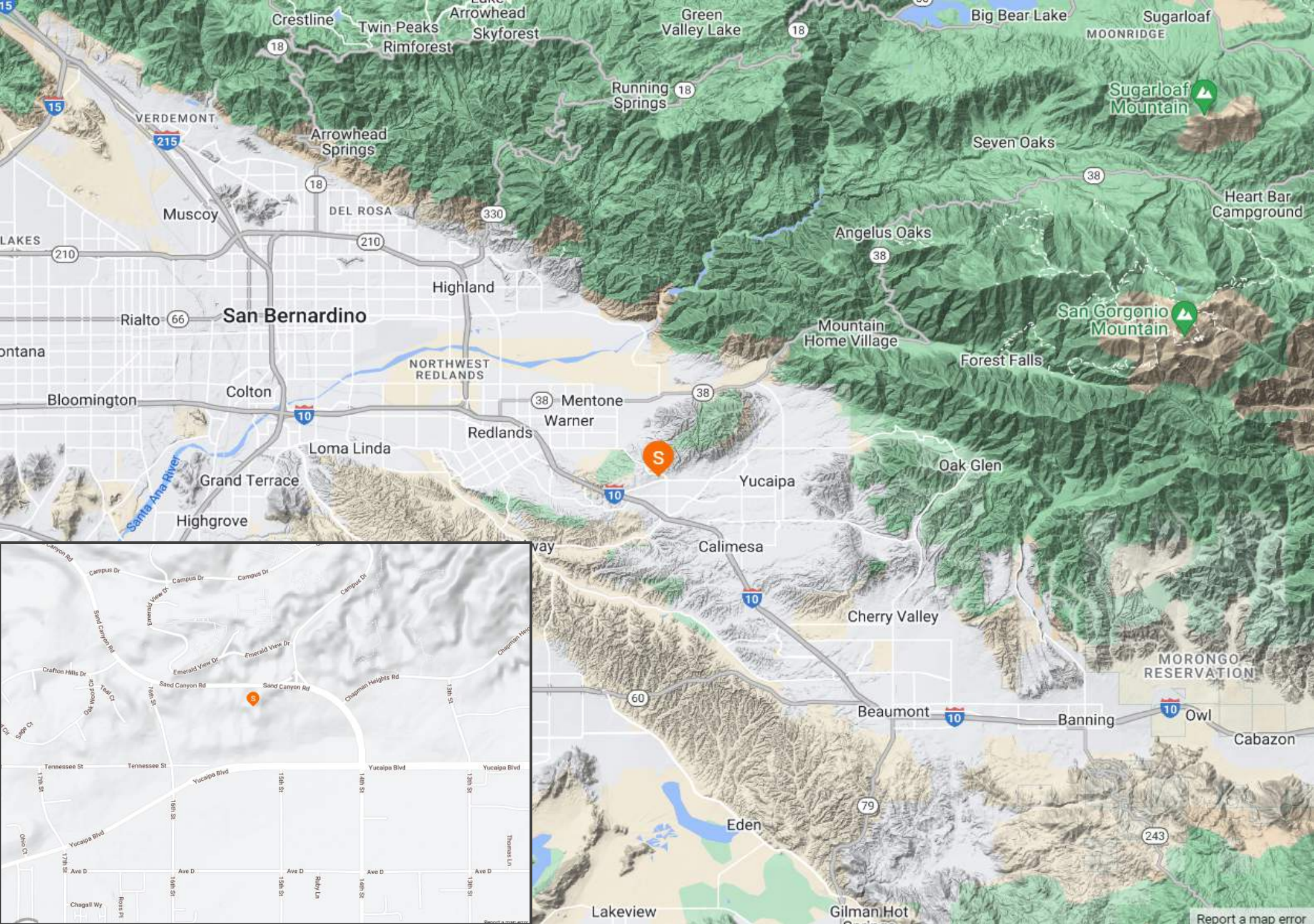
ENVIRONMENTAL IMPACT REPORT*

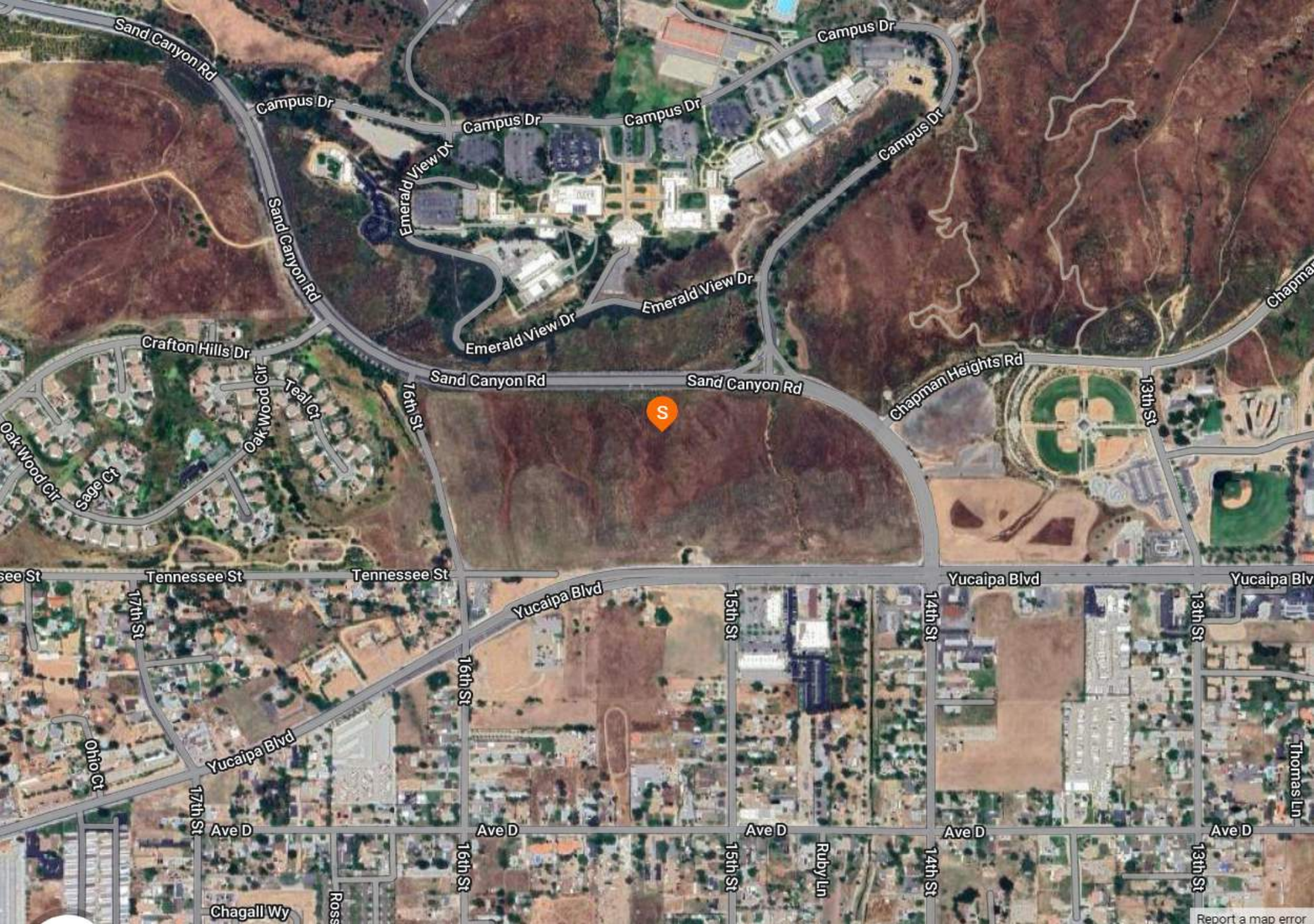
A program environmental impact report was included in the City of Yucaipa General Plan Update from March 2016, potentially expediting city approvals and entitlements for the property.

ADJACENT PROPERTIES

Adjacent properties are not included in this listing. However, listing agent is able to facilitate in the assemblage of the neighboring parcel approximately 27.2 acres.

*Potential Buyers to conduct their own due diligence and investigations





[Report a map error](#)



*Diagram taken from City of Yucaipa's College Village Overlay Guidelines



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	464	37,699	98,383
2010 Population	518	43,358	114,260
2023 Population	592	46,713	123,723
2028 Population	620	47,702	126,203
2023 African American	21	1,751	4,726
2023 American Indian	9	580	1,670
2023 Asian	34	3,296	8,676
2023 Hispanic	196	16,342	48,014
2023 Other Race	69	6,017	20,533
2023 White	353	26,777	66,971
2023 Multiracial	103	8,181	20,831
2023-2028: Population: Growth Rate	4.65 %	2.10 %	2.00 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	6	995	3,623
\$15,000-\$24,999	2	617	2,531
\$25,000-\$34,999	5	752	2,406
\$35,000-\$49,999	9	1,176	3,526
\$50,000-\$74,999	29	2,211	6,740
\$75,000-\$99,999	10	2,145	5,733
\$100,000-\$149,999	33	3,609	9,468
\$150,000-\$199,999	27	1,976	4,215
\$200,000 or greater	49	2,616	5,296
Median HH Income	\$132,264	\$101,321	\$86,115
Average HH Income	\$173,756	\$138,347	\$118,397

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	130	13,916	38,331
2010 Total Households	138	14,888	40,445
2023 Total Households	170	16,097	43,537
2028 Total Households	178	16,532	44,627
2023 Average Household Size	3.47	2.83	2.77
2000 Owner Occupied Housing	84	9,416	23,863
2000 Renter Occupied Housing	42	3,801	12,316
2023 Owner Occupied Housing	123	11,608	28,763
2023 Renter Occupied Housing	47	4,489	14,774
2023 Vacant Housing	5	825	2,029
2023 Total Housing	175	16,922	45,566
2028 Owner Occupied Housing	130	12,071	29,902
2028 Renter Occupied Housing	49	4,461	14,725
2028 Vacant Housing	3	733	1,851
2028 Total Housing	181	17,265	46,478
2023-2028: Households: Growth Rate	4.60 %	2.65 %	2.50 %

Source: esri

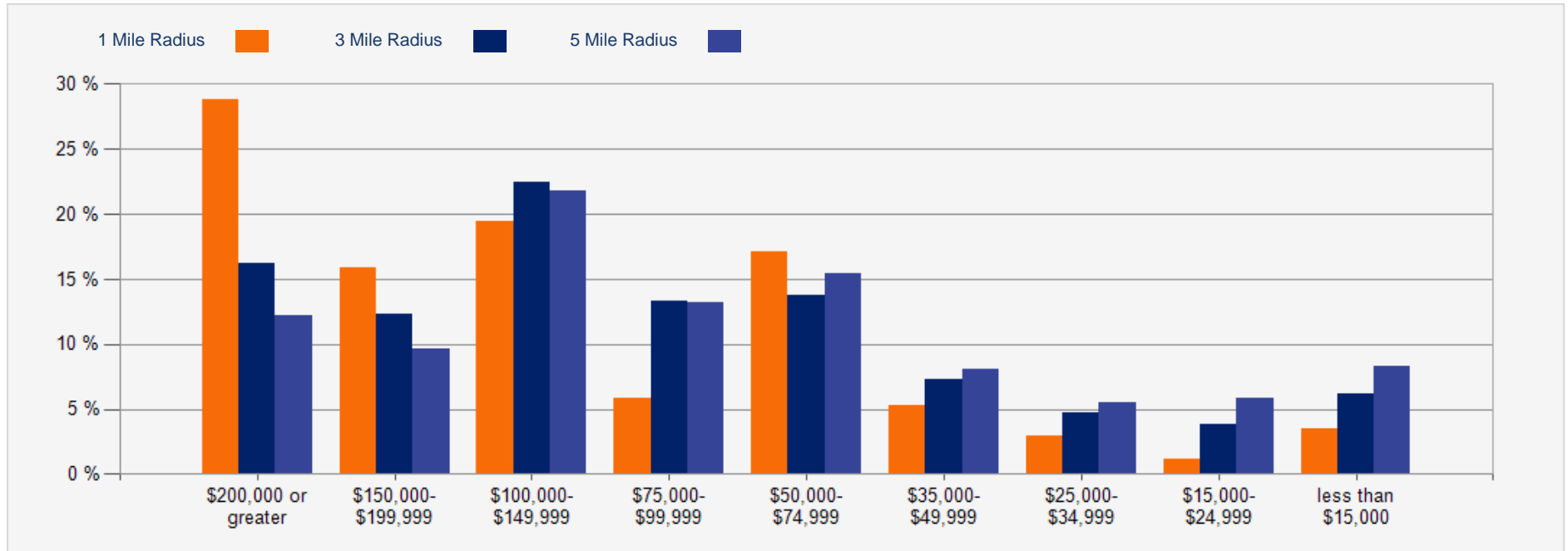
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	53	3,379	8,830
2023 Population Age 35-39	40	2,929	7,877
2023 Population Age 40-44	39	2,838	7,709
2023 Population Age 45-49	31	2,730	7,068
2023 Population Age 50-54	34	2,874	7,362
2023 Population Age 55-59	38	3,083	7,708
2023 Population Age 60-64	43	3,115	7,879
2023 Population Age 65-69	36	2,678	7,035
2023 Population Age 70-74	28	2,136	5,578
2023 Population Age 75-79	19	1,445	3,839
2023 Population Age 80-84	12	903	2,509
2023 Population Age 85+	10	830	2,506
2023 Population Age 18+	466	36,690	96,373
2023 Median Age	39	39	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$113,483	\$93,391	\$84,578
Average Household Income 25-34	\$149,453	\$119,319	\$107,591
Median Household Income 35-44	\$144,134	\$117,681	\$104,561
Average Household Income 35-44	\$197,347	\$156,880	\$135,124
Median Household Income 45-54	\$162,775	\$121,292	\$109,580
Average Household Income 45-54	\$201,567	\$165,477	\$145,407
Median Household Income 55-64	\$157,925	\$113,710	\$98,717
Average Household Income 55-64	\$196,724	\$159,537	\$133,796
Median Household Income 65-74	\$115,685	\$86,782	\$72,591
Average Household Income 65-74	\$162,019	\$127,592	\$106,420
Average Household Income 75+	\$112,649	\$88,305	\$75,010

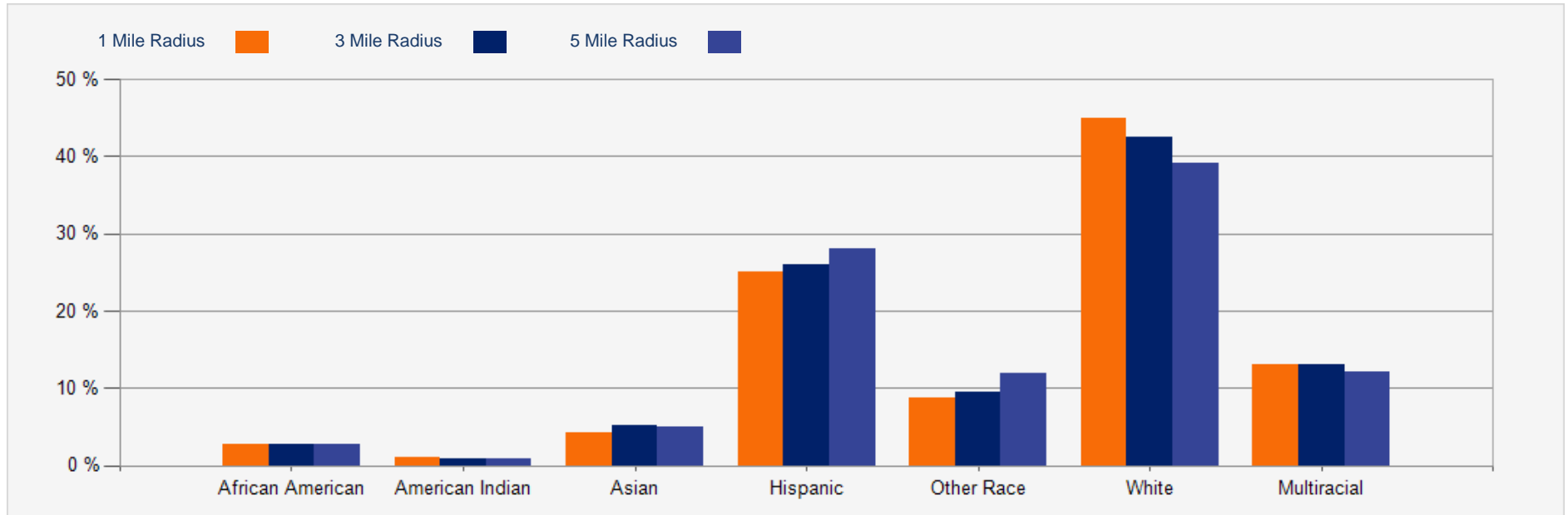
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	39	3,232	8,804
2028 Population Age 35-39	59	3,828	9,469
2028 Population Age 40-44	42	3,056	7,971
2028 Population Age 45-49	40	2,926	7,746
2028 Population Age 50-54	32	2,724	6,961
2028 Population Age 55-59	34	2,814	7,123
2028 Population Age 60-64	35	2,785	7,137
2028 Population Age 65-69	39	2,734	7,196
2028 Population Age 70-74	33	2,395	6,257
2028 Population Age 75-79	25	1,834	4,821
2028 Population Age 80-84	15	1,159	3,158
2028 Population Age 85+	13	978	2,909
2028 Population Age 18+	492	37,631	98,781
2028 Median Age	40	39	39

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$115,154	\$102,844	\$94,245
Average Household Income 25-34	\$154,717	\$134,306	\$121,020
Median Household Income 35-44	\$162,083	\$129,358	\$113,704
Average Household Income 35-44	\$215,860	\$176,383	\$154,292
Median Household Income 45-54	\$173,925	\$133,309	\$117,871
Average Household Income 45-54	\$226,242	\$184,284	\$161,727
Median Household Income 55-64	\$162,935	\$126,264	\$108,547
Average Household Income 55-64	\$215,123	\$178,893	\$151,465
Median Household Income 65-74	\$150,000	\$101,438	\$86,224
Average Household Income 65-74	\$194,559	\$148,136	\$126,004
Average Household Income 75+	\$141,692	\$109,100	\$92,191

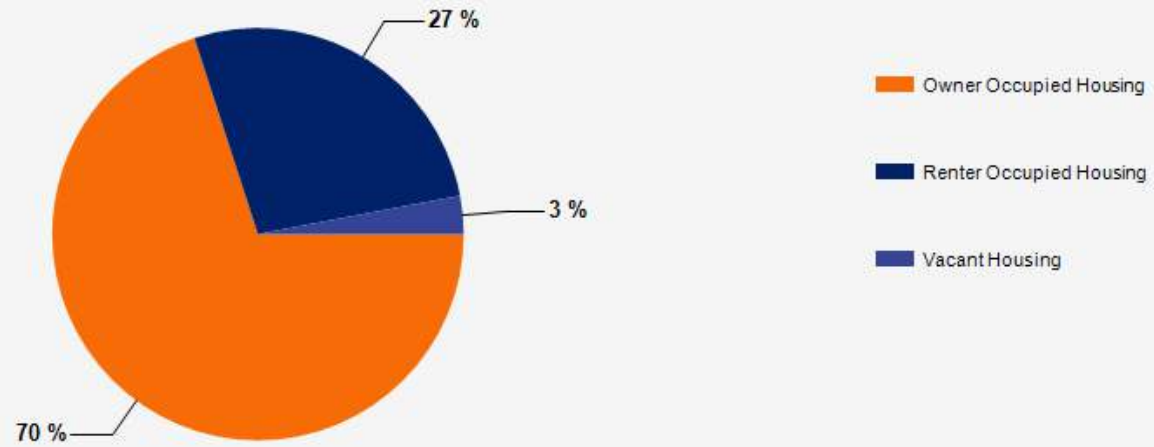
2023 Household Income



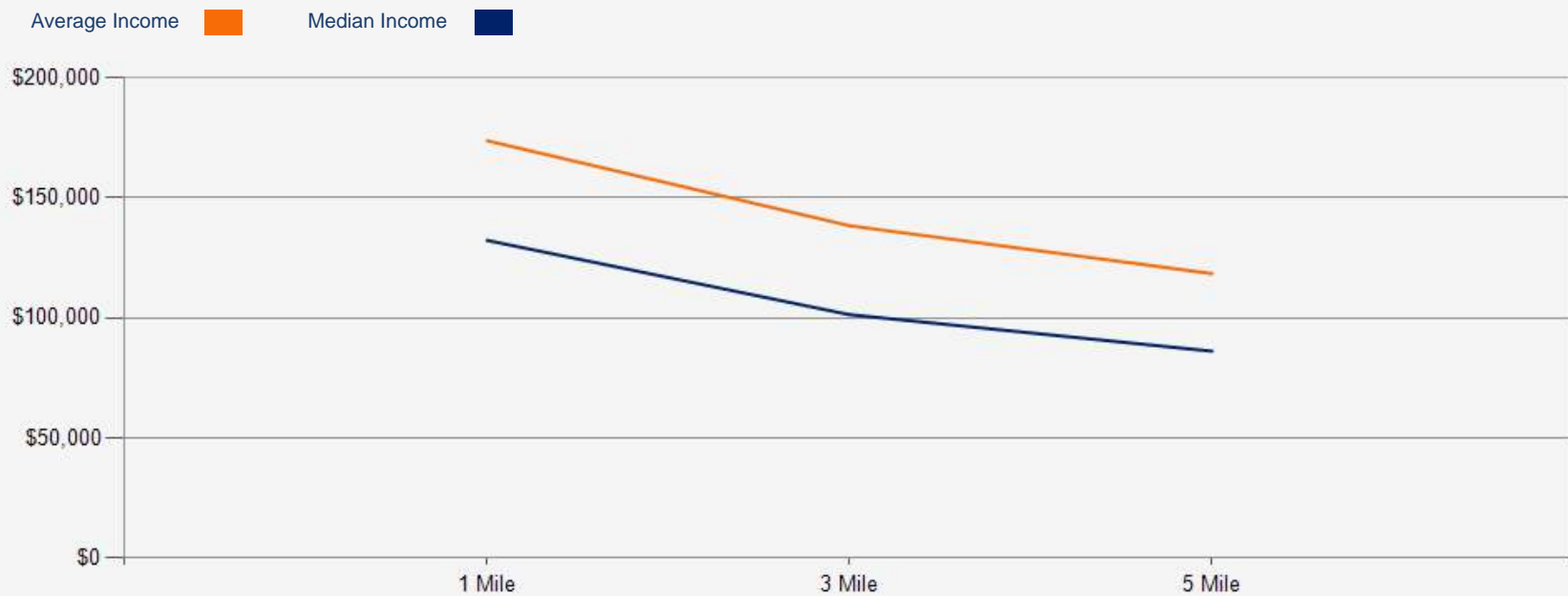
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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