

OFFERING MEMORANDUM

Hillside Ave

HILLSIDE AVE

Norco, CA 92860

PRESENTED BY:

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

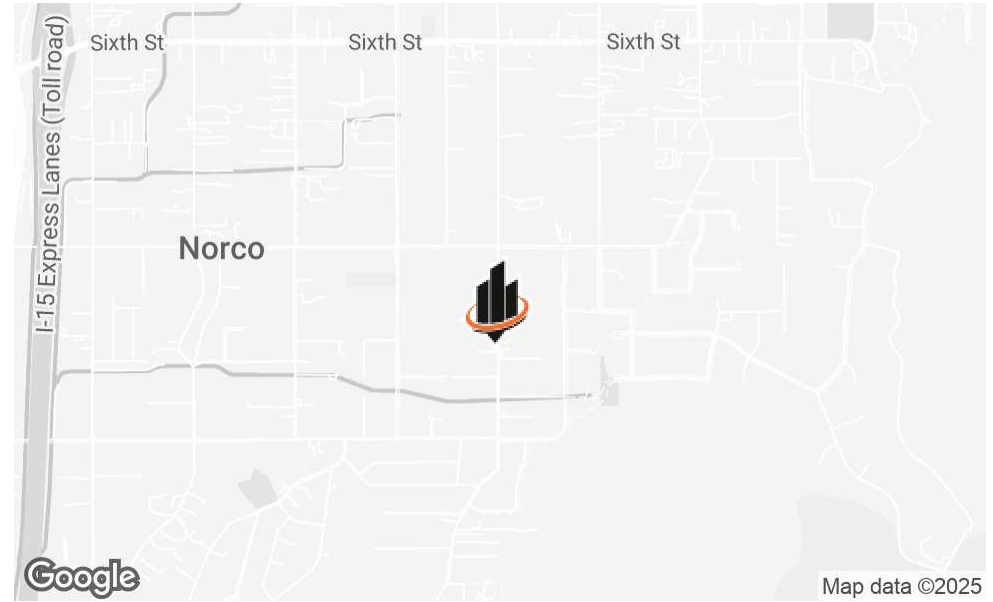
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
LOT SIZE:	11.88 Acres

PROPERTY DESCRIPTION

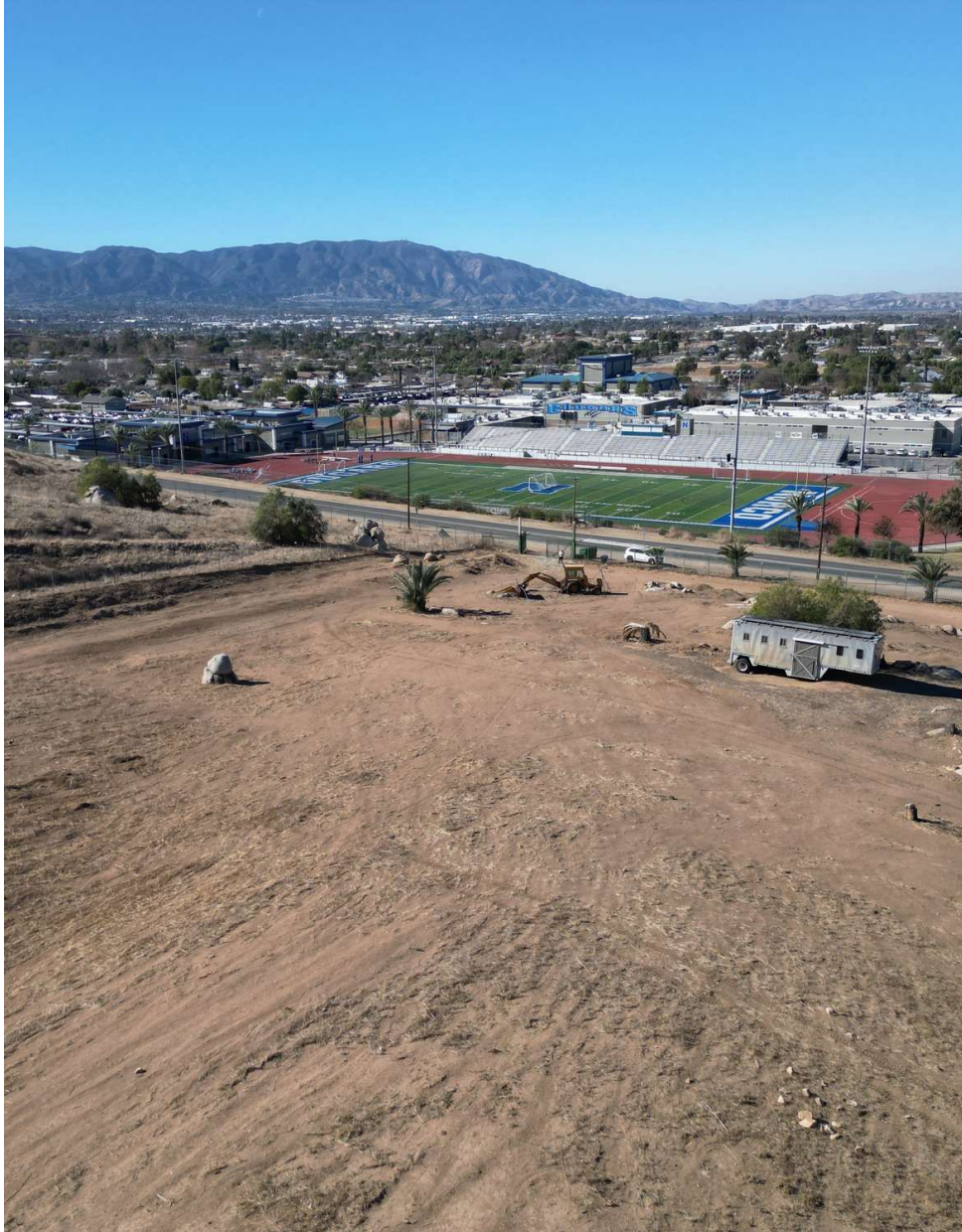
Prime Equestrian Property in Norco – “Horsetown USA”

Located in the heart of Norco, CA, these two adjacent parcels (APNs 123-250-010 & 123-250-011) offer a rare opportunity to build your dream estate, equestrian facility, or agricultural retreat in one of Southern California’s most sought-after rural communities. Known for its horse-friendly infrastructure, dirt trails, and ranch-style living, Norco provides the perfect setting for those who value open space and a strong equestrian lifestyle.

Zoned for residential and agricultural use, these lots offer ample space for custom homes, stables, barns, and more. The city’s commitment to large lot sizes and rural preservation ensures a private and spacious atmosphere, while its proximity to the 15 Freeway provides easy access to major hubs. Potential subdivision options may exist depending on zoning requirements—buyers are encouraged to verify with the city.

Norco’s thriving community events, rodeos, and equestrian culture make this an ideal investment for horse enthusiasts, outdoor lovers, or those seeking a unique blend of country charm and modern convenience. Additionally, California’s favorable property tax laws and potential agricultural tax benefits add further value. Don’t miss this rare opportunity to secure land in one of the last true equestrian communities in Southern California!

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Norco, known as "Horsetown USA," is a unique city where the rural, equestrian lifestyle is deeply ingrained in the community. Unlike most cities, Norco is designed to accommodate horseback riding, featuring dirt trails instead of sidewalks, hitching posts outside businesses, and equestrian-friendly parks. With its large lots and ranch-style homes, Norco offers residents plenty of open space, making it a haven for horse lovers and those seeking a more relaxed, country-style way of life.

Beyond its Western charm, Norco provides a strong sense of community, top-rated schools, local dining, shopping centers, and ample recreational opportunities. The city hosts rodeo events, horse shows, and community gatherings that highlight its deep-rooted equestrian culture. Families and outdoor enthusiasts enjoy parks, sports facilities, and nature preserves, including the Santa Ana River Trail, Ingalls Park, and SilverLakes Sports Complex.

Despite its rural appeal, Norco is conveniently located near major freeways, including the 15, 91, and 60, providing easy access to Los Angeles, Orange County, and the Inland Empire. Residents benefit from modern amenities while maintaining a small-town feel that sets Norco apart. Whether you're drawn to the equestrian lifestyle, outdoor activities, or close-knit community, Norco offers a unique blend of country charm and suburban convenience.

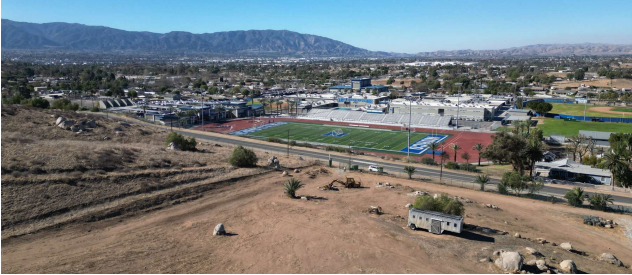
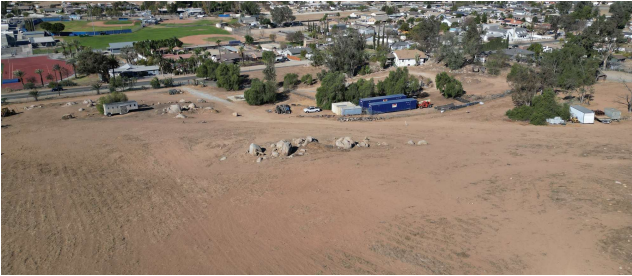
COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Prime equestrian property in sought-after Norco, "Horsetown USA"
- Two adjacent parcels zoned for residential and agricultural use
- Ample space for custom homes, stables, barns, and more
- Proximity to the 15 Freeway provides easy access to major hubs
- Potential subdivision options available, verify with the city
- Rare opportunity to secure land in a true equestrian community
- Probate Sale

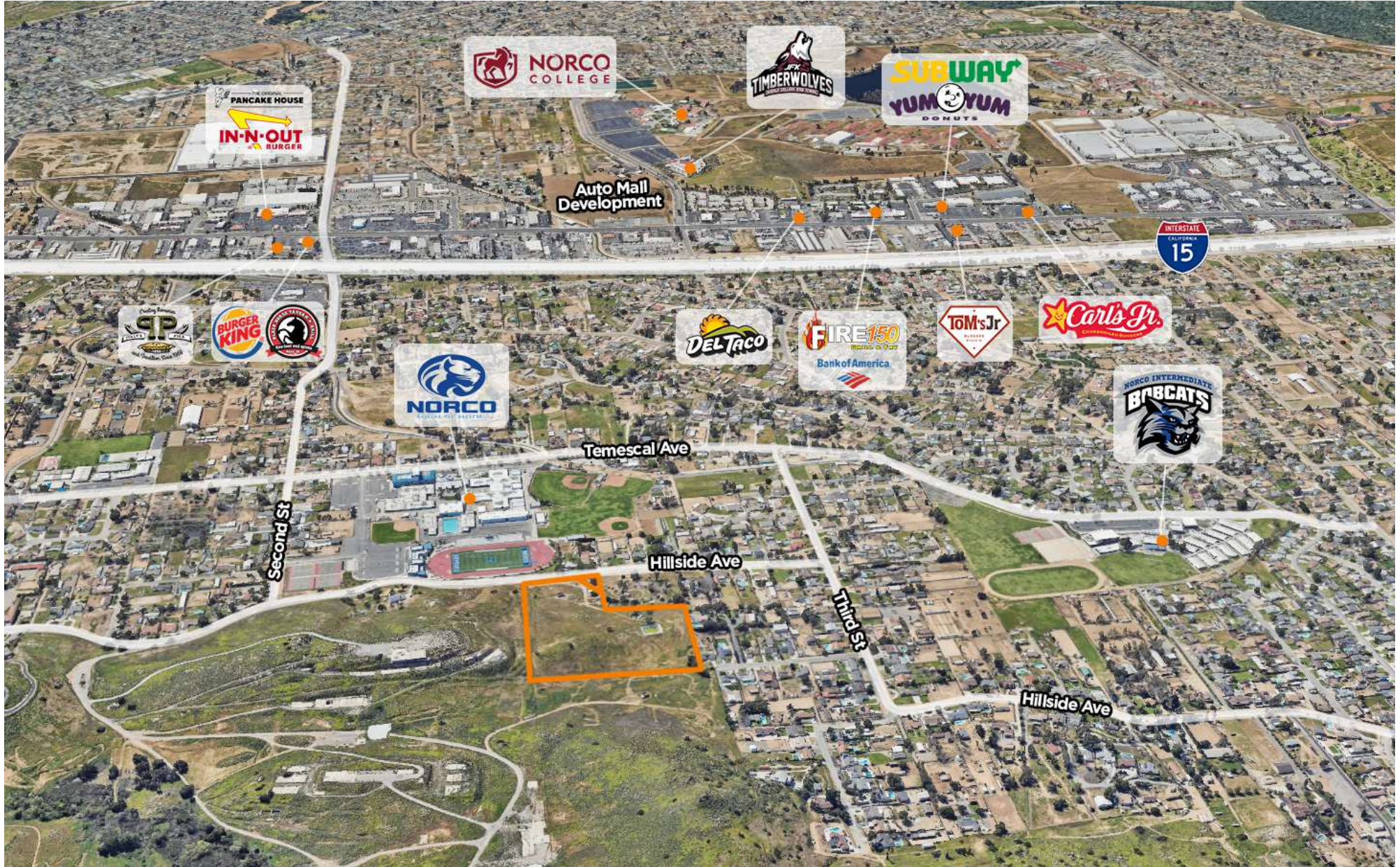
ADDITIONAL PHOTOS



An aerial photograph of a sports field and surrounding area. In the foreground, there is a large, circular graphic overlay with a white background and a dashed border. The text "SECTION 2" is in orange, and "Location Information" is in black. The background shows a green sports field with blue markings, a red running track, and bleachers. Beyond the field, there are various buildings, including a large white building with a blue sign that says "SUN". In the distance, there are mountains under a clear blue sky. The foreground is a dirt area with some rocks and a small white trailer.

SECTION 2
Location
Information

REGIONAL MAP



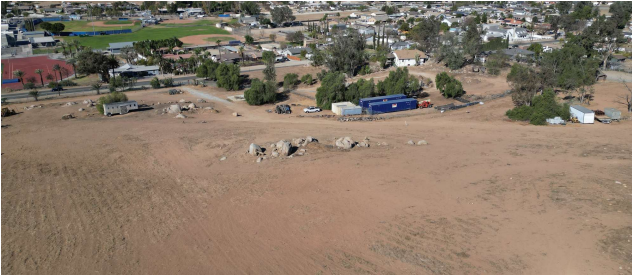
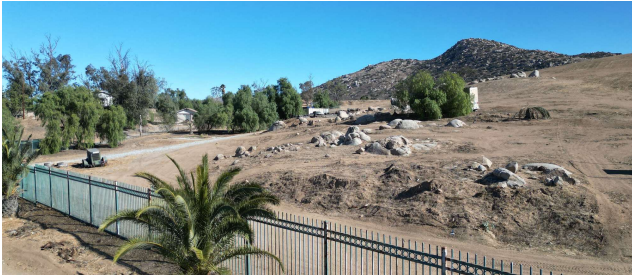
ADDITIONAL PHOTOS



AERIAL



ADDITIONAL PHOTOS





SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

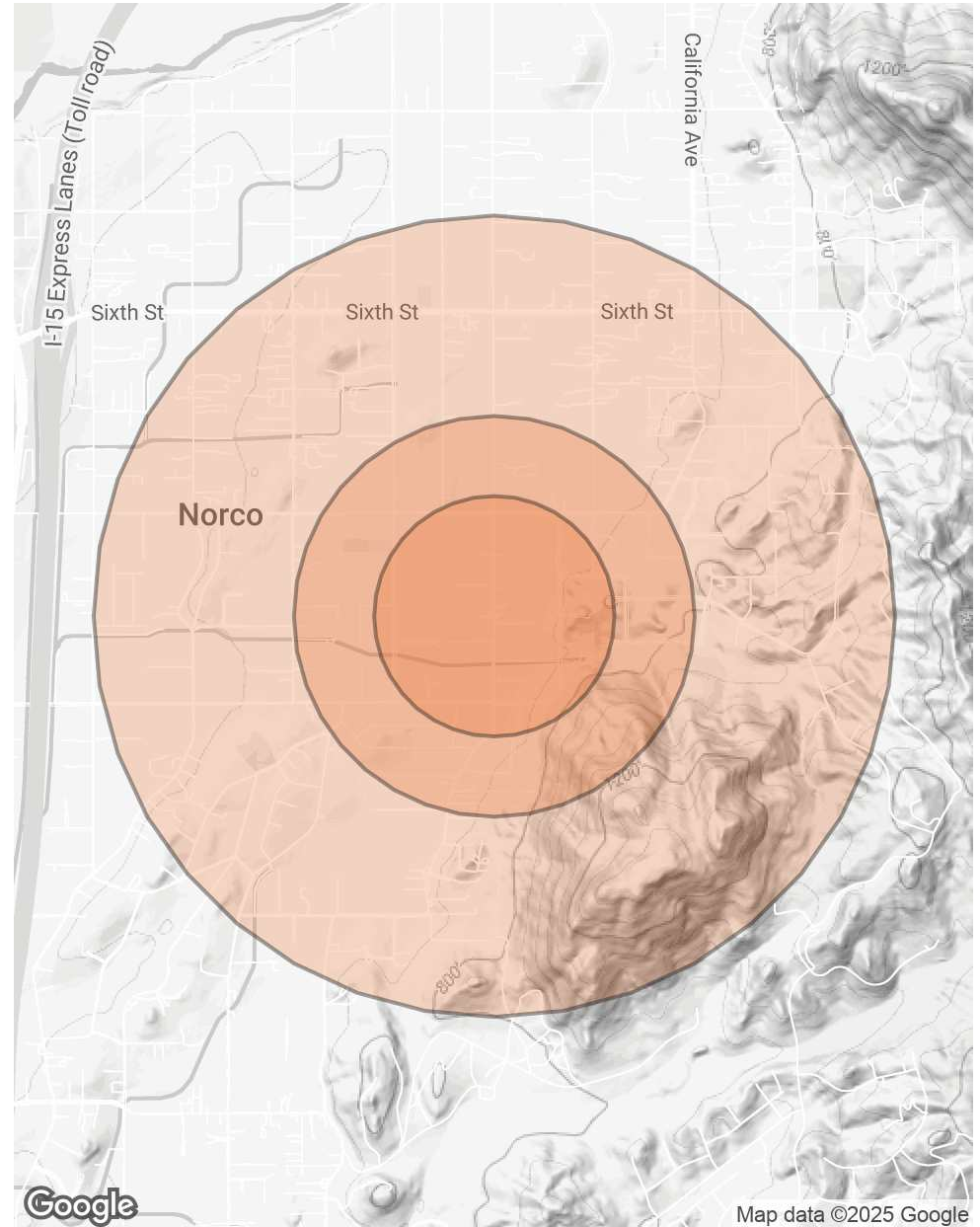
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	446	1,697	6,378
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	137	540	2,051
# OF PERSONS PER HH	3.3	3.1	3.1
AVERAGE HH INCOME	\$156,541	\$143,443	\$140,950
AVERAGE HOUSE VALUE	\$813,218	\$780,733	\$789,942

Demographics data derived from AlphaMap



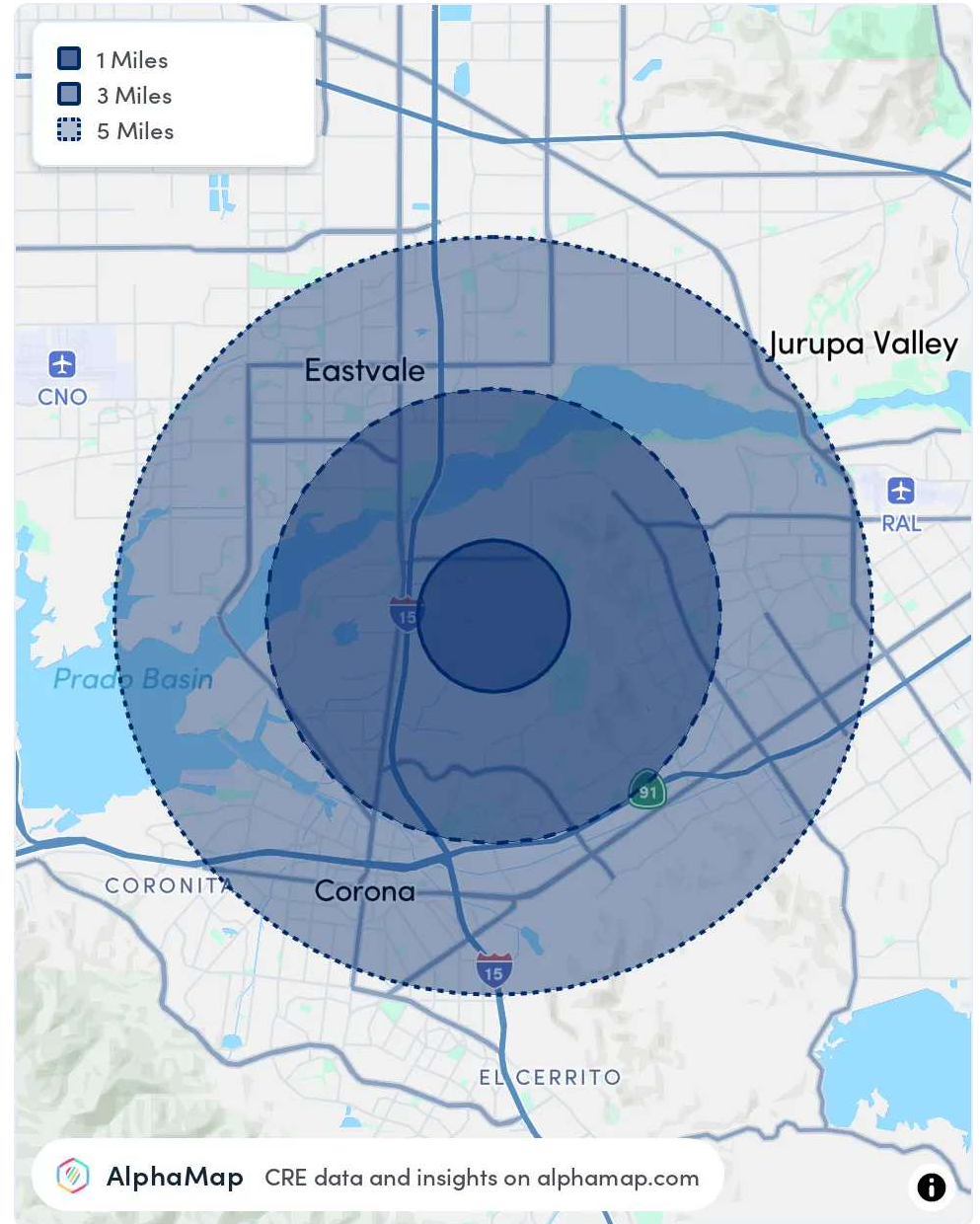
AREA ANALYTICS

POPULATION

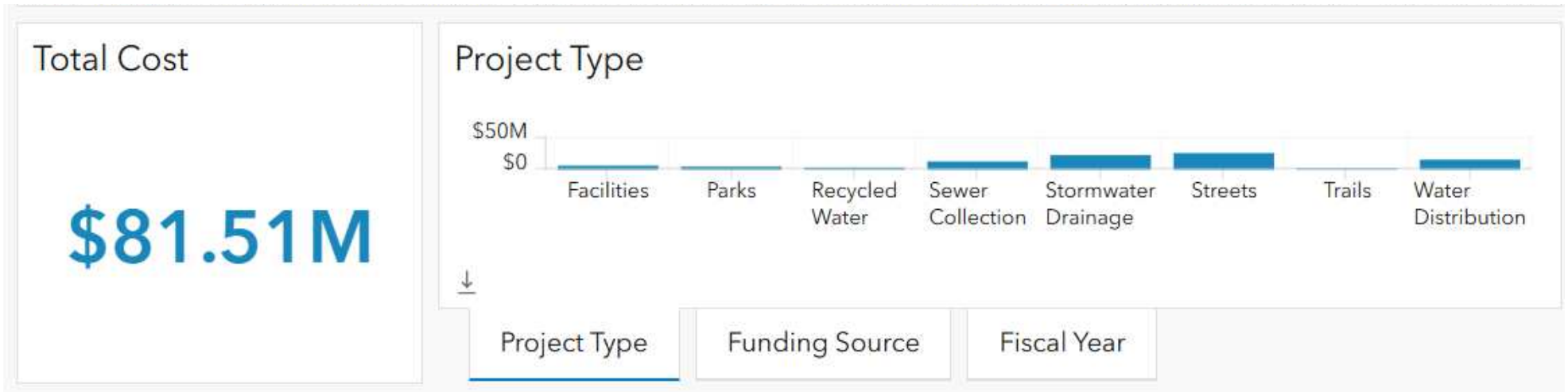
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,378	93,740	299,642
AVERAGE AGE	41	38	37
AVERAGE AGE (MALE)	40	37	36
AVERAGE AGE (FEMALE)	42	40	38

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,051	26,854	82,847
PERSONS PER HH	3.1	3.5	3.6
AVERAGE HH INCOME	\$140,950	\$139,448	\$133,696
AVERAGE HOUSE VALUE	\$789,942	\$724,855	\$667,143
PER CAPITA INCOME	\$45,467	\$39,842	\$37,137



NORCO CAPITAL IMPROVEMENTS INVESTMENT

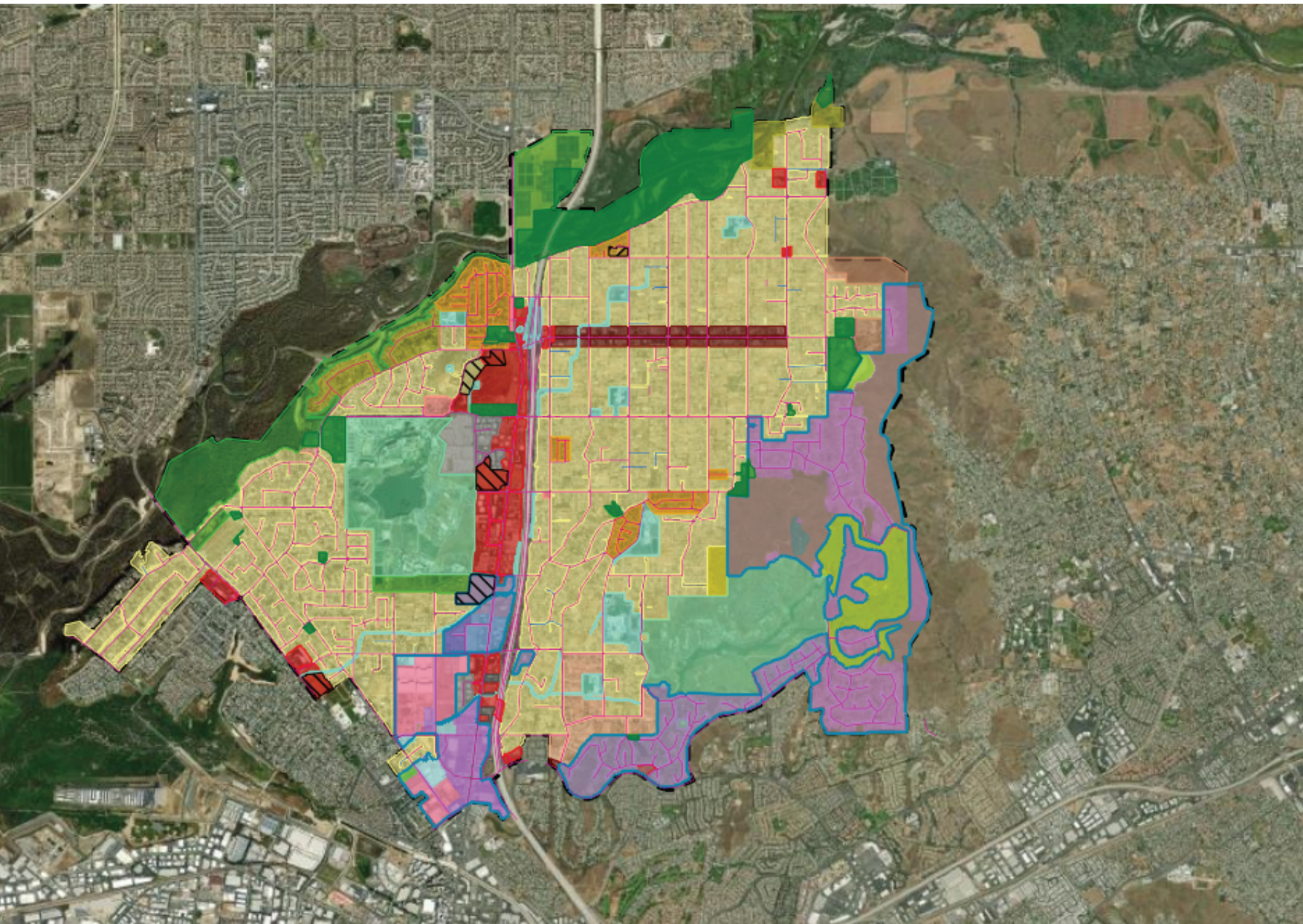


CAPITAL PROJECTS IN NORCO AND CORONA

Norco and Corona, neighboring cities in Riverside County, California, are actively investing in various development projects to enhance infrastructure, community services, and overall quality of life for their residents. 2050 General Plan Update: Norco is undertaking a comprehensive update of its General Plan, aiming to preserve the city's equestrian-oriented, rural character while promoting sustainable growth. This plan focuses on maintaining large-lot residential neighborhoods, enhancing downtown areas, conserving natural open spaces, and celebrating the city's heritage. Capital Improvement Projects (CIP): The city's CIP encompasses extensive upgrades, including water and sewer main replacements, street reconstruction and paving, horse trail maintenance, and the development of new storm drains and treatment plants. These efforts are designed to modernize essential infrastructure and improve public amenities. Downtown Revitalization: Corona is actively revitalizing its downtown area, particularly the Sixth Street corridor. The city has launched projects to enhance urban design, improve pedestrian and bicycle linkages, and stimulate economic development. These initiatives aim to transform downtown into a vibrant community hot spot.

Both cities are committed to strategic planning and investment in development projects that address current needs while preparing for future growth, ensuring a high quality of life for their communities.

NORCO ZONING MAP



Legend

- Zoning**
- A-1-10: AGRICULTURAL - LOW DENSITY (10 AC)
 - A-1-20: AGRICULTURAL - LOW DENSITY (20,000 SQ. FT.)
 - A-1-40: AGRICULTURAL - LOW DENSITY (40,000 SQ. FT.)
 - A-E: AGRICULTURAL ESTATE
 - C-4: COMMERCIAL
 - C-G: COMMERCIAL GENERAL
 - C-O: COMMERCIAL OFFICE
 - HS: HILLSIDE AGRICULTURAL - LOW DENSITY
 - LD: LIMITED DEVELOPMENT
 - M-1: HEAVY COMMERCIAL/LIGHT MANUFACTURING
 - M-1 (CTO-1): COMMERCIAL TRANSITION OVERLAY
 - OS: OPEN SPACE
 - PAD: PRESERVATION AND DEVELOPMENT
 - R-1-10 Animal Keeping Overlay
 - Housing Development
-
- Specific Plans**
- Specific Plans**
-
-
- Specific Plan Zoning**
- Active OS
 - Active OS / Not a Part of a Specific Plan (Hidden Valley Golf Course)
 - C (Commercial)
 - C-G
 - I (Industrial)
 - M-1
 - None



PRESENTED BY:

○ ————— ○

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