ORCHARD/ VACANT LAND

13557 Mile High Ranch Road
Mile High Ranch Road
YUCAIPA | OAK GLEN, CA 92399

OFFERING MEMORANDUM

Offering Memorandum Disclaimer:

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2 VACANT LAND PARCELS

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INVESTMENT ADVISORS

Nathan Holthouser
President
949.229.2273
Lic. 01838616
nathan@coastalcommercial.com

Tram Church
Senior Vice President
949.791.9089
Lic. 01478857
tram@coastalcommercial.com

Maggie Attashian
Associate
949.478.2450
Lic. 02095633
maggie@coastalcommercial.com

Rebecca Canalez
Chief Operating Officer
562.522.4885
Lic. 01384744
rebecca@coastalcommercial.com

INVESTMENT OVERVIEW

1. INVESTMENT OVERVIEW

TOTAL LIST PRICE:	**$1,000,000**
Vacant Land - 13557 Mile High Ranch Road:	$300,000
Vacant Land - Mile High Ranch Road:	$700,000

1. INVESTMENT OVERVIEW

Address:	13557 Mile High Ranch Road, Yucaipa, CA 92399
APN:	0325-141-15-0000
County:	San Bernardino
Price:	$300,000
Lot Size (Acres):	±20.96 Acres

*Buyer to verify actual square footage

Land Use Designation/ Zoning: The County of San Bernardino has designated the subject property's zoning to be Oak Glen/Rural Living-20 (OG/RL-20). The minimum lot size is 20-acres.

1. INVESTMENT OVERVIEW

Address:	Mile High Ranch Road Yucaipa, CA 92399
APN:	0325-141-16-0000
County:	San Bernardino
Price:	$700,000
Land Size:	±38.94 Acres

*Buyer to verify actual square footage.

Land Use Designation/ Zoning: The County of San Bernardino has designated the subject property's zoning to be Oak Glen/Rural Living-5 (OG/RL-5). This allows five-acre minimum lot sizes.

1. INVESTMENT OVERVIEW

DEVELOPMENT LAND

The subject property includes two combined parcels totaling approximately 59.90 acres:

- Mile-High Ranch Road: ±38.94 Acres
- 13557 Mile-High Ranch Road: ±20.96 Acres

PORTFOLIO OPTION

This offering represents a rare and highly flexible opportunity to acquire the existing apple orchard and agribusiness, along with ±60 acres of adjacent land with potential for residential development or other creative uses. The parcels may be purchased together or separately, allowing investors to tailor the acquisition to their strategy—whether for income generation, land banking, future development, or a combination of these. The site's proximity to Oak Glen's revitalization corridor and its scenic, high-visibility location add further potential for value creation and long-term appreciation. Property includes a house that presents an opportunity for renovation and potential enhancement of the overall property.

INVESTMENT HIGHLIGHTS

2. INVESTMENT HIGHLIGHTS - 13557 MILE HIGH RANCH ROAD

PARCEL DETAILS

The subject property consists of a moderately sloping potential building pad located in the northern-central portion of the site, comprising approximately ±4.0 acres of net usable area, per Google Earth imagery. The remainder of the property features a valley area extending from northeast to southwest, with rolling to hilly topography throughout the balance of the site. **Existing Residence**: Property includes a house that presents an opportunity for renovation and potential enhancement of the overall property.

UTILITIES & ZONING

The subject property is served by electricity available in the street and provided by Southern California Edison ("SCE"). Public water service is provided by Oak Glen Domestic Water, and the property also benefits from on-site water well access. There is currently no natural gas or propane service, sanitary sewer, or septic system located on the site.

2. INVESTMENT HIGHLIGHTS - MILE HIGH RANCH ROAD

PARCEL DETAILS

The subject property consists of a moderately sloping pad located in the central portion of the site, east of Mile-High Ranch Road. The property generally slopes downward from north to south and from east to west. The site comprises approximately ±32.41 acres of net usable area, per Google Earth imagery. A valley area extends along the eastern property boundary, with rolling to hilly topography throughout the northwestern portion of the site.

UTILITIES & ZONING

The subject property is serviced by electricity provided by Southern California Edison ("SCE").Public water service is available through Oak Glen Domestic Water, and the site also includes an onsite water well reportedly capable of pumping approximately 160 gallons per minute, according to ownership. During an inspection conducted in connection with a 2019 appraisal, two water storage tanks were observed on the property, along with an on-site pumphouse.

Septic systems were present on the site at the time of the inspection. Propane tanks were also observed on the property.

PROPERTY
PHOTOS

3. PROPERTY PHOTOS

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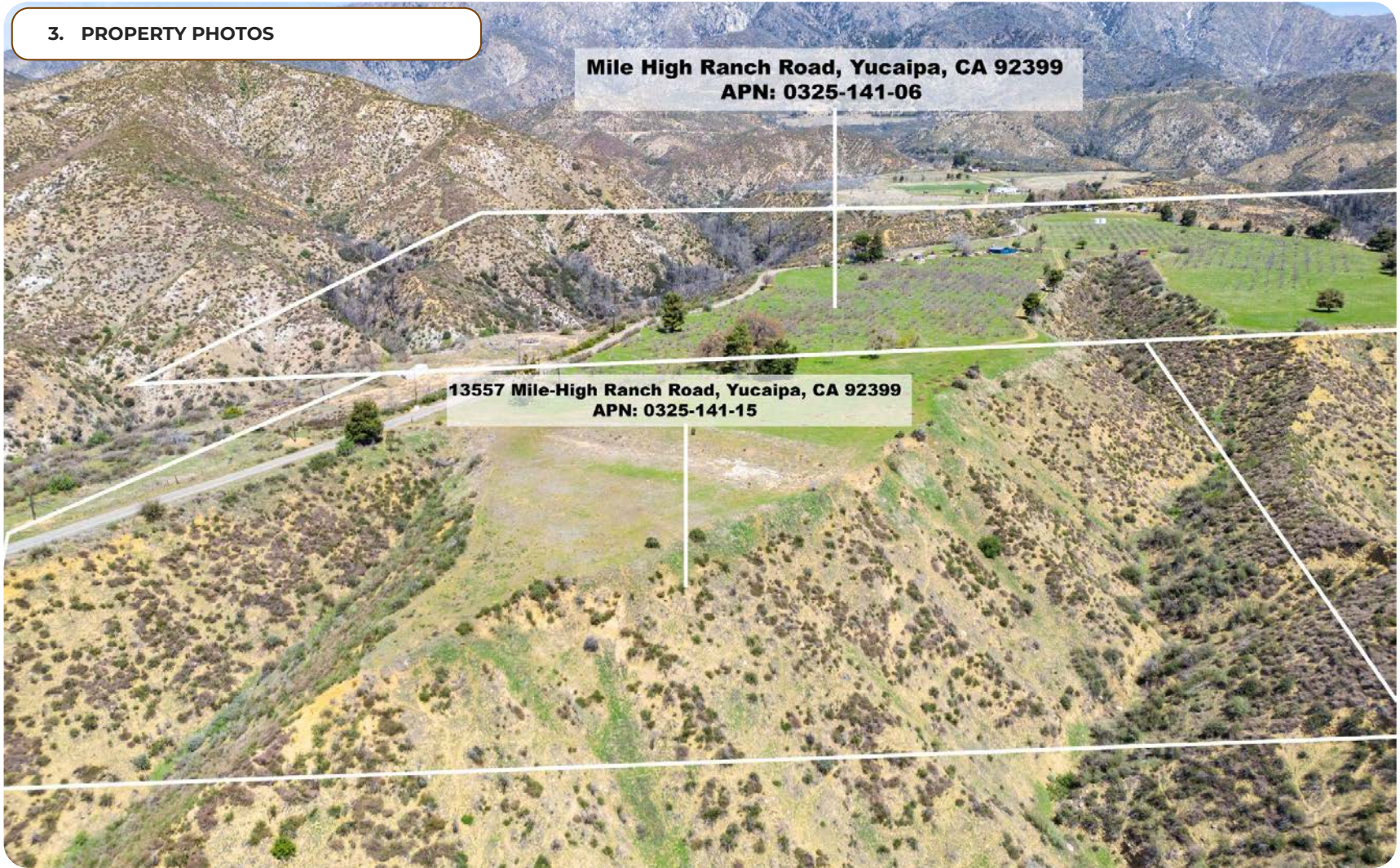


3. PROPERTY PHOTOS

COMMUNITY OF OAK GLEN

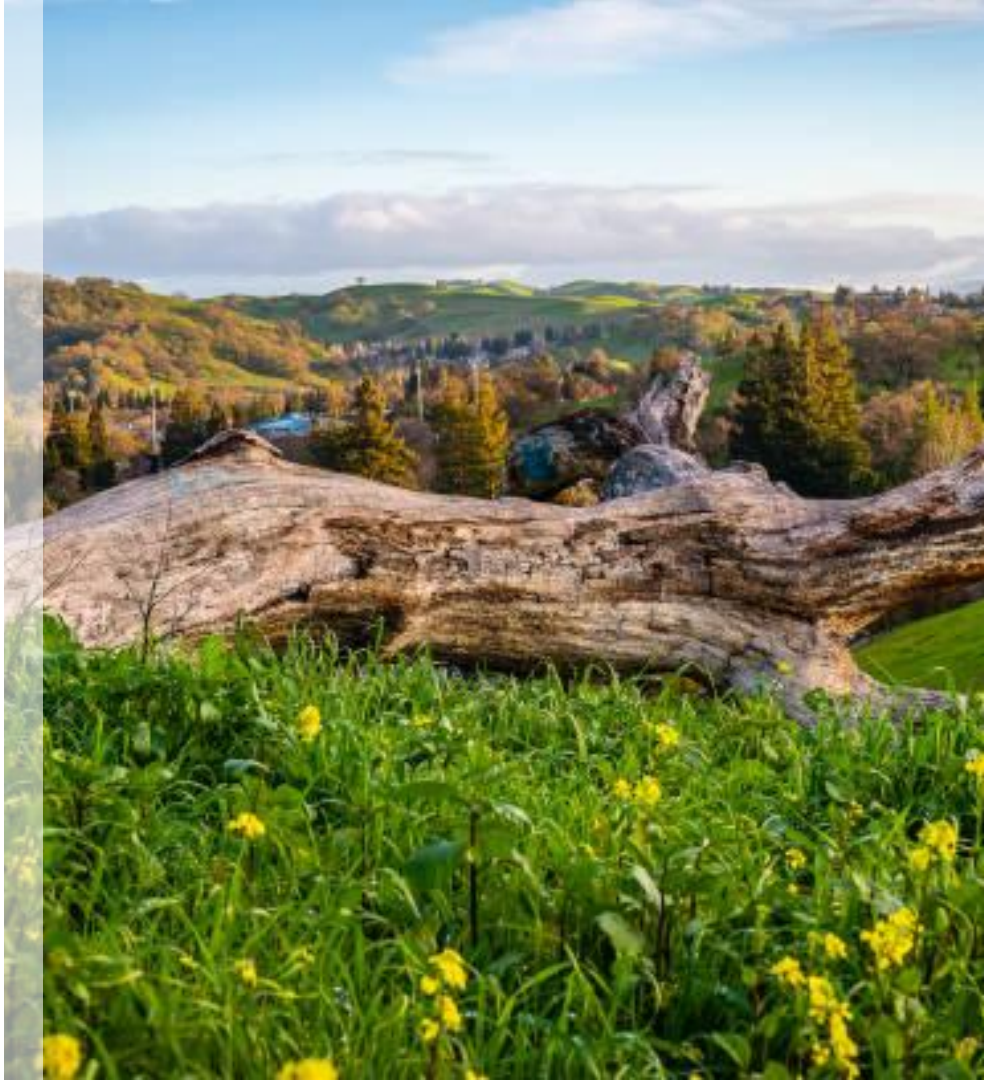
4. COMMUNITY OF OAK GLEN

OAK GLEN

Oak Glen is a small agricultural community located in the foothills of the San Bernardino Mountains, adjacent to the San Bernardino National Forest and just east of the City of Yucaipa in San Bernardino County, California. The area is situated approximately 15 miles east of the City of San Bernardino and at an elevation ranging from approximately 4,000 to 6,000 feet above sea level.

Historically developed as a farming community, Oak Glen has maintained its rural and agricultural character while also serving as a regional destination. The area includes apple orchards and sheds, restaurants, retail shops, camps, living history farms, family-oriented attractions, and single-family residences, contributing to steady seasonal and year-round visitation.

The surrounding 92399 ZIP code has a population of approximately 53,400, according to a Realtors Property Resource (RPR) neighborhood report. The City of Yucaipa, in coordination with San Bernardino County, provides the necessary municipal services and infrastructure to support the local and regional population.



HIDDEN GEMS OF OAK GLEN

Oak Glen's hidden gems blend mountain serenity with historic charm, focusing on places like the Oak Glen Preserve for tranquil hikes among oaks and orchards, Stone Soup Farm for authentic heritage experiences, and lesser known trails within the San Gorgonio Wilderness for solitude offering unique spots beyond the popular apple farms for quiet exploration, history, and natural beauty.

TOP ATTRACTIONS NEAR OAK GLEN

OAK GLEN PRESERVE

A tranquil spot with diverse botanical gardens, ponds, and wildlife, great for hiking, picnics, and enjoying nature away from crowds.

SAN BERNARDINO PEAK TRAIL

A challenging hike deep in the wilderness for stunning solitude, offering established campsites and incredible views, though always check current forest conditions/closures.

STONE SOUP FARM & HERITAGE ORCHARD

Beyond just apples, it's a spot for historic farm experiences, local produce, and peaceful walks through old orchards.

OAK GLEN SCHOOL HOUSE MUSEUM

A small, historic site offering a glimpse into the area's past, often overlooked by visitors focused solely on orchards.

WILDHAVEN RANCH

For wildlife enthusiasts, this ranch offers unique encounters and education about local animals, a different kind of nature experience.

CITY OF YUCAIPA AREA (ADJACENT TO OAK GLEN)

Oak Glen Road Improvements & Utilities:
- The Yucaipa Valley Water District conducted significant construction in 2025, installing new sewer and potable water mainlines along Oak Glen Road to support proposed future developments.

Commercial Development:
- A commercial development project on Oak Glen Road near Colorado Street/Calimesa Boulevard that was approved in early 2025 includes plans for a convenience store expansion, a car wash, a hotel, and a gas station (Freedom gas).

Residential & Specific Plans:
- The Oak Glen Creek Specific Plan is a long-term guide for development in a specific project area, including residential (known as “Serrano Lake”), open space with a lake, and an “Innovation District”.
- The “Residences at Oak Glen Creek Specific Plan Development” (a 144-house project) was also undergoing environmental review processes in late 2025.

Yucaipa Valley Wine Country Specific Plan:
- This plan aims to guide development of the local wine industry with regulations for winery tiers, tasting rooms, and requirements for planting, to encourage entrepreneurism while managing land use.

OAK GLEN DEMOGRAPHICS

5. OAK GLEN DEMOGRAPHICS

	3 Miles		5 Miles	
Place of Work				
2025 Businesses	63		260	
2025 Employees	421		1,417	
Population				
2025 Population - Current Year Estimate	1,214		14,754	
2030 Population - Five Year Projection	1,190		14,635	
2020 Population - Census	1,229		14,951	
2010 Population - Census	1,140		14,231	
Generations				
2025 Population	1,214		14,754	
Generation Alpha (Born 2017 or Later)	77	6.3%	1,210	8.2%
Generation Z (Born 1999-2016)	219	18.0%	2,921	19.8%
Millennials (Born 1981-1998)	231	19.0%	3,034	20.6%
Generation X (Born 1965-1980)	239	19.7%	2,811	19.1%
Baby Boomers (Born 1946-1964)	388	32.0%	4,002	27.1%
Greatest Generations (Born 1945 or Earlier)	60	4.9%	775	5.3%

5. OAK GLEN DEMOGRAPHICS

	3 Miles		5 Miles	
Race and Ethnicity				
2025 Population	1,214		14,754	
White	899	74.1%	10,352	70.2%
Black or African American	20	1.6%	216	1.5%
Asian	36	3.0%	440	3.0%
American Indian or Alaska Native	15	1.2%	223	1.5%
Pacific Islander	2	0.2%	15	0.1%
Other Race	70	5.8%	1,367	9.3%
Two or More Races	171	14.1%	2,141	14.5%

Education				
2025 Population	1,214		14,754	
Less than 9th Grade	4	0.4%	274	2.5%
9-12th Grade - No Diploma	41	4.3%	340	3.1%
High School Diploma	141	14.9%	2,141	19.6%
GED or Alternative Credential	13	1.4%	164	1.5%
Some College - No Degree	217	22.9%	2,613	23.9%
Associate`s Degree	85	9.0%	1,183	10.8%
Bachelor`s Degree	237	25.1%	2,097	19.2%
Graduate or Professional Degree	208	22.0%	2,132	19.5%

5. OAK GLEN DEMOGRAPHICS

		3 Miles	5 Miles
Households			
2025 Households - Current Year Estimate		470	5,501
2030 Households - Five Year Projection	122	468	5,542
2020 Households - Census	124	471	5,500
2010 Households - Census	121	430	5,149

Households	1 Mile	3 Miles	5 Miles
2025 Average Household Income	$213,804	$163,725	$156,902
2030 Average Household Income	$228,098	$175,369	$166,541
2025 Median Household Income	$169,855	$106,983	$134,495
2030 Median Household Income	$197,187	$122,944	$145,250
2025 Per Capita Income	$77,136	$64,494	$58,012
2030 Per Capita Income	$83,249	$70,058	$62,456

Housing Value			
2025 Average Value of Owner Occ. Housing Units	$911,343	$822,697	$772,105

Daytime Population			
2025 Daytime Population	464	1,210	9,421
Daytime Workers	334 72.0%	697 57.6%	2,311 24.5%
Daytime Residents	130 28.0%	513 42.4%	7,110 75.5%

INVEST IN WHAT YOU LOVE

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COASTAL
COMMERCIAL

Nathan Holthouser
President

949.229.2273
Lic. 01838616
nathan@coastalcommercial.com

Tram Church
Senior Vice President

949.791.9089
Lic. 0178857
tram@coastalcommercial.com

Maggie Attashian
Associate

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Lic. 02095633
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Chief Operating Officer

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