



**317** Brookside Avenue  
Redlands, CA 92374

**Brookside Court Apartments**

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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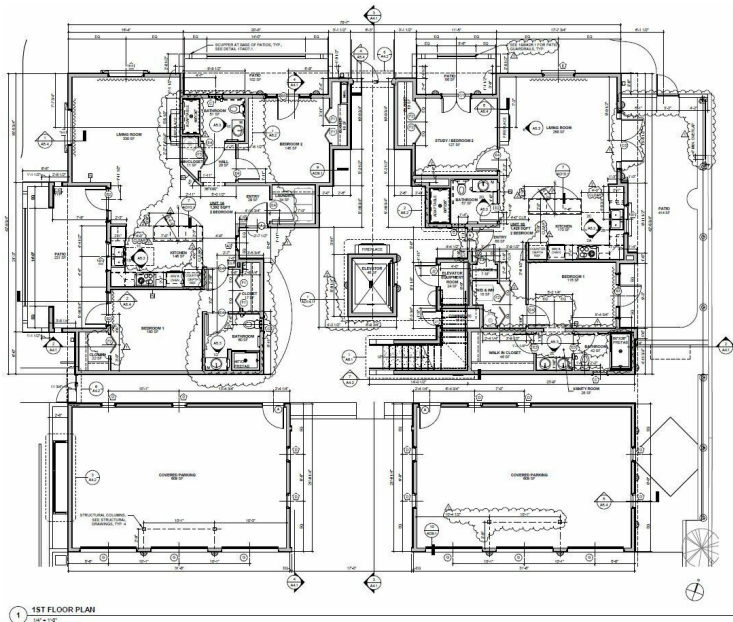
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## TABLE OF CONTENTS

<b>1</b>	COVER PAGE
<b>2</b>	TABLE OF CONTENTS
<b>3</b>	PROPERTY OVERVIEW & HIGHLIGHTS
<b>4</b>	PROPERTY DETAILS
<b>5</b>	SITE PLAN
<b>6</b>	LOCATION MAP
<b>7</b>	METROLINK
<b>8</b>	UNIVERSITY OF REDLANDS
<b>9</b>	CITY OF REDLANDS
<b>10</b>	DEMOGRAPHICS MAP & REPORT
<b>11</b>	BACK PAGE

# PROPERTY OVERVIEW & HIGHLIGHTS



NAI Capital, as exclusive advisors to ownership, is proud to present for sale The Brookside Court Apartment development project. The opportunity consists of 0.35 acres of land with approved 8 multifamily residential units within a 3-story building. The unit mix includes one-bedroom and two-bedroom plans.

The project is located on the southeast corner of Brookside Avenue Parkwood Drive. This prime location is minutes from the ESRI corporate headquarters and blocks from Downtown Redlands. The site offers easy access to the 10 and 210 Freeways for commuters. The newly built Redlands-University Metrolink station is also minutes away and connects residences to San Bernardino and all the way to Los Angeles.

This opportunity will be delivered "shovel ready". Rough grading has been completed and impact and school fees have been paid.



- 8-Unit Apartment Development
- Delivered "Shovel Ready"
- Impact Fee and School Fees Paid (\$120K)
- 0.35 Acres, Minutes From ESRI Corporate Headquarters
- Metrolink Arrow Station Built in 2022 Nearby
- Walk Score - Walker's Paradise (92)
- Excellent Mix of 1 Bedrooms & 2 Bedrooms
- Covered Parking & Elevator

# PROPERTY DETAILS

Sale Price	\$1,670,000
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LOCATION INFORMATION	
Building Name	Brookside Court Apartments
Street Address	317 Brookside Avenue
City, State, Zip	Redlands, CA 92374
County	San Bernardino County
Market	Inland Empire
Sub-market	North Redlands
Cross-Streets	Parkwood Drive

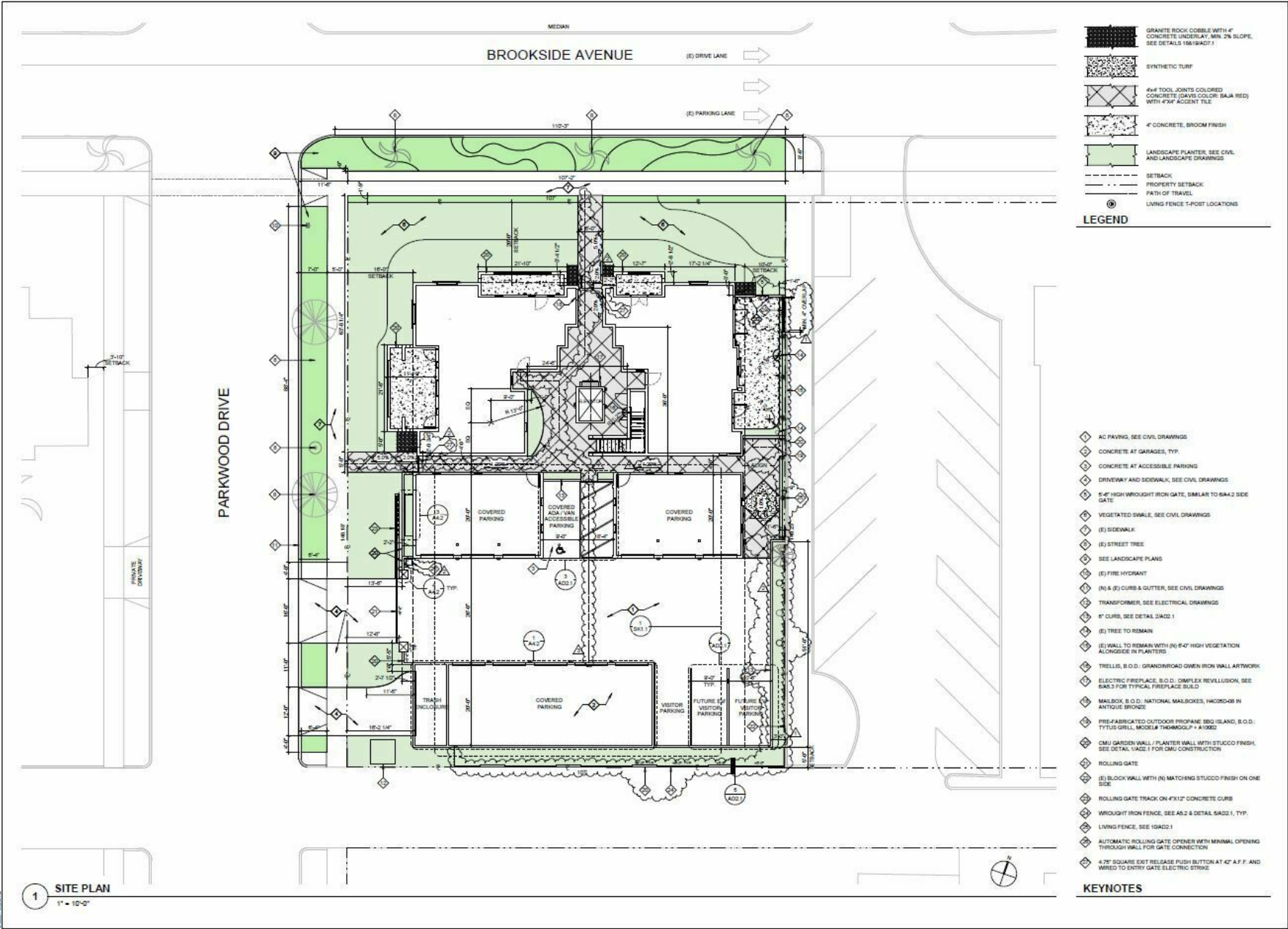
UNIT MIX	
1 Bedroom, 1 Bath	2
2 Bedroom, 2 Bath	6

PROPERTY INFORMATION	
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	Administrative & Professional Office (A-P)
Lot Size	0.35 Acres
APN #	0171-241-24

PARKING	
Covered	11
Uncovered	4
Accessible	1



SITE PLAN



adrian gaus  
architect, inc.  
300 east side street  
redlands, ca 92373  
phone 909 748 0444  
fax 909 748 0553



DYNAMIC  
REDLANDS  
3, LLC  
810 EAST PICO  
BOULEVARD #B24  
LOS ANGELES, CA  
90021

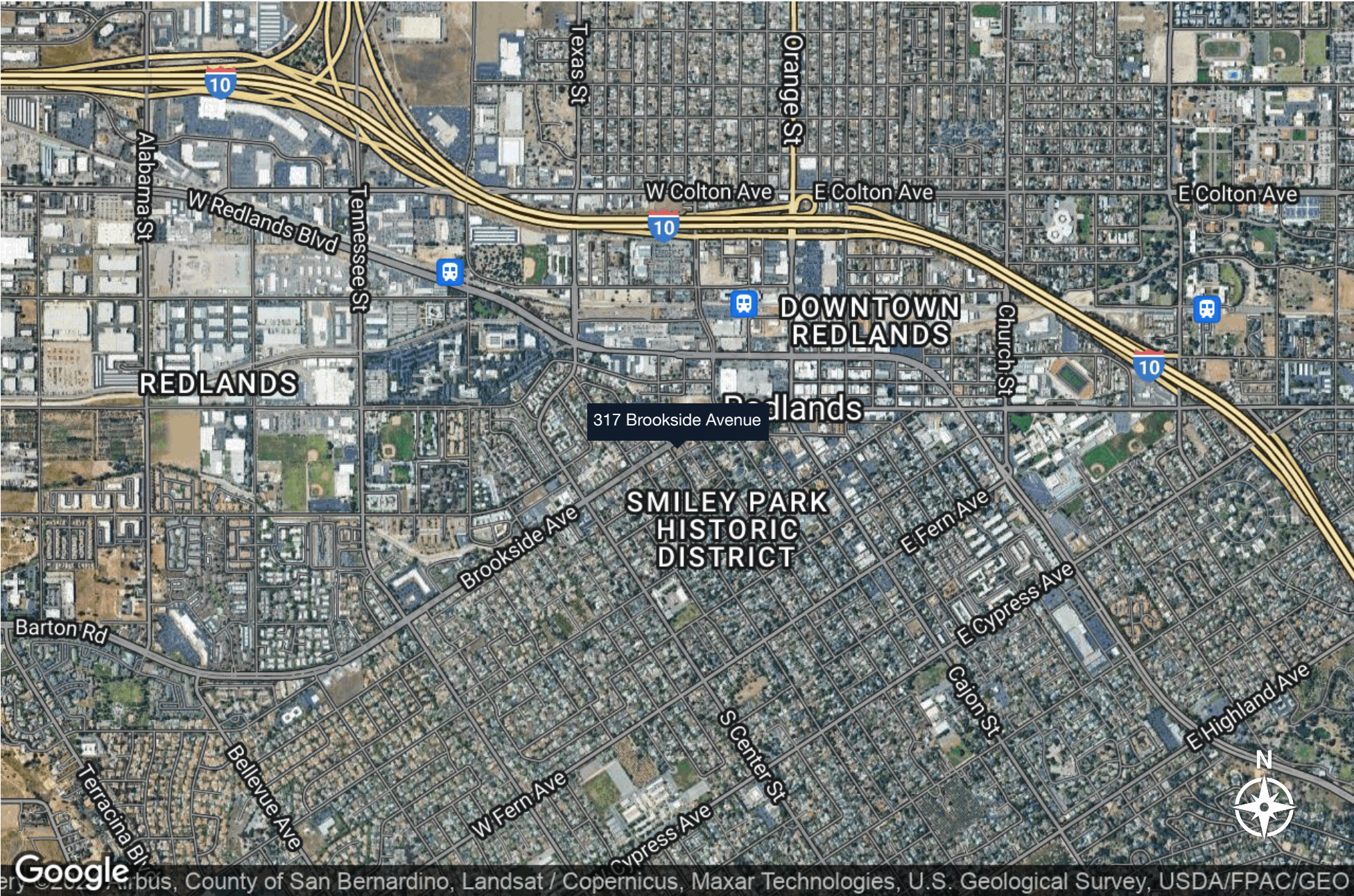
BROOKSIDE  
COURT  
APARTMENTS  
317 BROOKSIDE AVE  
REDLANDS, CA  
92374

Revision  
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CORRECTIONS  
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Date  
5/13/2021  
Job Number  
BCA  
Project

DITE PLAN

A1.1









## ARROW

Arrow is a 9-mile commuter rail service that opened October of 2022. The line runs from the San Bernardino Transit Center in Downtown San Bernardino in the west to the University of Redlands in the east. Arrow connects the communities within University of Redlands, the ESRI corporate campus and San Bernardino. Arrow also connects Redlands' residences and commuters to Los Angeles County to the west through the San Bernardino Line and connects to Orange County to the south through the Inland Empire-Orange County Line.



## FOUR STOPS EAST OF SAN BERNARDINO SANTA FE DEPOT

- San Bernardino – Tippecanoe Station located between Victoria Avenue and Hardt Street
- Redlands – Esri Station across from the headquarters campus of GIS software maker ESRI
- Redlands – Downtown Station just north of the historic Redlands Santa Fe Depot
- Redlands – University Station at the south end of the University of Redlands campus



## ACCREDITATIONS AND ACCOLADES

- Ranked #5 Regional University in the West by U.S. News & World Report
- Ranked Top 4% of colleges contributing to the public good by Washington Monthly
- The U.S. Department of Education has designated the University of Redlands as a Hispanic Serving Institution (HSI)
- The University of Redlands has been recognized as a top producer of Fulbright Scholars

## ABOUT UNIVERSITY OF REDLANDS

Established in 1907, the University of Redlands stands as a prominent institution of higher learning located in the southern California city that shares its name. The campus enjoys a unique setting, being in close proximity to both the vibrant urban attractions of San Bernardino and the breathtaking natural beauty of a nearby mountain range.

The University of Redlands offers a diverse array of undergraduate fields of study through its College of Arts and Sciences, with over 40 majors available, including environmental studies, chemistry, and global business. Additionally, students can pursue minors in intriguing disciplines like astronomy, human-animal studies, and art history. For those interested in geospatial technologies, the Centre for Spatial Studies offers comprehensive and multidisciplinary programs.

Academic offerings extend beyond the College of Arts and Sciences to encompass the schools of business, education, and music. Moreover, the school of continuing studies provides various certificate programs, individual courses, workshops, and on-site custom courses.

Undergraduate students are required to reside on campus during their academic journey, and the university offers a wide range of accommodation options. Anderson Hall accommodates 200 students across all educational years, while Grossmont Hall serves as an all-women's community, and Melrose Hall houses 60 students with extended quiet study hours.

The university's beloved mascot is the bulldog, which can be frequently spotted at sporting events and around campus. A tradition that began as a prank in 1913, the carving of a large letter "R" into the surrounding vegetation continues to be upheld to this day.

Notable alumni of the University of Redlands include congresspersons Pete Aguilar and Juanita Millender-McDonald, prominent lawyer David Boies, and esteemed true crime writer Cathy Scott.





### LOCATION DESCRIPTION

The City of Redlands was officially incorporated in 1888 and is situated in the San Bernardino Valley. It is positioned 63 miles east of Los Angeles, 110 miles north of San Diego, and 500 miles southeast of San Francisco. Nestled within the southwestern portion of San Bernardino County, the city covers an area of 36 square miles, at the heart of the Inland Empire, and is home to approximately 70,000 residents.

Redlands' economy thrives mainly in the service and trade sectors, with a focus on industries such as healthcare, retail trade, government, education, and light manufacturing. The region boasts a diverse manufacturing and industrial base, which has contributed to the relative stability of its unemployment rate over the years.

The city still has significant available land for industrial, commercial, and office use, with only a portion of these areas currently in use. Several major industries, including computer hardware and software manufacturers, electrical controls and automobile component manufacturers, as well as various financial and insurance institutions, have their headquarters or divisions situated within the city or in close proximity.

Among the notable employers in the City of Redlands or its vicinity are the Redlands Unified School District, the United States Postal Service, ESRI (Environmental Systems Research Institute), Redlands Community Hospital, Verizon/GTE, the University of Redlands, the City of Redlands, Loma Linda University Medical Center, the Jerry L. Pettis Veterans Hospital, and the VA Loma Linda Healthcare System.

TOP EMPLOYERS (2022)	# OF EMPLOYEES	%
ESRI	2,713	7.73%
Redlands Unified School District	2,355	6.71%
Redlands Community Hospital	1,319	3.76
Beaver Medical Group	1,027	2.93%
Amazon Fulfillment Center	800	2.28%
University of Redlands	524	1.49%
City of Redlands	460	1.31%
Terracina Post Acute	280	0.80%
Loma Linda University Med. Ctr.	256	0.73%
The Home Depot	247	0.70%

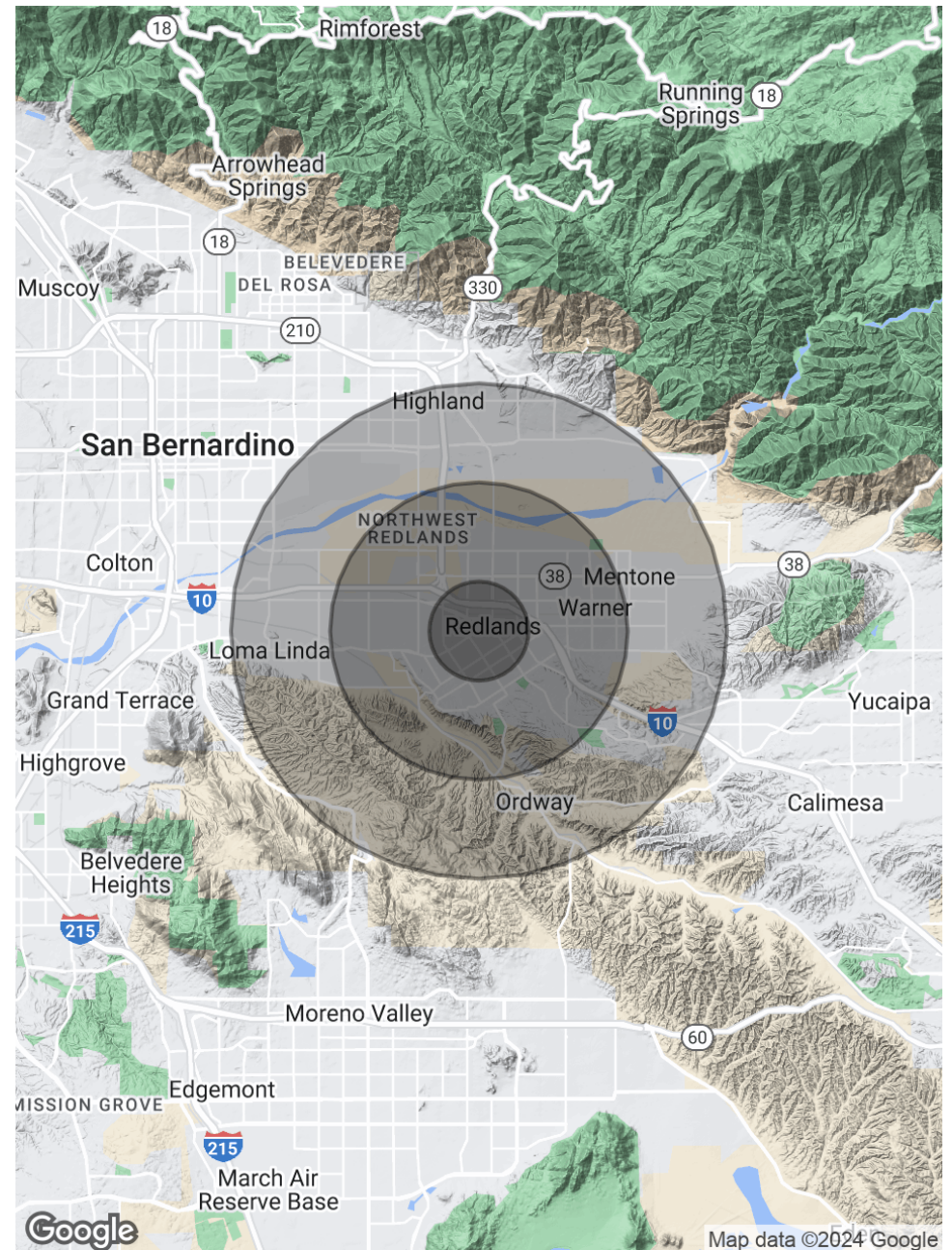
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,889	73,893	140,141
Average Age	33.1	36.8	37.1
Average Age (Male)	33.8	36.0	36.4
Average Age (Female)	33.5	38.2	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,016	27,312	50,549
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$70,087	\$95,123	\$93,250
Average House Value	\$286,647	\$351,230	\$346,829

RACE	1 MILE	3 MILES	5 MILES
% White	66.3%	65.7%	63.1%
% Black	6.3%	6.3%	6.6%
% Asian	4.9%	8.9%	11.6%
% Hawaiian	0.1%	0.4%	0.4%
% American Indian	0.6%	0.4%	0.5%
% Other	10.0%	8.4%	9.2%

\* Demographic data derived from 2020 ACS - US Census







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