



VALLEY OAKS RESIDENTIAL DEVELOPMENT

HIDDEN VALLEY LAKES | CA

OFFERING MEMORANDUM

VALLEY OAKS RESIDENTIAL LAND

±380 Single-Family Lots on ±84 Acres

**VALLEY OAKS
RESIDENTIAL
DEVELOPMENT**

HIDDEN VALLEY LAKES | CA

104



RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

GREG AGUIRRE

Managing Director
916.804.8046
greg@capitalrivers.com
DRE #10337550

**REALTY
RESOURCES**
MEMBER



CAPITAL RIVERS
COMMERCIAL

EXECUTIVE SUMMARY

**VALLEY OAKS
RESIDENTIAL
DEVELOPMENT**
HIDDEN VALLEY LAKES | CA

DEVELOPMENT PROFILE

The Valley Oaks Residential Development is a planned development projects consisting of ± 380 single-family dwelling units, ± 41 medium-density units, and a ± 49 bed residential care facility on approximately 84 acres. The development project sits adjacent to the Valley Oaks Commercial Development, a five-parcel ± 29.04 acre retail area. Grocery Outlet, which opened in May 2022, is an anchor for the project.

Valley Oaks is located on the east side of Highway 29 in Hidden Valley Lake. The site is less than a mile from the lake that the area is named after. There is an existing golf course adjacent to the site on the northeast side. A large portion of buyers coming to Hidden Valley Lake are from the Santa Rosa area, as well as St. Helena, Clearlake, Calistoga and Rohnert Park.

DEVELOPMENT OVERVIEW

Single-Family Residential: ± 380 lots (± 82.99 acres)

Medium Density Residential: ± 41 units (± 2.79 acres)

Residential Care Facility: ± 49 beds (± 2.52 acres)



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

GREG AGUIRRE

Managing Director
916.804.8046
greg@capitalrivers.com
DRE #10337550

**REALTY
RESOURCES**
MEMBER



CAPITAL RIVERS
COMMERCIAL

REGIONAL DEMOGRAPHICS

**VALLEY OAKS
RESIDENTIAL
DEVELOPMENT**
HIDDEN VALLEY LAKES | CA

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION			
2023 Estimated Population	6,360	8,023	13,689
2028 Projected Population	6,246	7,917	13,627
2020 Census Population	6,437	8,029	13,541
2010 Census Population	5,800	7,532	13,714
2023 Median Age	39.9	40.4	42.5
HOUSEHOLDS			
2023 Estimated Households	2,454	3,123	5,497
2028 Projected Households	2,314	2,961	5,255
2020 Census Households	2,446	3,080	5,364
2010 Census Households	2,226	2,910	5,556
INCOME			
2023 Estimated Average Household Income	\$108,534	\$121,501	\$117,381
2023 Estimated Median Household Income	\$81,323	\$90,654	\$83,300
2023 Estimated Per Capita Income	\$41,884	\$47,330	\$47,181
BUSINESS			
2023 Estimated Total Businesses	97	152	237
2023 Estimated Total Employees	453	925	1,795

Demographic Source: Applied Geographic Solutions 04/2023, TIGER Geography - RS1



DISTANCE FROM VALLEY OAKS RESIDENTIAL DEVELOPMENT

Sacramento, CA.....	±113 miles
Redding, CA.....	±157 miles
San Francisco, CA.....	±98 miles

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

GREG AGUIRRE

Managing Director
916.804.8046
greg@capitalrivers.com
DRE #10337550



CAPITAL RIVERS
COMMERCIAL

PROPERTY AERIALS

**VALLEY OAKS
RESIDENTIAL
DEVELOPMENT**

HIDDEN VALLEY LAKES | CA



RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

GREG AGUIRRE

Managing Director
916.804.8046
greg@capitalrivers.com
DRE #10337550

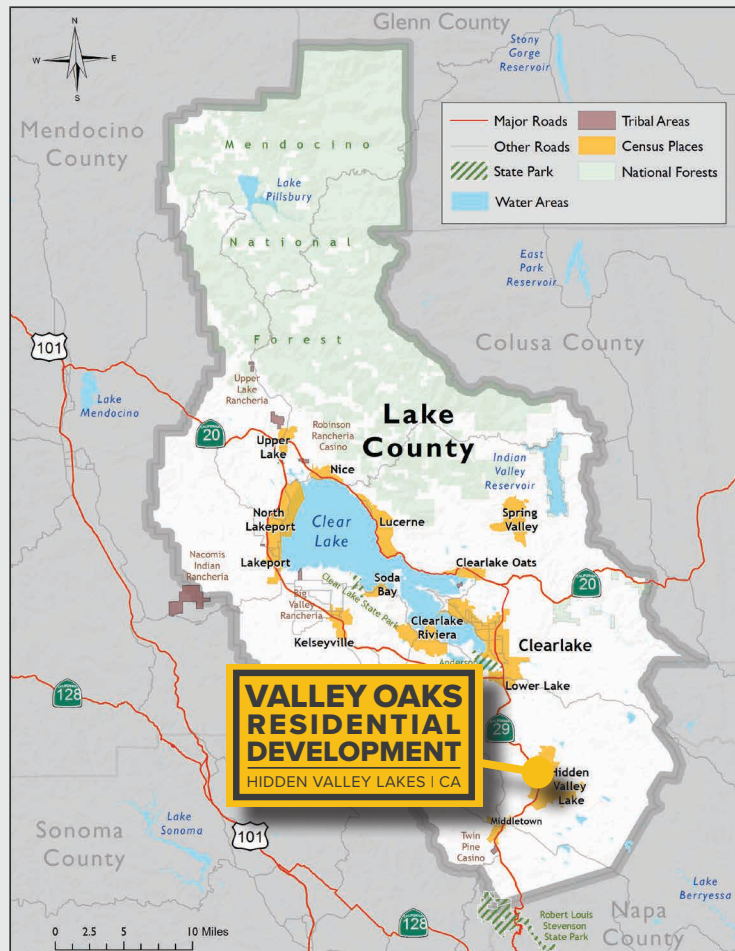


CAPITAL RIVERS
COMMERCIAL

LOCAL OVERVIEW

VALLEY OAKS RESIDENTIAL DEVELOPMENT

HIDDEN VALLEY LAKES | CA



LAKE COUNTY

Hidden Valley Lake is located in Northern California, in the southern part of Lake County. Nestled in the beautiful hills of historic Coyote Valley, it is 22 miles north of Calistoga, between Lower Lake and Middletown. Residents enjoy the enviable small town quality of life, yet are about two hours from either Sacramento or San Francisco.

- Valley Oaks is a development with ± 380 single-family dwelling units on approximately 84 acres adjacent to the subject properties.
- A $\pm 16,000$ -acre ultra-luxury resort in Guenoc Valley off Highway 29 near Middletown was recently approved.
- The Hidden Valley Lake Homeowners Association won approval of the $\pm 12,483$ square foot Hartmann Complex adjacent to the Greenview restaurant and golf pro shop.
- A 70-room Comfort Inn & Suites hotel is being built at 1842 Todd Road in Lakeport with a target opening date of June 2023.
- An 80-room La Quinta Inns & Suites location is being planned in Clearlake.
- Lake county is home to over 30 wineries and 9,000 acres of vineyards.
- There are over 1,700 slot machines, poker rooms, bingo halls and dozens of table games throughout Lake County's casino facilities.

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

GREG AGUIRRE

Managing Director
916.804.8046
greg@capitalrivers.com
DRE #10337550



CAPITAL RIVERS
COMMERCIAL