

# JOINT VENTURE *or* LAND LEASE OPPORTUNITY

*for*

## SIGNIFICANT INFILL MIXED-USE/RESIDENTIAL REDEVELOPMENT ADJACENT TO BELLA TERRA MALL



### *Location Highlights:*

- Approximately 12.5 acres directly adjacent to the newly revitalized 800,000 sf Bella Terra Mall and across the street from Golden West College (approximately 13,700 students).
- Part of City's Beach/Edinger Corridor Specific Plan area; would allow mixed-use residential up to 8 stories. For more information, visit: [http://www.surfcity-hb.org/files/users/planning/4172008\\_Presentation.pdf](http://www.surfcity-hb.org/files/users/planning/4172008_Presentation.pdf)
- City currently processing General Plan Amendment, Zone Change and Environmental Impact Report for Specific Plan.
- Immediate Beach Blvd. and 405 Freeway access. Potential 405 Freeway exposure.
- Strong rental growth market; limited competitive site opportunities
- Walking distance to restaurants, entertainment, shopping, banks and other amenities.
- Approximately 5 miles to the Pacific Ocean.
- Unique opportunity for Land Lease or Joint Venture land contribution by Owner.



**Urban Infill Properties, Inc.**  
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[www.infillproperties.net](http://www.infillproperties.net)

FOR MORE INFORMATION, PLEASE CONTACT

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While the information contained herein has been gathered from sources we deem reliable, neither Broker, nor Owner, make any representation as to its' accuracy or completeness and assume no liability. It is the responsibility of any investor/builder interested in the property to perform its own independent investigations and analysis' of the property to determine if the property fits its' particular requirements

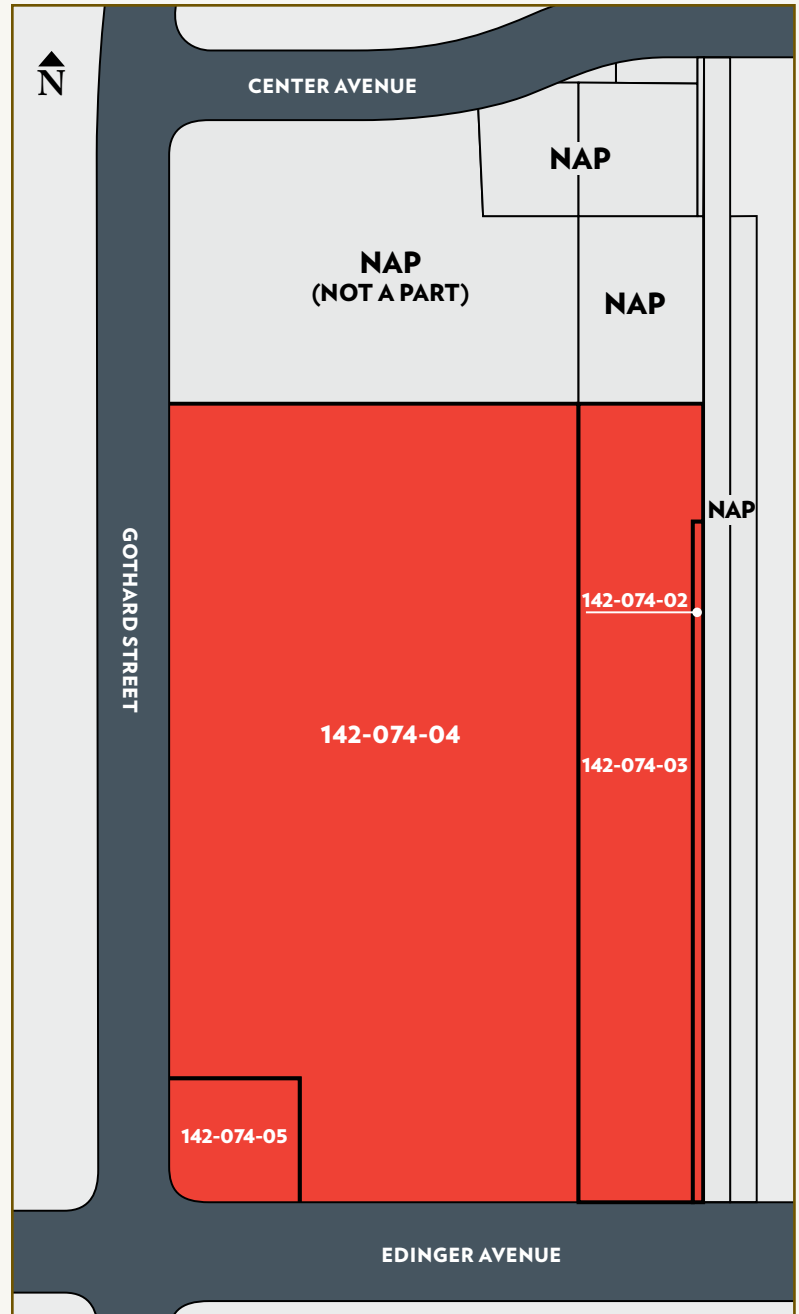
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### PARCEL DETAIL

142-074-02 (abandoned rail siding)	.232 ac
142-074-03	2.71 ac
142-074-04	8.99 ac
142-074-05	.517 ac
<b>Approximate Total:</b>	<b>12.44 ac</b>



Investment Offering Packages highlighting the property and bid procedures are currently being prepared and will soon be available on our website at:

<http://infillproperties.net/7441Edinger.html>

If you have further interest in this property, please contact Urban Infill Properties, Inc.



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