



**ROYAL VISTA
GOLF COURSE**

64.2-Acre Development Site

WALNUT, CALIFORNIA



The Offering

JLL is pleased to present Royal Vista Golf Course (“Property” or “Site”), a 64.2-acre redevelopment site located in Rowland Heights, California. Currently operating as a golf course, the Property shows strong potential for residential redevelopment. Property values in the region have seen tremendous growth over the past year, with average home prices in the region up 14% year-over-year. This is primarily due to the mass migration of residents from expensive coastal markets to suburban locations as a result of Covid-19 and the widespread adoption of remote work. Given its suburban location, the subject Property is poised to benefit from this increased demand and influx of new residents. The Property also lies within the award-winning Rowland Unified School District, making it appealing to young families looking to relocate to the suburbs. The offering represents a rare opportunity to acquire a large, infill development site in a highly desirable suburban location.

PROPERTY DETAILS

Address	20055 E Colima Rd
City	Rowland Heights (Unincorporated LA County)
APN	8762-022-005, 8762-022-008, 8764-002-004, 8764-002-017
Submarket	Eastern San Gabriel Valley
Lot Size	64.2 Acres
Adjacent Uses	Residential, golf course, retail uses
Current Use	Golf course



Investment Highlights



- Large site with exceptional redevelopment potential as single-family residential housing or as a revitalized golf course for neighboring homes.



- Favorable market dynamics for single-family residential development, as increasing numbers of young families relocate to the San Gabriel Valley seeking the suburban lifestyle at an attractive price point.



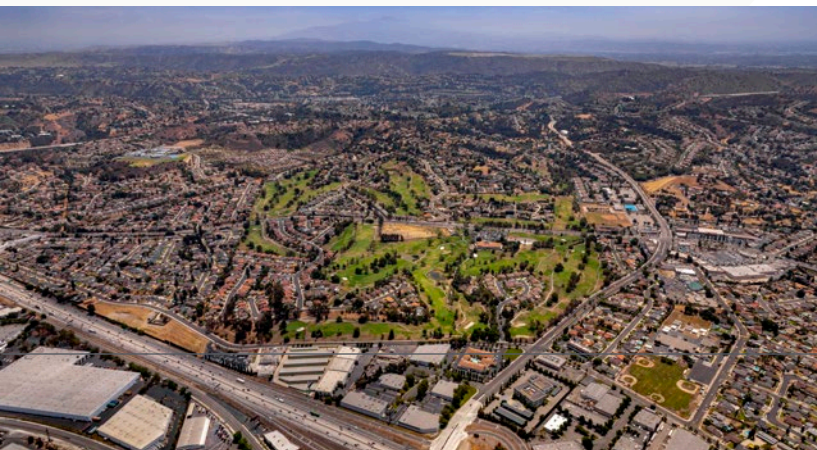
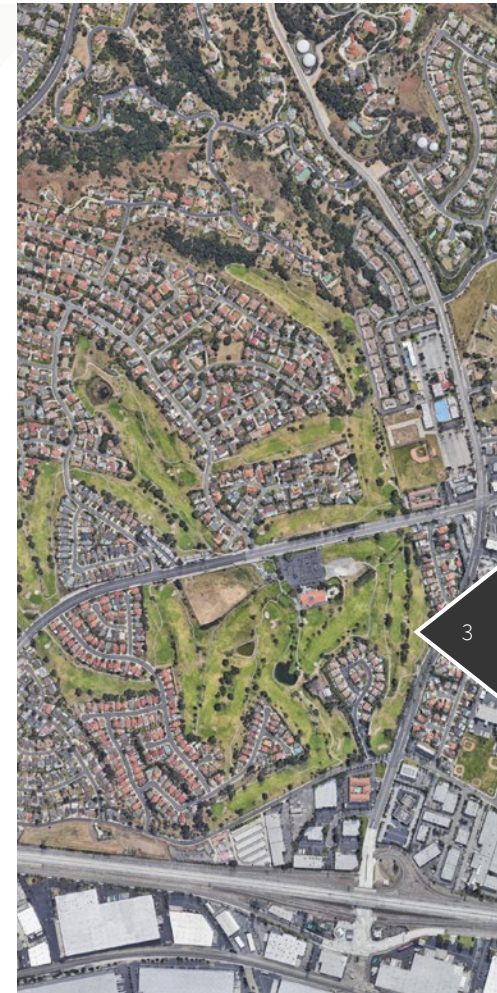
- Single-family home values continue to show robust growth, with median prices up 14% year-over-year. Demographics and a supply-constrained market bode well for residential redevelopment of the subject Property.



- Ideally located in the award-winning Rowland Unified School District, which is in high demand for young families relocating to the San Gabriel Valley.



- The San Gabriel Valley economy has bounced back since the pandemic lows, and is expected to fully recover by late 2022. The growing bioscience presence as well as the booming logistics industry ensure the long-term viability of this market and sustained housing demand.



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.