

16200

AMBER VALLEY DR.

UNINCORPORATED WHITTIER, CALIFORNIA



SINGLE FAMILY DEVELOPMENT OPPORTUNITY

Jones Lang LaSalle Americas, Inc. ("JLL"), real estate license #01223413





THE OPPORTUNITY

JLL is pleased to offer 16200 Amber Valley Drive (the “Site”), a roughly 25-acre development site located in unincorporated Whittier, California. Surrounded by residential neighborhoods, the Property is a prime residential redevelopment site. The Property is located in the “Gateway Cities” region, one of the most jobs-rich areas in Los Angeles County. The Site also boasts excellent commutability to numerous cities throughout Los Angeles and Orange Counties. Accordingly, the Property is well-positioned to capture the housing demand generated by local workers as well as commuters. The offering represents an outstanding opportunity to acquire a large residential development site in a rapidly growing market with strong fundamentals.

INVESTMENT HIGHLIGHTS

CONTINUED POSITIVE MOMENTUM FOR SUBURBS

The unincorporated Whittier market has enjoyed strong growth in recent years as growing numbers of millennial families have relocated to the suburbs in search of starter homes. This migration has been bolstered by the widespread adoption of remote work due to the Covid pandemic.

COMMUTABILITY TO JOB HUBS

Unincorporated Whittier is a commuter hub, with a sizable proportion of residents commuting to other locations throughout Los Angeles and Orange Counties for work. Residents enjoy 25-minute commutes to both Downtown Los Angeles and central Orange County, with easy access to both the I-605 (8 miles) and I-5 (5 miles) freeways.

ROBUST HOUSING DEMAND

The Site is located within the Gateway Cities region, a cluster of 27 cities and communities along the southeastern edge of Los Angeles County. This area is a key employment hub for the logistics industry due to its proximity to the Ports of Long Beach and Los Angeles. The jobs generated by this sector fuel the economy and drive housing demand across the region.



PROPERTY OVERVIEW

PROPERTY CHARACTERISTICS

The Property encompasses roughly 25 acres of land in unincorporated Whittier. It boasts easy access to Downtown Los Angeles and Long Beach as well as the cities of Brea, Anaheim, Yorba Linda, and Fullerton in Orange County.

The Property is improved with 24 buildings (approximately 177,048 SF) built in 1961. Surrounding the Property are schools, the Coyote Creek bikeway, and retail stores along Imperial Highway and South Beach Boulevard. Directly south of the Property is the Cameo residential housing development, completed by Brookfield Residential in 2016.

PROPERTY BACKGROUND AND HISTORY

The existing campus was built in 1961 as Lowell High School. It was eventually acquired and taken over by the Los Angeles College of Chiropractic in 1980. By 2000, the school had added an acupuncture and alternative medicine program and reorganized itself as the Southern California University of Health Sciences. The school is currently operating out of this site, but plans to relocate within the next few years.

PROPERTY OVERVIEW

ADDRESS	16200 Amber Valley Dr, unincorporated Whittier, CA 90604
APN	8036-016-006
SIZE	1,081,070 square feet (24.82 acres)
BUILDING SIZE	177,048 SF (24 buildings)
YEAR BUILT	1961
GENERAL PLAN DESIGNATION:	Category P–Public and Semi-Public Facilities
ZONING	Current Zone is A-1-7000 (Light Agriculture – 7,000 SF minimum lot size)
CURRENT USE	College Campus and Surface Parking Lot

TRANSACTION GUIDELINES

This offering is being distributed exclusively by JLL to a select group of pre-qualified investors. The prospective investor will be selected by Owner in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Offer price;
- Financial strength;
- Development plan;
- Level of discretion to invest funds;
- Ability to close in a timely fashion;
- Absence of contingencies;
- Level of Property due diligence completed; and
- Thoroughness of Property underwriting.

All offers must be presented in writing and include:

- The Price;
- The source of purchaser's capital (equity and debt);
- The amount of earnest money deposit;
- An outline of the proposed schedule for due diligence and closing;
- A description of any physical or environmental assumptions that affect the price being offered; &
- A list of any contingencies, including committee approvals, required to close the transaction.



FOR MORE INFORMATION PLEASE CONTACT:

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