

SNOWLINE PROPERTIES



39825 Snowline Circle
11550 Raspberry Lane
39311 Oak Glen Road
YUCAIPA | OAK GLEN, CA



OFFERING
MEMORANDUM

Offering Memorandum Disclaimer:

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Snowline Properties

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INVESTMENT OVERVIEW

1. INVESTMENT OVERVIEW

TOTAL LIST PRICE: \$1,575,000

Residential House -
11550 Raspberry Lane: \$660,000

Snowline Real Estate -
39825 Snowline Circle: \$600,000

Vacant Land -
39311 Oak Glen Road
(Adjacent to Snowline Real Estate) \$315,000



1. INVESTMENT OVERVIEW

Address:	11550 Raspberry Lane, Yucaipa, CA 92399
APN:	0324-207-07
County:	San Bernardino
Price:	\$660,000
House Size:	2,136 SF
Land Size:	60,984 SF (1.4 Acres)
Year Built:	1976
Bedrooms / Bathrooms	3 / 2 (Central Air, Fireplace)

*Buyer to verify actual square footage.

Land Use Designation / Zoning: The County of San Bernardino has designated the property's zoning as Oak Glen / Rural Living (OG/RL).

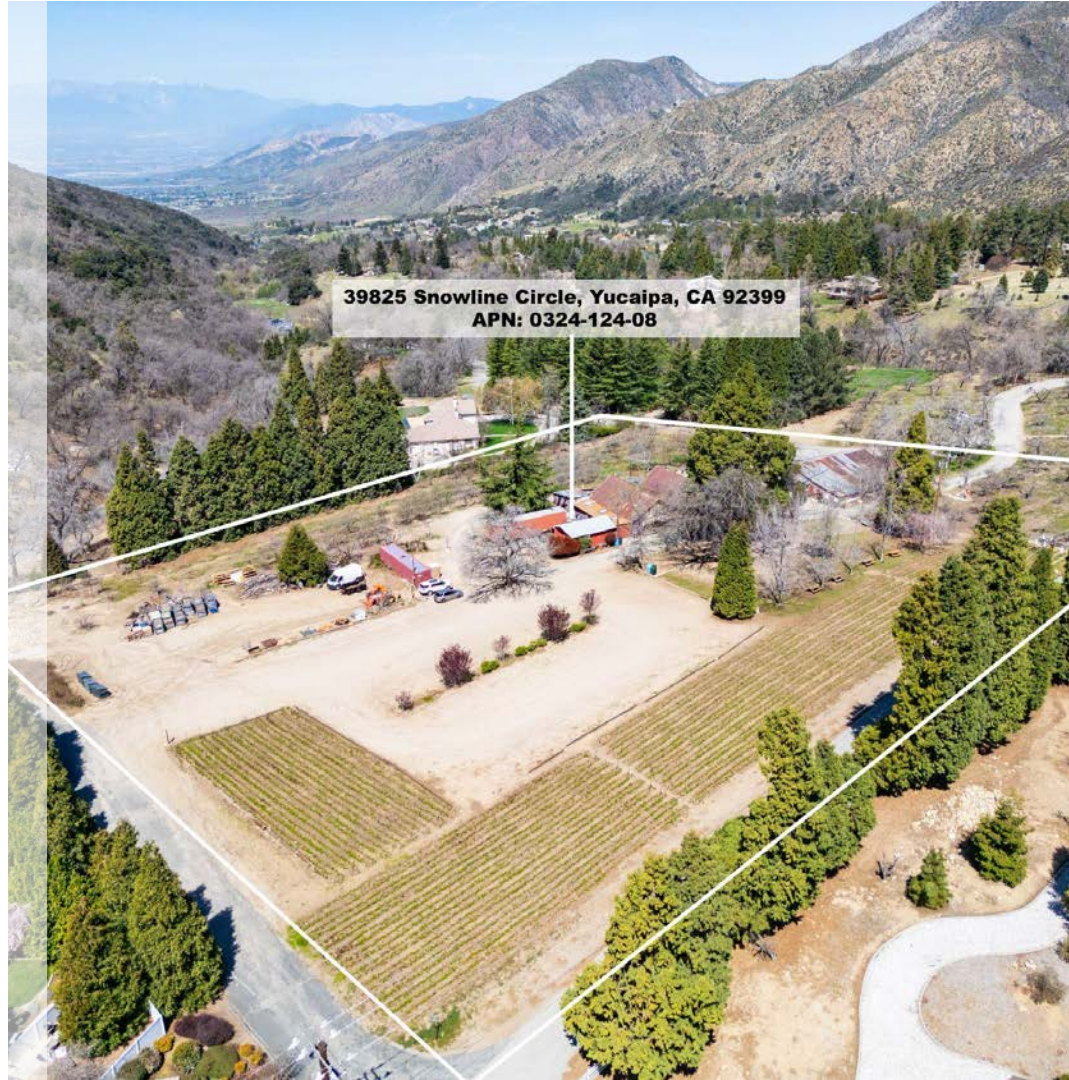


1. INVESTMENT OVERVIEW

Address:	39285 Snowline Circle Yucaipa, CA 92399
APN:	0324-124-08-0000
County:	San Bernardino
Price:	\$600,000 (Real Estate Only)
Land Size:	±4.3 Acres
Buildings:	2 (Orchard Store & Cider Mill)

*Buyer to verify actual square footage.

Land Use Designation / Zoning: The County of San Bernardino has designated the property's zoning as Oak Glen / Rural Living (OG/RL).



1. INVESTMENT OVERVIEW

Address:	39311 Oak Glen Road Yucaipa, CA 92399
APN:	0324-124-27-0000
County:	San Bernardino
Price:	\$315,000
Lot Size:	±3.19 Acres
Buildings:	2 (Orchard Store & Cider Mill)

*Buyer to verify actual square footage

Land Use Designation/ Zoning: The County of San Bernardino has designated the subject property's zoning to be Oak Glen/Rural Living (OG/RL). Based on these designations, the subject's improvements are a legal use.



1. INVESTMENT OVERVIEW

This offering presents a rare opportunity to acquire a unique Oak Glen real estate portfolio consisting of multiple parcels totaling approximately ± 8.89 acres in the scenic hills of Oak Glen, California. The property includes a 1.5-story orchard store building ($\pm 7,094$ SF) featuring retail space, wine cellar, and storage areas, as well as a $\pm 2,810$ SF cider mill building and a $\pm 2,592$ SF single-family residence with 3 bedrooms and 2.5 bathrooms.

The property offers significant flexibility for a variety of uses, including owner-user occupancy, investment, agritourism, residential development, or adaptive reuse opportunities. The residence provides potential for renovation, rental income, or personal use.

Located among orchards and natural surroundings, the property offers privacy, scenic views, and a tranquil setting while remaining conveniently located just 10–15 minutes from Yucaipa and Cherry Valley. Utilities include SCE electricity, public water, an on-site well with water rights, septic systems, and propane gas. The property is zoned Oak Glen / Rural Living (OG/RL).

This portfolio represents a unique investment opportunity with substantial land value and future development potential. The parcels may be acquired together or separately, allowing flexibility for investors, developers, or owner-users. The property is located near Oak Glen's revitalization corridor and approximately 15 minutes from the Yucaipa Performing Arts Center, providing strong accessibility and long-term upside potential. Buyers are advised to independently verify zoning, permitted uses, development feasibility, and all property information. The transaction is subject to the Seller's 1031 Exchange requirement.





INVESTMENT HIGHLIGHTS

2. INVESTMENT HIGHLIGHTS

ESTABLISHED AGRIBUSINESS

Fully operational apple orchard and cider business, including a 1.5-story orchard store (7,094 SF) with retail, wine cellar, and storage, and a 2,810 SF cider mill with production space and vat room. The business generates revenue through apple and raspberry farming, winery/cider operations, and popular cider donuts.

RESIDENTIAL ESTATE

Includes a 3-bedroom, 2.5-bath single-family residence (~2,592 SF) on ±1.4 acres, offering flexibility for renovation, leasing, or owner use.

DEVELOPMENT LAND OPPORTUNITY

Three additional parcels totaling ±63.09 acres (Mile-High Ranch Road ±38.94 acres, 13557 Mile-High Ranch Road ±20.96 acres, 39311 Oak Glen Road ±3.19 acres) provide potential for residential development. Parcels may be purchased together or separately, creating a flexible portfolio acquisition.

PRIME LOCATION

Situated in the scenic hills of Oak Glen, offering privacy, open space, and scenic views while remaining 10–15 minutes from Yucaipa and Cherry Valley. The site is one block from Oak Glen's revitalization corridor and 15 minutes from the Yucaipa Performing Arts Center, providing visibility and accessibility for future development or agritourism.

UTILITIES & ZONING

Serviced by SCE electricity, public water, on-site well with water rights, septic systems, and propane gas. The property is zoned Oak Glen / Rural Living (OG/RL) by the County of San Bernardino.

FLEXIBLE INVESTMENT OPPORTUNITY

Combines established income-generating operations with long-term development land, allowing multiple paths for value creation. Buyers should verify zoning, permitted uses, and development feasibility. Transaction subject to Seller's 1031 Exchange requirement.



An aerial photograph of a winding asphalt road that curves through a residential neighborhood. The houses are mostly two-story structures with light-colored roofs, interspersed with green trees and some dry, yellowish-brown grass. In the background, there are rolling hills and mountains under a bright blue sky filled with large, white, fluffy clouds. The overall scene is bright and scenic.

PROPERTY PHOTOS

3. PROPERTY PHOTOS



3. PROPERTY PHOTOS



3. PROPERTY PHOTOS

11550 Raspberry Lane, Oak Glen, CA 92399
APN: 0324-204-07

39825 Snowline Circle, Yucaipa, CA 92399
APN: 0324-124-08

39311 Oak Glen Road, Yucaipa, CA 92399
(Not a legal address)
APN: 0324-124-27



An aerial photograph of a suburban community, likely Oak Glen, showing rolling green hills, dense residential areas with trees, and mountains in the distance under a blue sky with scattered clouds. The text 'COMMUNITY OF OAK GLEN' is overlaid in the center within a white rounded rectangle.

COMMUNITY OF
OAK GLEN

4. COMMUNITY OF OAK GLEN

OAK GLEN

Oak Glen is a small agricultural community located in the foothills of the San Bernardino Mountains, adjacent to the San Bernardino National Forest and just east of the City of Yucaipa in San Bernardino County, California. The area is situated approximately 15 miles east of the City of San Bernardino and at an elevation ranging from approximately 4,000 to 6,000 feet above sea level.

Historically developed as a farming community, Oak Glen has maintained its rural and agricultural character while also serving as a regional destination. The area includes apple orchards and sheds, restaurants, retail shops, camps, living history farms, family-oriented attractions, and single-family residences, contributing to steady seasonal and year-round visitation.

The surrounding 92399 ZIP code has a population of approximately 53,400, according to a Realtors Property Resource (RPR) neighborhood report. The City of Yucaipa, in coordination with San Bernardino County, provides the necessary municipal services and infrastructure to support the local and regional population.



4. COMMUNITY OF OAK GLEN

HIDDEN GEMS OF OAK GLEN

Oak Glen's hidden gems blend mountain serenity with historic charm, focusing on places like the Oak Glen Preserve for tranquil hikes among oaks and orchards, Stone Soup Farm for authentic heritage experiences, and lesser known trails within the San Geronio Wilderness for solitude offering unique spots beyond the popular apple farms for quiet exploration, history, and natural beauty.

TOP ATTRACTIONS NEAR OAK GLEN



OAK GLEN PRESERVE

A tranquil spot with diverse botanical gardens, ponds, and wildlife, great for hiking, picnics, and enjoying nature away from crowds.



SAN BERNARDINO PEAK TRAIL

A challenging hike deep in the wilderness for stunning solitude, offering established campsites and incredible views, though always check current forest conditions/closures.



STONE SOUP FARM & HERITAGE ORCHARD

Beyond just apples, it's a spot for historic farm experiences, local produce, and peaceful walks through old orchards.



OAK GLEN SCHOOL HOUSE MUSEUM

A small, historic site offering a glimpse into the area's past, often overlooked by visitors focused solely on orchards.



WILDHAVEN RANCH

For wildlife enthusiasts, this ranch offers unique encounters and education about local animals, a different kind of nature experience.

4. COMMUNITY OF OAK GLEN

CITY OF YUCAIPA AREA (ADJACENT TO OAK GLEN)

Oak Glen Road Improvements & Utilities:

- The Yucaipa Valley Water District conducted significant construction in 2025, installing new sewer and potable water mainlines along Oak Glen Road to support proposed future developments.

Commercial Development:

- A commercial development project on Oak Glen Road near Colorado Street/Calimesa Boulevard that was approved in early 2025 includes plans for a convenience store expansion, a car wash, a hotel, and a gas station (Freedom gas).

Residential & Specific Plans:

- The Oak Glen Creek Specific Plan is a long-term guide for development in a specific project area, including residential (known as “Serrano Lake”), open space with a lake, and an “Innovation District”.

- The “Residences at Oak Glen Creek Specific Plan Development” (a 144-house project) was also undergoing environmental review processes in late 2025.

Yucaipa Valley Wine Country Specific Plan:

- This plan aims to guide development of the local wine industry with regulations for winery tiers, tasting rooms, and requirements for planting, to encourage entrepreneurship while managing land use.



An aerial photograph of a valley. In the foreground, a dirt road winds through a hilly, sparsely vegetated landscape. The middle ground features a large, green, rectangular field, possibly a farm or agricultural area, with some buildings and trees nearby. The background shows more rugged, rocky hills and mountains under a clear sky. The text 'OAK GLEN DEMOGRAPHICS' is overlaid in the center of the image, enclosed in a white rounded rectangle.

OAK GLEN DEMOGRAPHICS

5. OAK GLEN DEMOGRAPHICS

	3 Miles		5 Miles	
Place of Work				
2025 Businesses	63		260	
2025 Employees	421		1,417	
Population				
2025 Population - Current Year Estimate	1,214		14,754	
2030 Population - Five Year Projection	1,190		14,635	
2020 Population - Census	1,229		14,951	
2010 Population - Census	1,140		14,231	
Generations				
2025 Population	1,214		14,754	
Generation Alpha (Born 2017 or Later)	77	6.3%	1,210	8.2%
Generation Z (Born 1999-2016)	219	18.0%	2,921	19.8%
Millennials (Born 1981-1998)	231	19.0%	3,034	20.6%
Generation X (Born 1965-1980)	239	19.7%	2,811	19.1%
Baby Boomers (Born 1946-1964)	388	32.0%	4,002	27.1%
Greatest Generations (Born 1945 or Earlier)	60	4.9%	775	5.3%

5. OAK GLEN DEMOGRAPHICS

	3 Miles		5 Miles	
Race and Ethnicity				
2025 Population	1,214		14,754	
White	899	74.1%	10,352	70.2%
Black or African American	20	1.6%	216	1.5%
Asian	36	3.0%	440	3.0%
American Indian or Alaska Native	15	1.2%	223	1.5%
Pacific Islander	2	0.2%	15	0.1%
Other Race	70	5.8%	1,367	9.3%
Two or More Races	171	14.1%	2,141	14.5%

Education				
2025 Population	1,214		14,754	
Less than 9th Grade	4	0.4%	274	2.5%
9-12th Grade - No Diploma	41	4.3%	340	3.1%
High School Diploma	141	14.9%	2,141	19.6%
GED or Alternative Credential	13	1.4%	164	1.5%
Some College - No Degree	217	22.9%	2,613	23.9%
Associate's Degree	85	9.0%	1,183	10.8%
Bachelor's Degree	237	25.1%	2,097	19.2%
Graduate or Professional Degree	208	22.0%	2,132	19.5%

5. OAK GLEN DEMOGRAPHICS

		3 Miles	5 Miles
Households			
2025 Households - Current Year Estimate		470	5,501
2030 Households - Five Year Projection	122	468	5,542
2020 Households - Census	124	471	5,500
2010 Households - Census	121	430	5,149

Households	1 Mile	3 Miles	5 Miles
2025 Average Household Income	\$213,804	\$163,725	\$156,902
2030 Average Household Income	\$228,098	\$175,369	\$166,541
2025 Median Household Income	\$169,855	\$106,983	\$134,495
2030 Median Household Income	\$197,187	\$122,944	\$145,250
2025 Per Capita Income	\$77,136	\$64,494	\$58,012
2030 Per Capita Income	\$83,249	\$70,058	\$62,456

Housing Value

2025 Average Value of Owner Occ. Housing Units	\$911,343	\$822,697	\$772,105
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Daytime Population

2025 Daytime Population	464	1,210	9,421
Daytime Workers	334 72.0%	697 57.6%	2,311 24.5%
Daytime Residents	130 28.0%	513 42.4%	7,110 75.5%

INVEST IN WHAT YOU LOVE

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