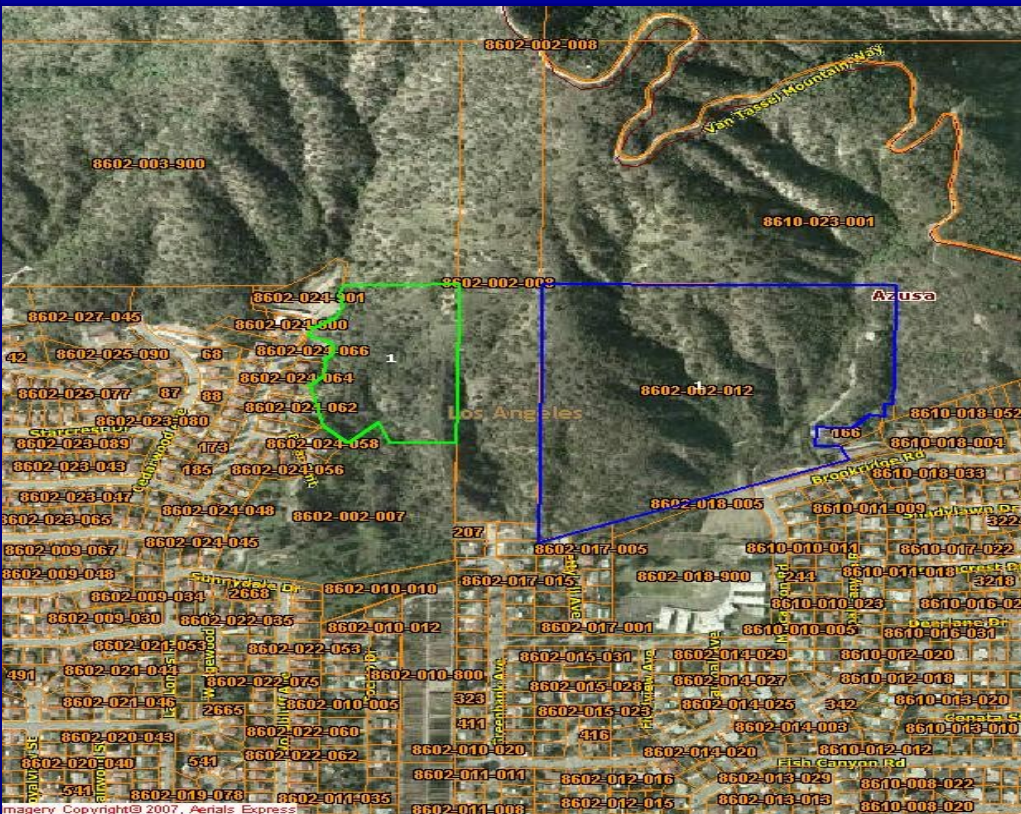
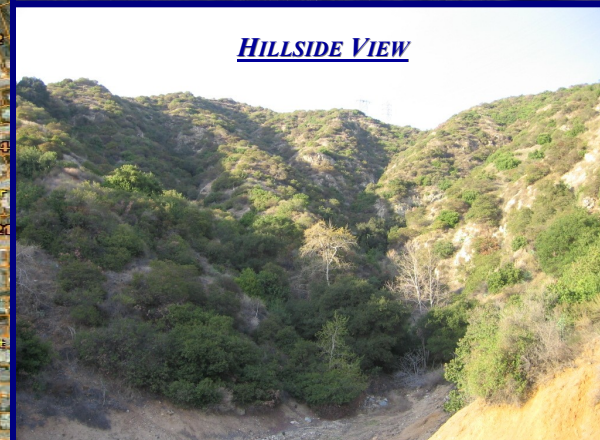


FOR SALE



VIEW OF SAN GABRIEL VALLEY



HILLSIDE VIEW

PRIME HILLSIDE LAND OPPORTUNITY, DUARTE, CA

CIBA Real Estate is pleased to present for sale approximately 43.82 ± acres of land for development (the "Property") in the City of Duarte. The prime land is situated in the luscious hillsides of Duarte alongside nicely finished homes with scenic views of the San Gabriel Valley. Positioned adjacent to the historic Attalla Ranch land and the Van Tassel Motorway, the Property sits within a premier area of the Duarte hills.

With easy access to Huntington Drive - the Historic Route 66 - and Interstates 210 and 605, the Property is well positioned among a myriad of retail amenities including the Rancho Duarte Golf Course, CVS Pharmacy and a number of local eateries and personal service operations.

The City of Duarte is situated in the San Gabriel Valley foothills. Home to roughly 21,500, Duarte is the neighboring city to Bradbury, Monrovia, Azusa and Irwindale. The average home sales price in the Duarte hills is approximately \$650,000 and remains stable in the fluctuating residential real estate market.

The Property is situated next to a newer development which consists of approximately 15 homes. This greatly benefits



EXECUTIVE SUMMARY

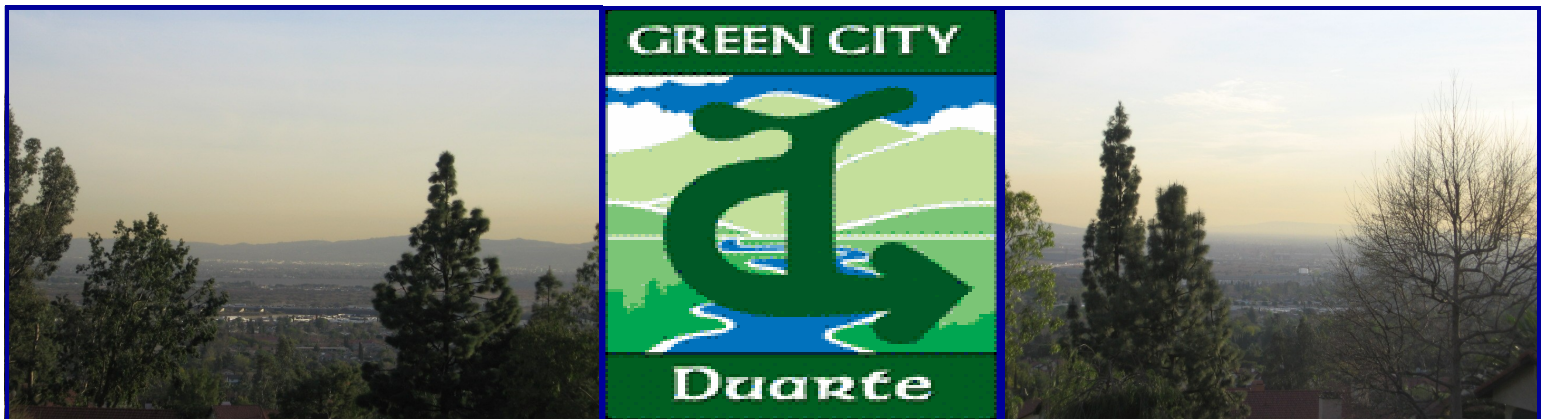
Sales Price:	\$975,000 (\$22,250 per acre)
Location:	Las Lomas Road, Duarte, CA
APN #:	8602-002-009; 8602-002-012
Land Acres:	43.82
Zoning:	DU R1-B - Residential

The information provided herein has been obtained from reliable sources but is not guaranteed to be accurate.

the Property by bringing additional high-end properties into the area. The City of Duarte has made great strides to bring quality residential and commercial projects into the area and plans on attracting and facilitating additional retail and residential projects along the Huntington Drive corridor making Duarte an increasingly attractive place to call home.

The subject property is an ideal opportunity for a developer or investor looking for a great location to build a new development with wonderful views and landscapes.

County of Los Angeles: Rick Auerbach, Assessor

The logo for CIBA Real Estate features the word "CIBA" in a large, bold, red sans-serif font. A stylized blue swoosh underline is positioned beneath the letters "I" and "B". Below "CIBA", the words "Real Estate" are written in a smaller, blue, sans-serif font.

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