



FACT SHEET

November 2014

LOCATION:

Rosedale is a 518 acre in-fill master-planned community of approximately 1,250 homes located in the San Gabriel Valley city of Azusa on the former Monrovia Nursery site. Rosedale is located generally north of Foothill Boulevard, between Azusa Avenue (state highway 39) to the west and Citrus Avenue on the east. The property extends from the planned Foothill Extension of the Metro Gold Line to the ridge of the foothills. The northerly portion of the property is bisected by Sierra Madre Avenue. Access to Rosedale is conveniently afforded via the I-210 freeway from Azusa Avenue or Grand Avenue. The community borders the city of Glendora.

DESCRIPTION:

Rosedale, recently awarded Master Planned Community of the Year, boasts a desirable location at the foothills of the scenic San Gabriel mountains. Downtown city lights and picturesque mountain views can be enjoyed from most residences.

Rosedale is also conveniently located near shopping, recreation, colleges and popular destinations throughout Southern California. Here, residents will find everything they need, from fashionable luxuries at the nearby shopping centers to one-of-a-kind restaurants of Old Town Pasadena or Glendora Village. Local favorites, Target and Costco, are within a 5 minute drive. The I-10 and 210 corridors encompass an array of local attractions.

The close proximity of the mountains and Angeles National Forest to Rosedale offers recreation ranging from camping, hiking, fishing and skiing. The San Gabriel Canyon just minutes away will offer Rosedale families a quick day trip to get away.

Downtown Azusa offers a rich historic retail environment. Located along Azusa Avenue, north and south of Foothill Boulevard, it is situated in a strong trade area. The City has begun a Downtown Revitalization Program aimed to create an economically strong corridor with a unique sense of place.

The vision of this master planned community is to set a new standard for the region and produce a model for neighborhood and town development.

AMENITIES:

Private Amenities:

The Resort, Rosedale's private 2-acre clubhouse and recreation center features:

- 4,592-square-foot clubhouse with 1,058 sq. ft. community meeting room, 910 sq. ft. fitness room, 1,225 sq. ft. covered breezeway, offices, restrooms and storage
- 5,300 sq. ft. resort-style leisure and recreation area featuring a 75' Junior Olympic swimming pool, spa, children's wading pool, trellises, outdoor fireplace and barbecue, and restrooms
- Open-turf play area with Adventure play structure, seat wall, turf volleyball, stage and community gathering area, Heritage Oak trees, picnic tables, benches, drinking fountain, restrooms and park bulletin board

Community Open Space & Public Amenities:

Highlights of this remarkable master plan include one-of-a-kind parks that are perfect for picnics, play dates and block parties with friends and neighbors. It's like having the ultimate backyard times ten.

- The Central Arroyo is a 13.5-acre north-south spine of open space with a trail system connecting neighborhoods within the community to the 210 acres of natural, undeveloped open space and foothill beyond.
- Ten individually themed Neighborhood Parks will be located throughout the community, offering a diverse mix of recreational amenities including basketball, adventure play structures, shade structures, picnic tables, and open turf play areas.
- The Promenade Park is 5.5 acres located in the southern area of the community. This park will feature proposed basketball court, open play areas, adventure play structures and a community stage and gathering area.
- The Promenade will feature a broad east-west open space area extending nearly half a mile in length and providing a tree-lined walking/jogging path for pedestrian usage, benches, and public gathering areas.

DEVELOPER:

Rosedale Land Partners - Ownership and development management of the 517-acre master-planned community of Rosedale in the city of Azusa, CA is a new partnership between Brookfield Residential, Christopher Development Group (CDG) and Starwood Capital Group.

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