

FOR SALE +5.56 Acres

Freeway Visible & Ideal for Warehouse

FOR SALE
+5.56 ACRES

ADJACENT
LAND
IN ESCROW

7th St

IN
ESCROW



Sandalwood Dr

7th Street & 10 Freeway, Calimesa, CA 92320



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PROPERTY OVERVIEW

- » Interstate 10 freeway average daily traffic at the Calimesa on/off ramp is 110,000 VPD (Cal Trans 2016)
- » Zoning: CC (Community Commercial)
- » Property is Ideal for Distribution Warehouse, Automotive Sales/Repair, Retail and many other uses
- » Easily accessible from the freeway
- » I-10 freeway frontage
- » Adjacent to the Calimesa on/off ramp
- » All utilities available to the site
- » Adjacent to the proposed Mesa Verde and near the Summerwind Master Planned Developments
- » Excellent area demographics

PROPERTY DETAILS

Address: 7th Street & I-10 Freeway
Calimesa, CA 92320

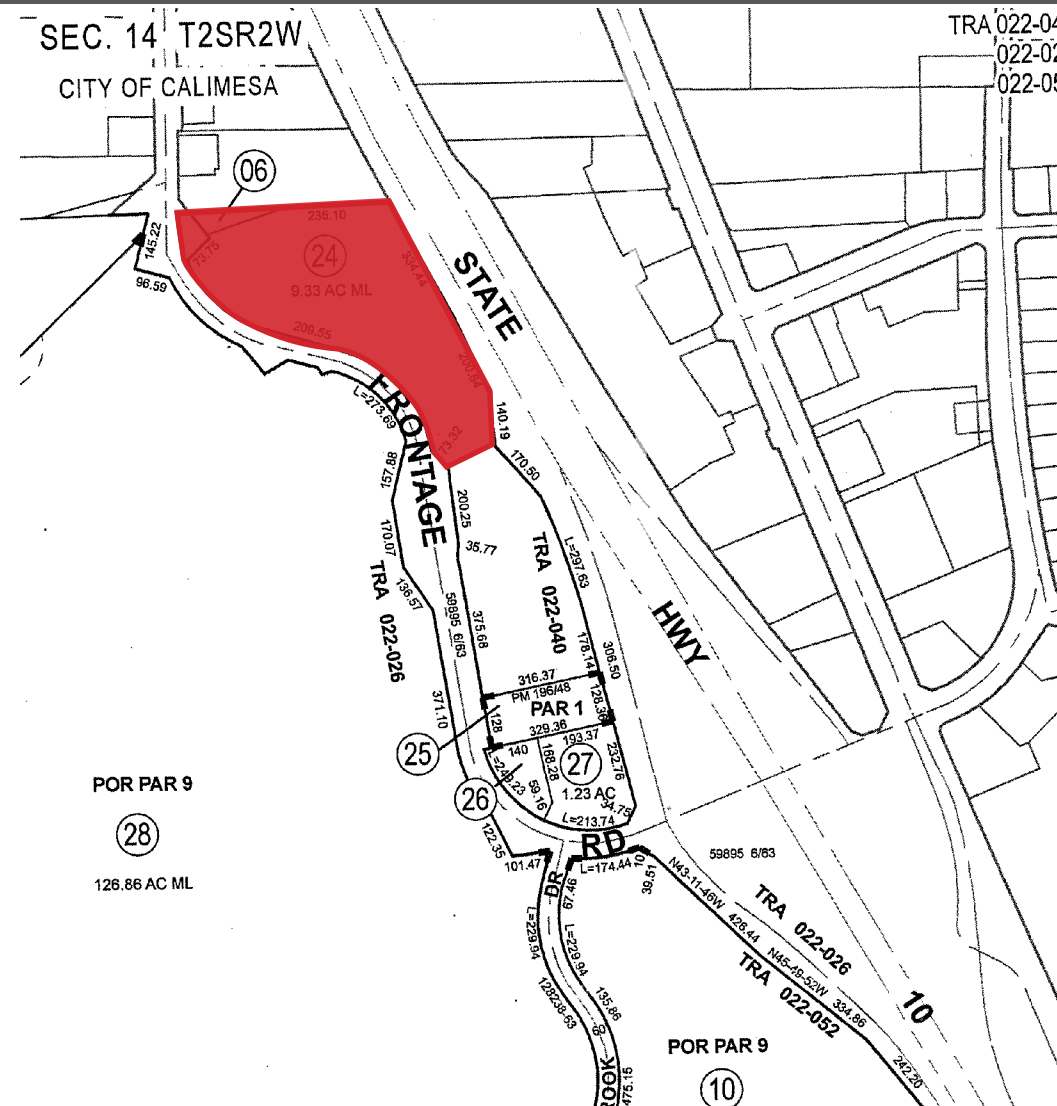
APN: 411-210-024 & 411-210-006

Acres: 5.56 Acres

Square Footage: 242,000 SF

Sale Price: **\$3,630,000.00**

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DEMOGRAPHICS		1 ml radius	3 ml radius	5 ml radius
POPULATION	2018 Estimated Population	4,471	44,714	81,055
	2023 Projected Population	4,724	46,540	84,544
	2010 Census Population	4,235	40,890	73,034
	2000 Census Population	3,964	32,290	51,062
	Projected Annual Growth 2018 to 2023	1.1%	0.8%	0.9%
	Historical Annual Growth 2000 to 2018	0.7%	2.1%	3.3%
HOUSEHOLDS	2018 Median Age	39.8	38.8	40.1
	2018 Estimated Households	1,671	16,284	29,499
	2023 Projected Households	1,723	16,624	30,166
	2010 Census Households	1,565	14,646	26,290
	2000 Census Households	1,506	12,187	19,179
	Projected Annual Growth 2018 to 2023	0.6%	0.4%	0.5%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2018	0.6%	1.9%	3.0%
	2018 Estimated White	74.3%	72.5%	72.9%
	2018 Estimated Black or African American	1.7%	2.8%	3.4%
	2018 Estimated Asian or Pacific Islander	2.5%	4.5%	5.8%
	2018 Estimated American Indian or Native Alaskan	1.5%	1.3%	1.2%
	2018 Estimated Other Races	20.0%	18.9%	16.8%
INCOME	2018 Estimated Hispanic	37.6%	34.9%	32.5%
	2018 Estimated Average Household Income	\$57,947	\$75,116	\$87,033
	2018 Estimated Median Household Income	\$52,352	\$65,225	\$74,655
EDUCATION (AGE 25+)	2018 Estimated Per Capita Income	\$21,757	\$27,443	\$31,755
	2018 Estimated Elementary (Grade Level 0 to 8)	4.9%	5.2%	4.3%
	2018 Estimated Some High School (Grade Level 9 to 11)	8.9%	8.8%	7.1%
	2018 Estimated High School Graduate	37.6%	28.9%	27.1%
	2018 Estimated Some College	22.3%	27.4%	27.4%
	2018 Estimated Associates Degree Only	9.9%	10.3%	10.0%
BUSINESS	2018 Estimated Bachelors Degree Only	10.9%	12.1%	13.9%
	2018 Estimated Graduate Degree	5.7%	7.4%	10.1%
	2018 Estimated Total Businesses	255	1,249	1,700
	2018 Estimated Total Employees	1,752	7,825	11,069
2018 Estimated Employee Population per Business	6.9	6.3	6.5	
2018 Estimated Residential Population per Business	17.5	35.8	47.7	



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PROPOSED PLAT MAP

