

SWC W. COUNTY LINE ROAD & 7th PLACE, CALIMESA, CA

Path To Development @ I-10 For Sale Or Ground Lease

3.15 Usable Acres / Only \$21PSF | City Of Calimesa Will Work With Developer



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

The Offering and Zoning

NAI Capital is pleased to present an exceptional opportunity to acquire prime commercial land located at the SWC of County Line Road and 7th Place, Calimesa, CA 92320. The Land consists of a commercial pad totaling ±4.22 acres of which ±3.15 acres are usable.

This site offers excellent Freeway visibility and accessibility, situated directly at the on/off ramps of Interstate 10 and County Line Road. County Line Road serves as a major transportation corridor, ensuring convenient access to the property and excellent visibility from the Freeway.

The Property is zoned commercial community (CC) – 50:1 FAR. Development in this category typically takes place on parcels ranging from 15 to 30 acres, strategically positioned at key intersections of major thoroughfares or at prominent off-ramps along Interstate 10.

NAI CAPITAL HAS HAD CONVERSATIONS WITH THE CITY OF CALIMESA. THE CITY HAS STATED THAT THEY WILL WORK WITH A DEVELOPER ON A Mixed-use in the Community Commercial (C-C) zone development with Conditional Use Permit (CUP).

Please see the Commercial Chapter Mixed-Use subsection below.

- i.I. Mixed Use. In the Community Commercial (C-C) zone, residential uses may be combined with nonresidential uses upon approval of a conditional use permit.
- i.1. In an entirely new building constructed for such purposes, required parking shall be provided for each use, calculated in accordance with the individual requirements for the particular uses.
- i.2. In an existing commercial building, parking for the residential unit(s) shall be provided on site, in addition to that required for the commercial use(s), or by evidence of an agreement for off-site parking, acceptable to the city.

The General Plan offers the following guidance:

COMMERCIAL MIXED USE (CMU)4

- | | |
|-----------------------|--|
| Up to 20 du/acre | The Commercial Mixed Use Category encourages the integration of retail and service commercial uses with office and/or residential uses. This land use category may also include hospitals and other public/quasi-public uses. |
| Up to 48 Persons/acre | The following apply in the CMU category: |
| Up to 0.50 FAR | <ul style="list-style-type: none">• Development shall take place pursuant to a master plan or comprehensive plan that includes development standards tailored to the specific mix of uses proposed.• Commercial use shall be the predominant use on the ground floor.• Parking for different uses may be combined or separated, depending on the characteristics of the project. |

Please note, if the developer would like to propose little or no commercial on this commercial site, the City recommends that an application for a Zone Change to a residential designation be submitted for consideration. The City told NAI Capital that this Municipal Code provides limited discretion in terms of development standards. Therefore, NAI Capital encourages developers to deviate from the table-above; i.e., a commercial with more Residential, Multi-Family, etc.

Other uses that the City encourages are as follows:

- | | |
|--|--|
| <ul style="list-style-type: none">• Commercial - Various Retail and Office Uses as well• Self-Storage• Hospitals | <ul style="list-style-type: none">• Medical Offices• Car Wash• Churches• Convalescent Homes |
|--|--|

For more details, please refer to the Calimesa Zoning Uses Permitted list <https://www.codepublishing.com/CA/Calimesa/html/Calimesa18/Calimesa1825.html>

The Property and Purchase Price

The Offering

| | |
|-------------------------|--|
| Property Address | SWC West County Line Rd. 7th Place Calimesa, CA 92320 |
| Price | \$2,850,000.00 |

Site Description

| | |
|--------------------------------|------------|
| Usable Price/SF | \$20.77 |
| Total Lot Size (Acres) | 4.25 |
| Total Lot Size (SF) | 185,130 |
| Usable Lot Size (Acres) | 3.15 |
| Usable Lot Size (SF) | 137,214.00 |
| Number of Lots | 2 |
| Type or Ownership | Fee Simple |

Property Information

| | |
|---------------|---------------------------------------|
| Zoning | Commercial Community) - (CC) 50 1 FAR |
| APN | 411-040-005 411-040-003 |

Strategically Positioned in the Path of Progress

This property lies within the approved Mesa Verde Mixed-Use Project, which includes:

- 250,000 – 350,000 square feet of commercial development
- 3,650 residential units (houses and apartments)

For more details, please refer to the map of the Mesa Verde Specific Plan on Page 5.

Future Infrastructure Enhancements

The City of Calimesa is planning major infrastructure upgrades to accommodate future growth. As part of these efforts, the city aims to apply to Caltrans for the expansion and relocation of Roberts Road and 7th Place to handle the increased vehicle traffic expected once the Mesa Verde Mixed-Use Project is fully developed. These improvements will provide significant benefits to any development on the subject property by ensuring direct access to the upgraded roadways connecting to the Mesa Verde project.

Please confirm with city planning.

Area Overview

Calimesa, CA

Nestled in the foothills of the San Bernardino Mountains, Calimesa is one of Southern California's best-kept secrets. This charming city offers a distinctive blend of natural beauty, small-town warmth, and modern convenience.

Residents enjoy scenic views of rolling hills and lush greenery, all set against a relaxed, community-focused atmosphere that makes Calimesa feel like a true hometown.

The city features local amenities such as The Marketplace—a vibrant shopping destination with a variety of retail outlets—along with an array of restaurants, entertainment venues, and recreational opportunities. Historic homes and buildings throughout the area add to its character and charm.

Calimesa enjoys long, warm summers and milder winters compared to much of California, thanks to its higher elevation. Conveniently located just 55 miles east of Los Angeles and 85 miles north of San Diego, it offers easy access to major Southern California metro areas. The region's key industries include logistics and manufacturing, contributing to its economic stability and growth potential.

Demographics

| Population | | | |
|--------------------------------------|--------|---------|---------|
| | 1 Mile | 3 miles | 5 Miles |
| 2024 Estimated Population | 5,650 | 51,429 | 83,372 |
| 2029 Projected Population | 5,672 | 51,090 | 84,602 |
| 2020 Census Population | 5,344 | 50,951 | 81,651 |
| 2010 Census Population | 4,886 | 46,413 | 72,360 |
| Projected Annual Growth 2024 to 2029 | - | -0.1% | 0.3% |
| Historic Annual Growth 2020 to 2024 | 0.9% | 1.0% | 1.3% |

| Households | | | |
|---------------------------------------|--------|---------|---------|
| | 1 Mile | 3 miles | 5 Miles |
| 2024 Estimated Households | 1,990 | 18,137 | 29,209 |
| 2029 Projected Households | 2,037 | 18,373 | 30,118 |
| 2020 Census Households | 1,925 | 18,092 | 29,039 |
| 2010 Census Households | 1,811 | 16,516 | 25,981 |
| Projected Annual Growth 2024 to 2029 | 0.5% | 0.3% | 0.6% |
| Historical Annual Growth 2010 to 2024 | 0.7% | 0.7% | 0.9% |

| Income | | | |
|---|----------|----------|----------|
| | 1 Mile | 3 miles | 5 Miles |
| Estimated Average Household Income (2024) | \$90,837 | \$39,020 | \$46,251 |
| Projected Average Household Income (2029) | \$94,123 | \$41,622 | \$49,364 |
| Census Average Household Income (2010) | \$49,084 | \$22,817 | \$26,465 |
| Census Average Household Income (2000) | \$38,157 | \$17,739 | \$20,458 |
| Projected Annual Change (2024-2029) | 0.7% | 1.3% | 1.3% |
| Historical Annual Change (2000-2024) | 5.8% | 5.0% | 5.3% |

Demographic Source: Applied Geographic Solutions

Retailer Map

SITE

CALIMESA

Atlas Storage & Business Centers - Calimesa

DEL TACO
Shell
NAPA AUTO CARE CENTER
Clark's Diner

COUNTY LINE RD

Baker's



Americas Best Value Inn

George's Market

WAVENUE L

CALIMESA BLVD

STATER BROS. markets
McDonald's
CHASE

DOLLAR TREE
Carl's Jr.
SUBWAY
Starbucks
Denny's
TACO BELL
ARCO

Shell

Stater Bros. Markets

BURGER KING

Jack in the box



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