

Cherry Valley, CA

Property Details

Approx. 4.29 Acres in
Riverside County/Inland
Empire

Zoning C-P-S
(Scenic Highway
Commercial)

Excellent Visibility From I-10
Freeway & Cherry Valley
Blvd.

Prime freeway location with
107,000+ daily travelers on
I-10

On-going planned roadway
and interchange
improvements

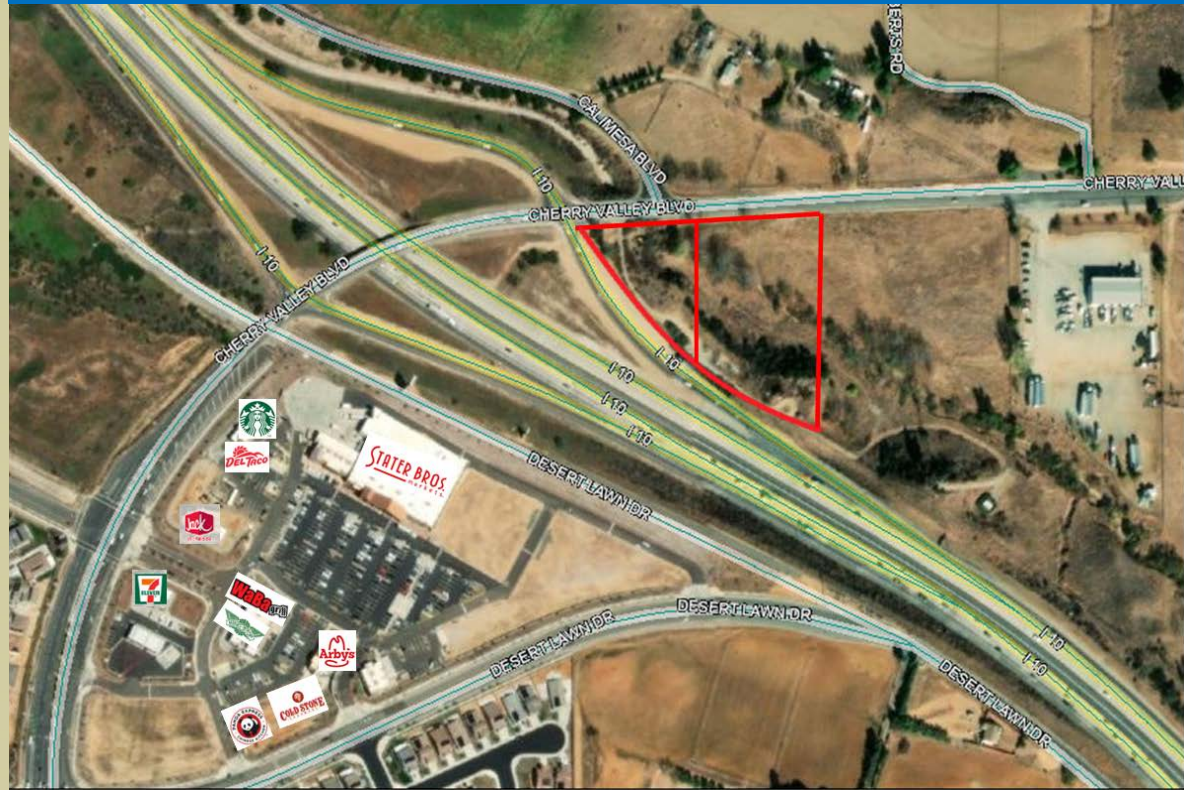
I-10 Gateway -1.8M SF new
industrial space Est. 1,000
jobs when opened!

Significant population
growth expected within the
next 5-15 years!

Traffic Study & CUP under
review with Riverside County

Excellent opportunity for fast
food, gas station, retail or
auto services

Near the Marketplace at
Calimesa Anchored by
Stater Brothers



Pads delivered fully entitled, rough
graded up to 1/10th of a foot and
compacted

Off-site improvements and utilities
stubbed

Underground storm drainage installed
by developer

Lessor pays pro-rata share for paving

APN:

407-230-016 & 407-230-017

Ground Leasing Opportunity 4 pads available

Proposed Retail/Fast Food:

Est. Pad#1 - 41,989sf

Est. Pad#2 - 27,126sf

Est. Pad#3 - 30,579sf

Proposed Gas Station:

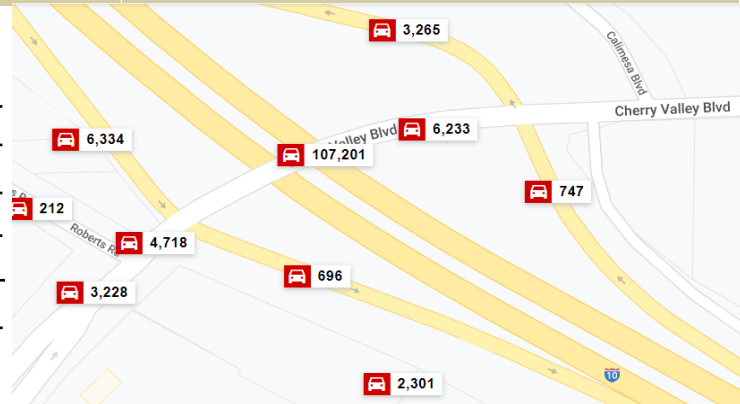
Est. Pad #4 - 63,302st

Pylon Sign Advertising Available

Demographics & Traffic Counts

	1 Mile	3 Miles	5 Miles
Population 2021:	2,800	30,297	89,609
Projected Population 2026 (Est):	3,354	33,242	95,527
Daytime Employee Population:	211	8,472	24,286
2021 Average HH Income:	\$80,951	\$95,810	\$85,208
Cherry Valley Blvd.			6,233 ADT
Interstate 10			107,200 ADT

Source: 2010-2021 Census



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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements facts and actual drawings shown are approximate, subject to change, and should be independently verified by you and may not be relied upon as a precise representation by this office.

EXHIBIT OF SITE PLAN W/PROPOSED ULTIMATE STREET & FREEWAY IMPROVEMENTS
CHERRY VALLEY BOULEVARD
 COUNTY OF RIVERSIDE
 APN 407-230-016 & 017

FUTURE CALIMESA



Surrounding Projects





Lot Inventory Map

Actively selling, upcoming communities, and other builder-owned projects within Banning, Beaumont and Calimesa, as well as projects under contract with homebuilders.

