

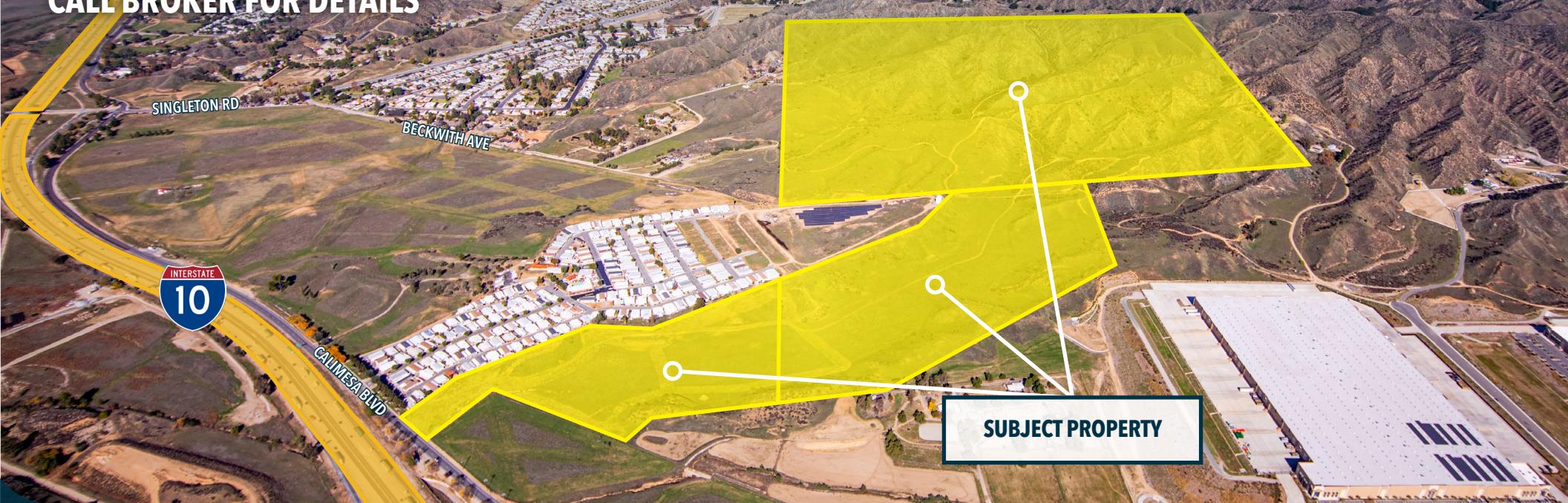
THE HEIGHTS AT CALIMESA - 229 ACRE SPECIFIC PLAN DEVELOPMENT

9750 Weller Road | Calimesa, CA 92320

- Conceptual specific plan previously in process for 2,248 housing units.
- Previous plan consisted of 12 planning areas.
- Nearly 165 acres are dedicated to parks and natural open space, creating a walkable, amenity-rich community with long-term environmental value and strong appeal to upscale estate-home buyers.
- Planned major roadways (13.2 acres) and established development standards provide a clear framework for future entitlements and phased development.

OFFERS DUE FEBRUARY 18, 2026

CALL BROKER FOR DETAILS



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CALIMESA
ELEMENTARY SCHOOL

GREEN VALLEY
HIGH SCHOOL

KEHL CANYON
TRAILHEAD

SUBJECT PROPERTY



DUTCH BROS
COFFEE

PALMER AVE
DESERT LAWN DR



INTERSTATE
10

SINGLETON RD
BECKWITH AVE
CALIMESA BLVD

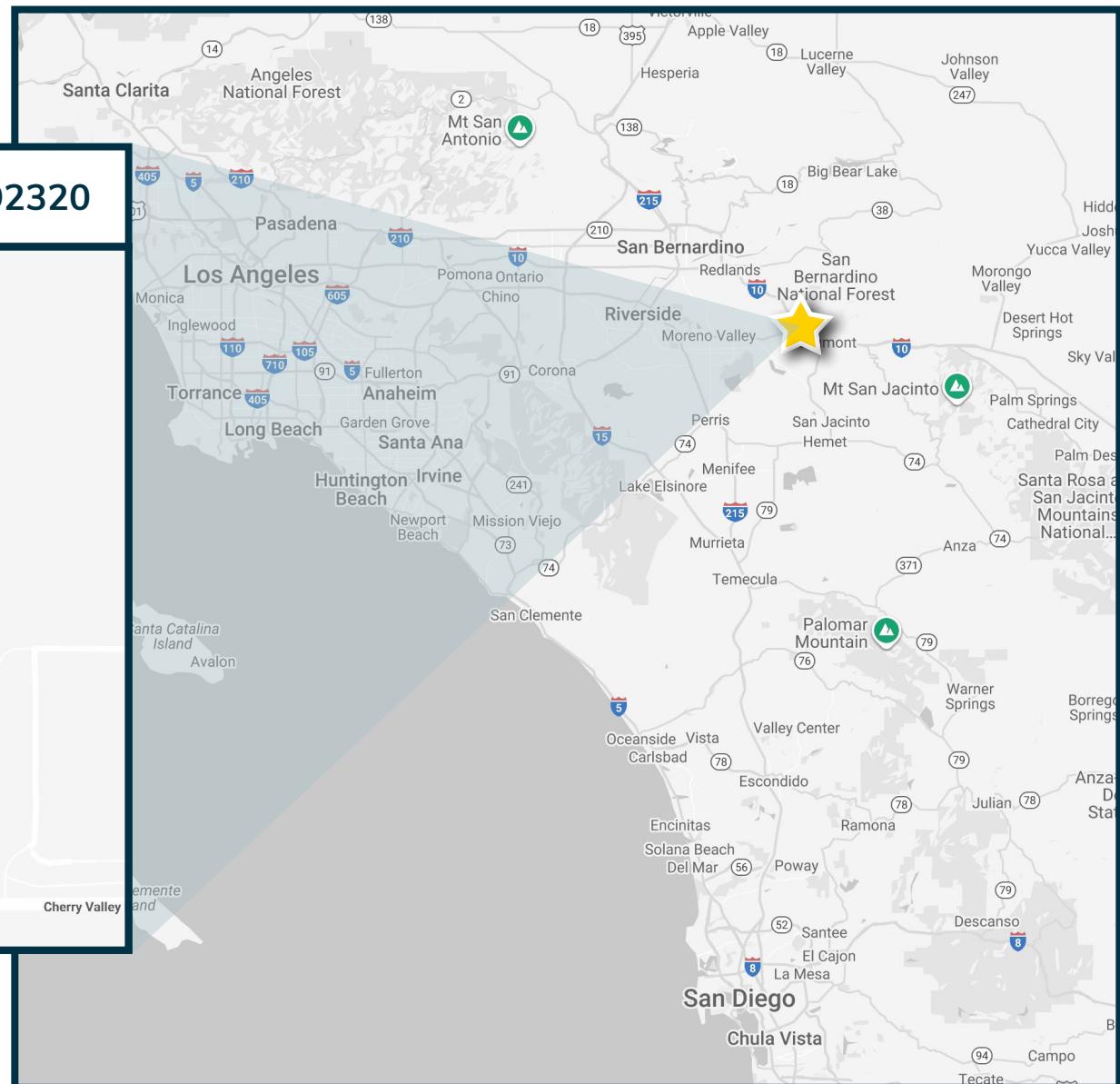
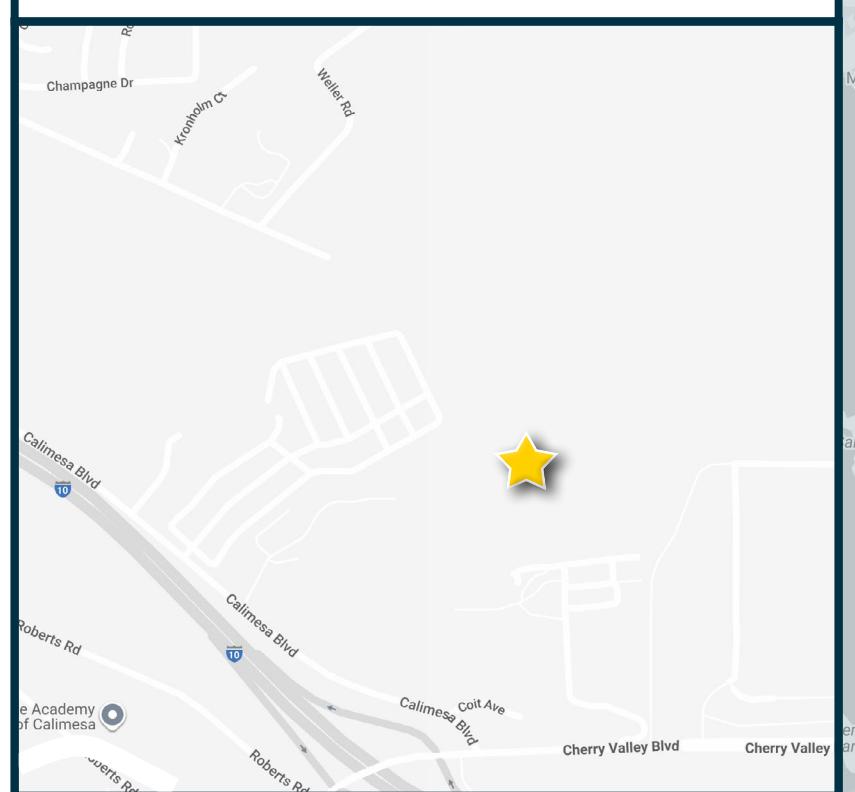
CHERRY VALLEY BLVD
ROBERT ST





location map

9750 Weller Road | Calimesa, CA 92320



property location

The subject property is located within the City of Calimesa in Riverside County, California, in the heart of the Inland Empire. The project site is situated east of Interstate 10, north of Cherry Valley Boulevard, and south of Singleton Road. The property benefits from two primary points of access via Calimesa Boulevard and Beckwith Avenue, providing efficient circulation to and from the surrounding area. Interstate 10 is located immediately west of the site, offering convenient regional connectivity to San Bernardino, Riverside, Palm Springs, and the greater Southern California market. This strategic location positions The Heights at Calimesa to capitalize on continued population growth while maintaining the City's desirable small-town character.



property information

property profile:

The offering comprises approximately 229.20 acres within The Heights at Calimesa Conceptual Specific Plan, a 244-acre master-planned community in the Inland Empire. The remaining acreage of the Specific Plan is excluded. The site benefits from an established Specific Plan framework, including land-use designations, circulation concepts, and development standards, providing a clear pathway for future residential and mixed-use development, subject to City approvals.

The Heights at Calimesa is envisioned as a thoughtfully planned residential and mixed-use community featuring a diverse range of housing types, including multi-family options, designed to meet evolving market demand. The Conceptual Specific Plan emphasizes walkability, with planned neighborhood connections, trails, parks, and open space integrated throughout the community.

The project offers developers an opportunity to participate in a large-scale, City-aligned planning initiative positioned to benefit from continued growth in one of Southern California's fastest-growing regions.

jurisdiction:

City of Calimesa

apn's & acreage:

- 407-090-001 → 176.62 Acres
- 407-270-002 → 17.11 Acres
- 413-270-008 → 35.47 Acres

Total Acreage: → **229.20 Acres**

the heights at Calimesa land use:

- 64.20 Acres – 2,248 Units
- 21.10 Acres – Mixed Use Development
- 21.90 Acres – Parkland
- 20.00 Acres – Open Space
- 124.80 – Natural Open Space Overlay
- 13.2 Acres – Major Roadways

entitlement status:

A proposed specific plan was submitted for 2,248 housing units. It was never approved and is conceptual only. Please see details under due diligence section

existing zoning:

Planned Residential Open Space (OS-R), Rural Residential (R-R), Residential Low (R-L) and Residential Low Medium (R-L-M) ([Existing Zoning Link](#))

proposed zoning:

Specific Plan 4 (SPA 4) ([Proposed Zoning Link](#))

current zoning:

Residential Rural (RR), Residential Low Medium (RLM), Residential Low (RL), and Open Space Residential (OSR) ([General Plan Link](#))

proposed general plan:

Village High Density Residential, Village Mixed-Use, Parks/Recreation and Open Space ([Proposed General Plan Link](#))

school district:

Beaumont Unified School District

school district:

| | |
|--------------|------------------------------------|
| Water/Sewer | Yucaipa Valley Water District |
| Gas/Electric | Southern California Edison (SCE) |
| Fire | Calimesa Fire Department |
| Police | Riverside County Police Department |

offers due:

February 18, 2026

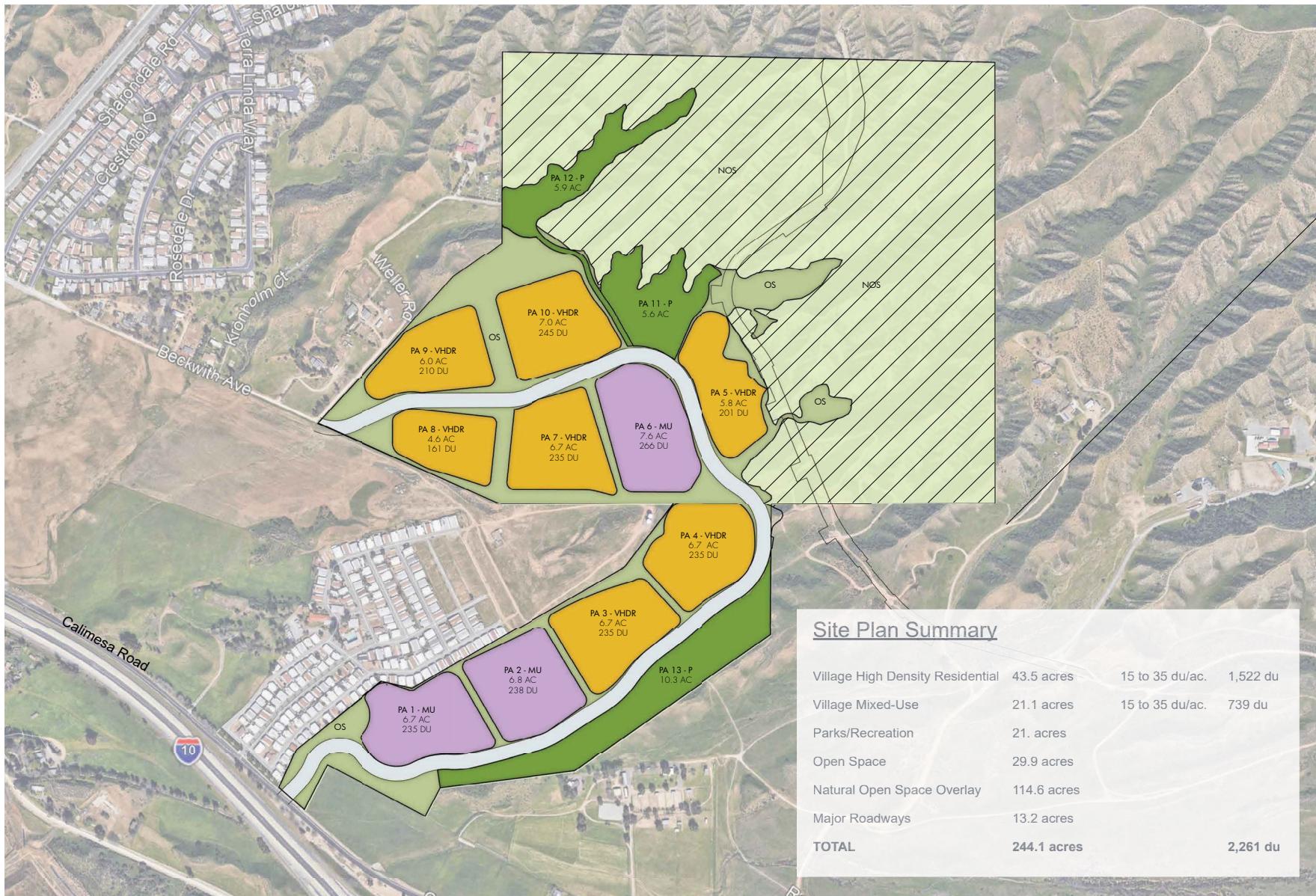
Call broker for details



development area



site plan summary



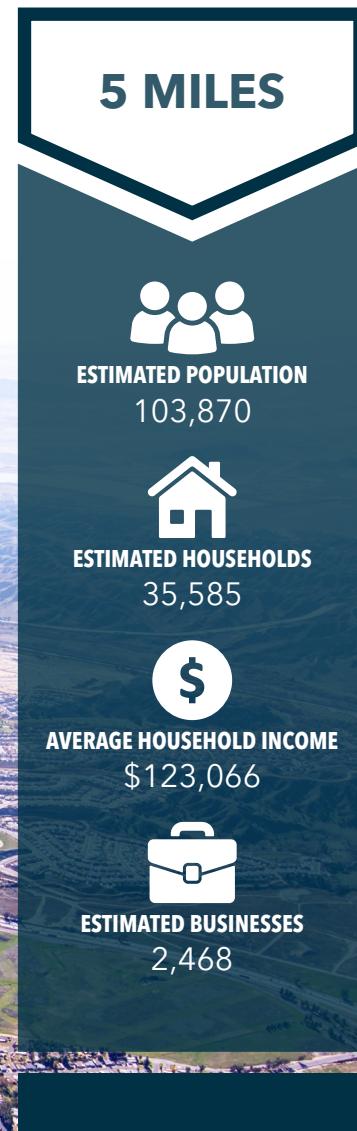
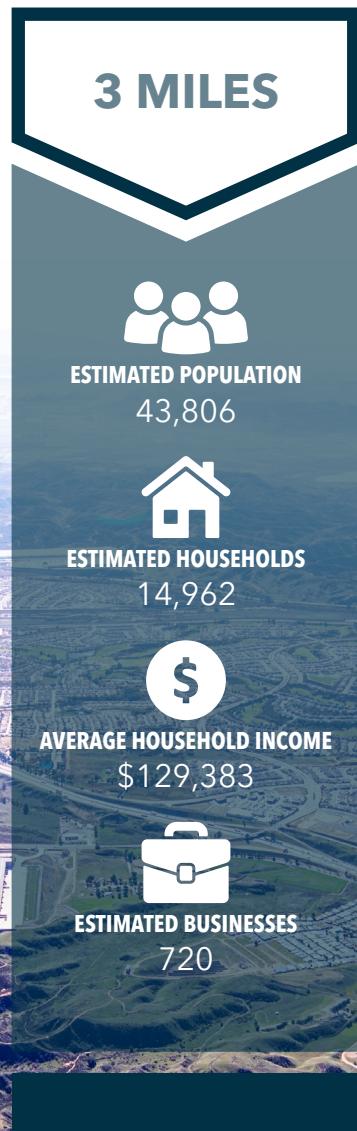
due diligence

CLICK LINKS BELOW TO DOWNLOAD DUE DILIGENCE DOCUMENTS



- [Dudek EIR Proposal](#)
- [Specific Plan Submittal](#)
- [City Comments Letter](#)

demographics



plat map

407-09
15-7

15-7

TRA 022-009
056-035

S 1/2 SEC. 19 T2S-R1W

Data: G.L.O. PLAT, 2-3-97

MAR 1970

22

ASSESSOR'S MAP BK. 407 PG. 09
RIVERSIDE COUNTY, CALIF.

6

plat map

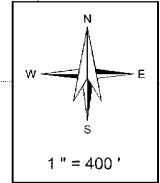
HIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

NW 1/4 OF SEC. 31 & NE 1/4 OF SEC. 36, T.2S., R.2W.
CITY OF CALIMESA

TRA 022-008
022-010
022-011
022-014
022-018
022-064
022-072
022-079

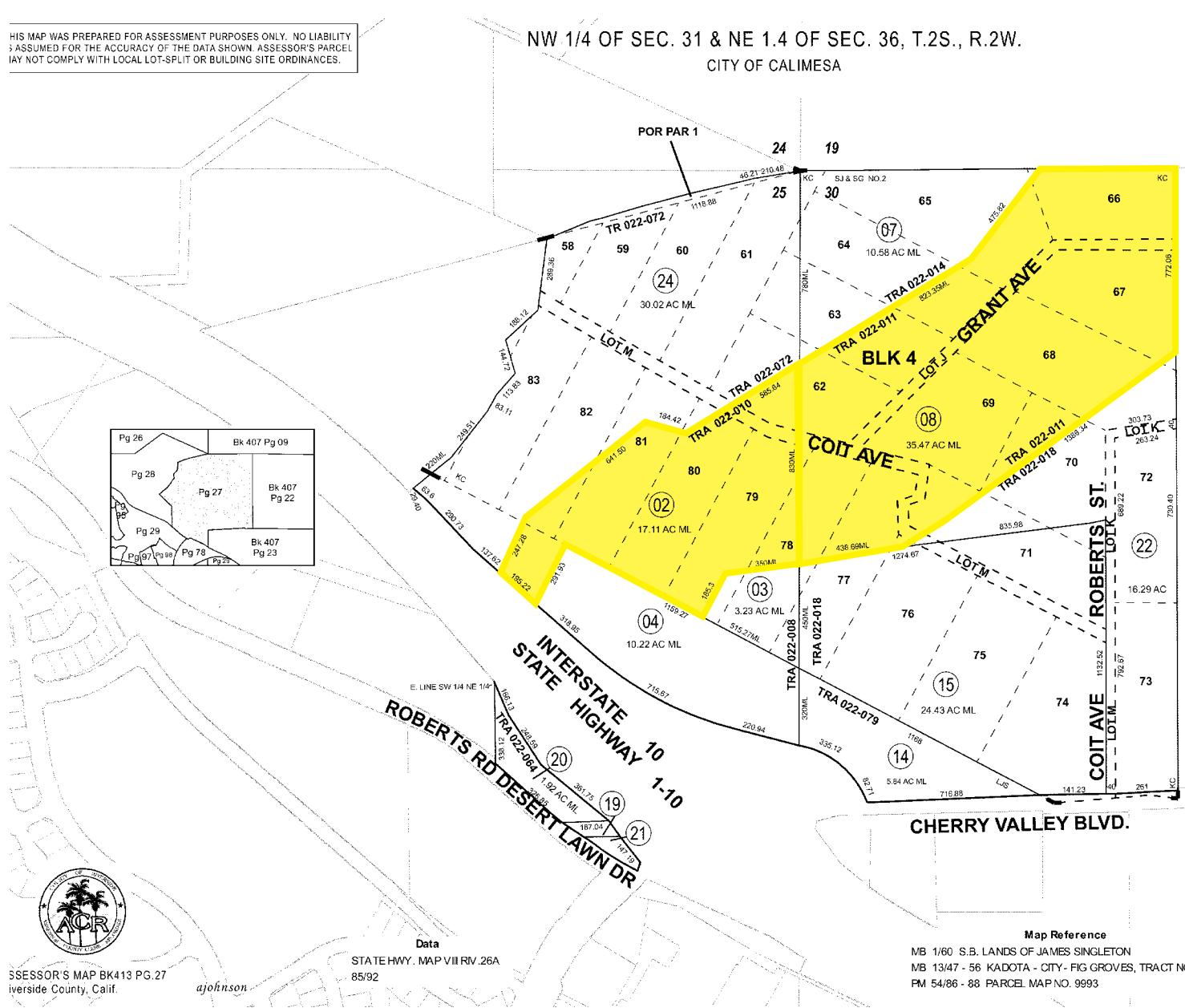
413-27

15-34-1



Legend

- Lot Lines
- Right-Of-Way
- - Old Lot Lines
- - Reference R.O.W
- - - Other Easements
- - - Lease Area
- Subdivision Tic Mark



Map Reference

MB 1/60 S.B. LANDS OF JAMES SINGLETON
MB 13/47 - 56 KADOTA - CITY- FIG GROVES, TRACT NO.14
PM 54/86 - 88 PARCEL MAP NO. 9993

| Date | Old Number | New Number |
|-----------|------------|------------|
| 3/1/1974 | 11 | 14 |
| 5/1/1974 | 10 | 15 |
| 10/1/1978 | FM ST | 16 |
| 10/1/1996 | 16 | ST |
| 2/1/1988 | 5 | 17 |
| 2/1/1988 | 6 | 18 |
| 6/1/1988 | ST | 19 |
| 6/1/1988 | 17,18 | 20,21 |
| 3/19/2020 | 12,13 | 22 |
| 8/25/2021 | 289-27 | 23,280-43 |
| 8/29/2022 | 1,23 | 24 |



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