



SUMMER WIND

COMMONS IN CALIMESA



NEW PROPOSED RETAIL NEIGHBORHOOD SHOPPING CENTER COMING SOON



I-10 at Cherry Valley Blvd



Now Under Construction

**+10,000
UNITS
PROPOSED**

 **89,000
VEHICLES PER DAY**



**SUMMERWIND
COMMONS**

 **-24,000
VEHICLES PER DAY**

CHERRY VALLEY BLVD

**PHASE II
PROPOSED FUTURE
RESIDENTIAL**

**PHASE I
SUMMERWIND
COMMONS**

**BUSD
K-8 SCHOOL**

**K-8 SCHOOL
NOW OPEN**

**80
UNITS**

DESERT LAWN DR

**162
UNITS**

**246
UNITS**

**145
UNITS**

PALMER AVE

**1,284
UNITS**

SUMMERWIND COMMONS

SITE PLAN

SUMMERWIND
COMMONS

UPSCALE MASTER PLANNED COMMUNITY
IN A MAJOR GROWTH AREA

FREEWAY ORIENTED NEIGHBORHOOD CENTER WITH
TRAFFIC COUNTS SURPASSING 89,000 CARS PER DAY ON
INTERSTATE 10

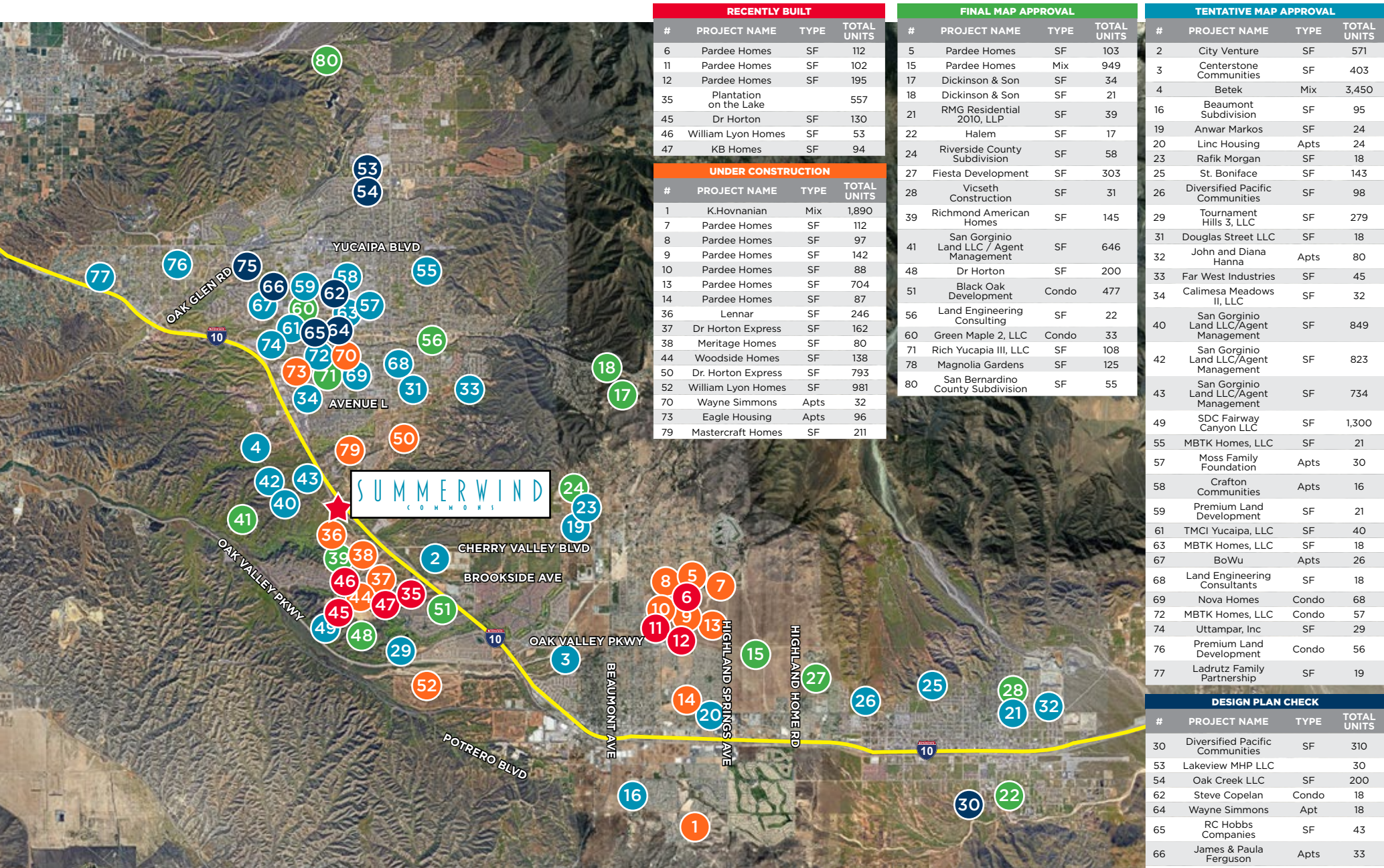
75,200
SF GLA

11.77
ACRES



TRADE AREA HOUSING DEVELOPMENTS

SUMMERWIND
COMMONS



RECENTLY BUILT			
#	PROJECT NAME	TYPE	TOTAL UNITS
6	Pardee Homes	SF	112
11	Pardee Homes	SF	102
12	Pardee Homes	SF	195
35	Plantation on the Lake		557
45	Dr Horton	SF	130
46	William Lyon Homes	SF	53
47	KB Homes	SF	94

UNDER CONSTRUCTION			
#	PROJECT NAME	TYPE	TOTAL UNITS
1	K.Hovnanian	Mix	1,890
7	Pardee Homes	SF	112
8	Pardee Homes	SF	97
9	Pardee Homes	SF	142
10	Pardee Homes	SF	88
13	Pardee Homes	SF	704
14	Pardee Homes	SF	87
36	Lennar	SF	246
37	Dr Horton Express	SF	162
38	Meritage Homes	SF	80
44	Woodside Homes	SF	138
50	Dr. Horton Express	SF	793
52	William Lyon Homes	SF	981
70	Wayne Simmons	Apts	32
73	Eagle Housing	Apts	96
79	Mastercraft Homes	SF	211

FINAL MAP APPROVAL			
#	PROJECT NAME	TYPE	TOTAL UNITS
5	Pardee Homes	SF	103
15	Pardee Homes	Mix	949
17	Dickinson & Son	SF	34
18	Dickinson & Son	SF	21
21	RMG Residential 2010, LLP	SF	39
22	Halem	SF	17
24	Riverside County Subdivision	SF	58
27	Fiesta Development	SF	303
28	Vicseth Construction	SF	31
39	Richmond American Homes	SF	145
41	San Gorginio Land LLC / Agent Management	SF	646
48	Dr Horton	SF	200
51	Black Oak Development	Condo	477
56	Land Engineering Consulting	SF	22
60	Green Maple 2, LLC	Condo	33
71	Rich Yucaipa III, LLC	SF	108
78	Magnolia Gardens	SF	125
80	San Bernardino County Subdivision	SF	55

TENTATIVE MAP APPROVAL			
#	PROJECT NAME	TYPE	TOTAL UNITS
2	City Venture	SF	571
3	Centerstone Communities	SF	403
4	Betek	Mix	3,450
16	Beaumont Subdivision	SF	95
19	Anwar Markos	SF	24
20	Linc Housing	Apts	24
23	Rafik Morgan	SF	18
25	St. Boniface	SF	143
26	Diversified Pacific Communities	SF	98
29	Tournament Hills 3, LLC	SF	279
31	Douglas Street LLC	SF	18
32	John and Diana Hanna	Apts	80
33	Far West Industries	SF	45
34	Calimesa Meadows II, LLC	SF	32
40	San Gorginio Land LLC/Agent Management	SF	849
42	San Gorginio Land LLC/Agent Management	SF	823
43	San Gorginio Land LLC/Agent Management	SF	734
49	SDC Fairway Canyon LLC	SF	1,300
55	MBTK Homes, LLC	SF	21
57	Moss Family Foundation	Apts	30
58	Crafton Communities	Apts	16
59	Premium Land Development	SF	21
61	TMCI Yucaipa, LLC	SF	40
63	MBTK Homes, LLC	SF	18
67	BoWu	Apts	26
68	Land Engineering Consultants	SF	18
69	Nova Homes	Condo	68
72	MBTK Homes, LLC	Condo	57
74	Uttampar, Inc	SF	29
76	Premium Land Development	Condo	56
77	Ladrutz Family Partnership	SF	19

DESIGN PLAN CHECK			
#	PROJECT NAME	TYPE	TOTAL UNITS
30	Diversified Pacific Communities	SF	310
53	Lakeview MHP LLC	SF	30
54	Oak Creek LLC	SF	200
62	Steve Copelan	Condo	18
64	Wayne Simmons	Apt	18
65	RC Hobbs Companies	SF	43
66	James & Paula Ferguson	Apts	33
75	Bo Wu	Apts	16

NEIGHBORHOOD AERIAL

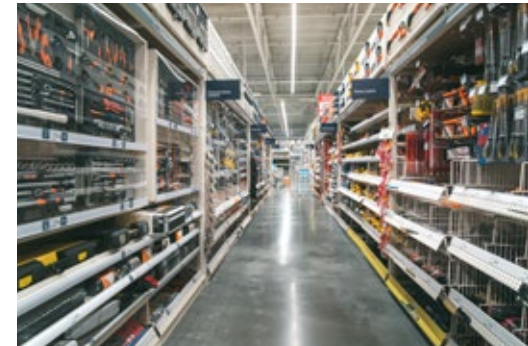
SUMMERWIND
COMMONS



A1 & A2

ANCHOR OPPORTUNITY

SUMMERWIND
COMMONS



BUILDING A1 & A2

Anchor Opportunity

~20,000 - 30,000 SF

2.11 Acres, 1.90 Acres

Anticipated Pad Delivery Q4 2024



A3 CAR WASH

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COMMONS



BUILDING A3

CAR WASH OPPORTUNITY

~45,392 SF

~1.04 AC

Anticipated Pad Delivery Q4 2024



A 4

CONVENIENCE STORE / GAS

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COMMONS



BUILDING A4

Convenience Store/Gas

3,800 SF

1.70 AC

Anticipated Pad Delivery Q4 2024



A5 & A6 FAST FOOD

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COMMONS



BUILDING A5 & A6

Drive-Thru Opportunity

~2,500 SF

~0.74 & 0.56 AC

Anticipated Pad Delivery Q4 2024



A7 URGENT CARE

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BUILDING A7

Medical Retail

Urgent Care | Dentist | Optometrist | Medical Spa

5,000 SF

0.48 AC

Anticipated Pad Delivery Q4 2024



A 8

MULTI-TENANT RETAIL

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COMMONS



BUILDING A8

Multi-Tenant Retail

5,000 SF

0.78 AC

Anticipated Pad Delivery Q4 2024



A 9

URGENT CARE / MEDICAL

SUMMERWIND
COMMONS



BUILDING A9

Urgent Care / Medical Office

12,000 SF

1.02 AC

Anticipated Pad Delivery Q4 2024



A10

DAYCARE / VETERINARIAN

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COMMONS



BUILDING A10

Daycare / Veterinarian

9,900 SF

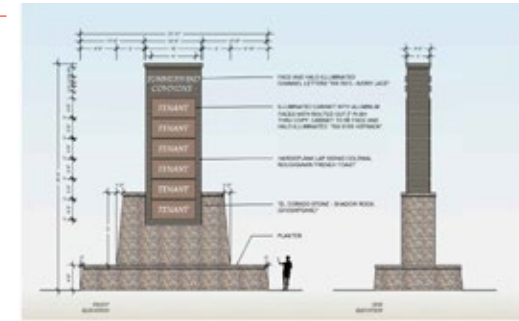
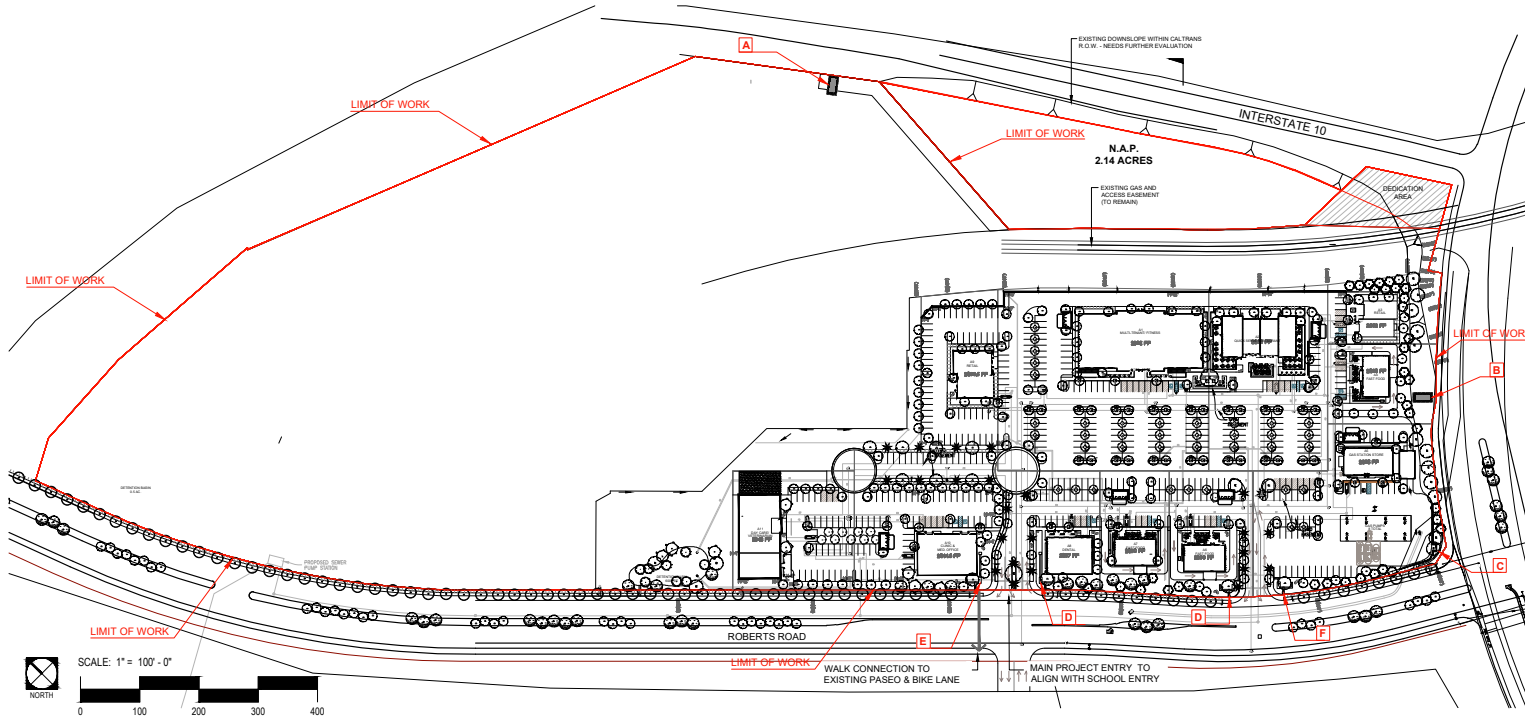
0.95 AC

Anticipated Pad Delivery Q4 2024

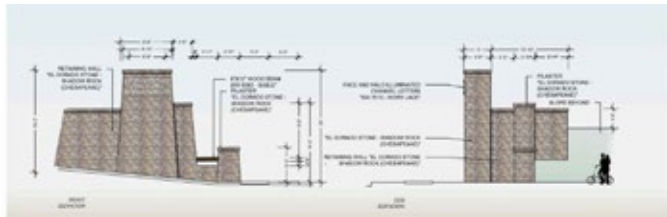


PROPOSED SIGNAGE SITE PLAN

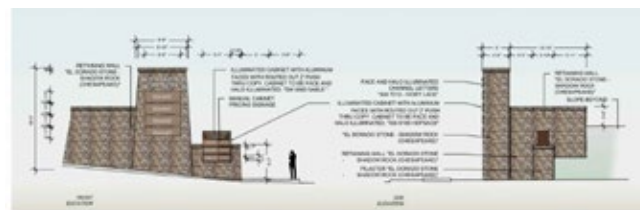
SUMMERWIND
COMMONS



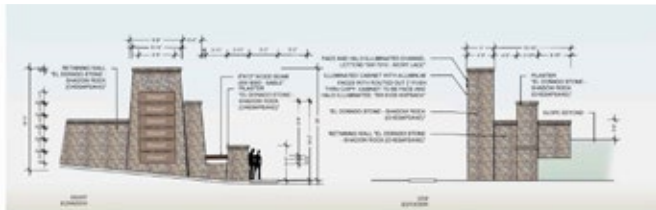
A INTERSTATE MONUMENT
SCALE: 3/32" = 1'-0"



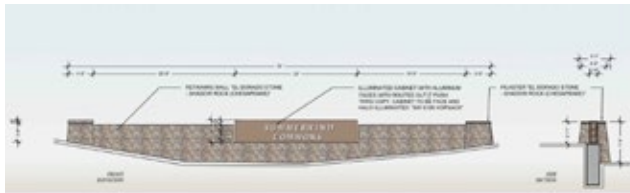
E COMMERCIAL MONUMENT AT NEIGHBORHOOD
SCALE: 3/32" = 1'-0"



F GAS MONUMENT
SCALE: 3/32" = 1'-0"



B COMMERCIAL MONUMENTATION
SCALE: 3/32" = 1'-0"



C GAS MONUMENT
SCALE: 3/32" = 1'-0"

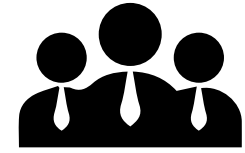
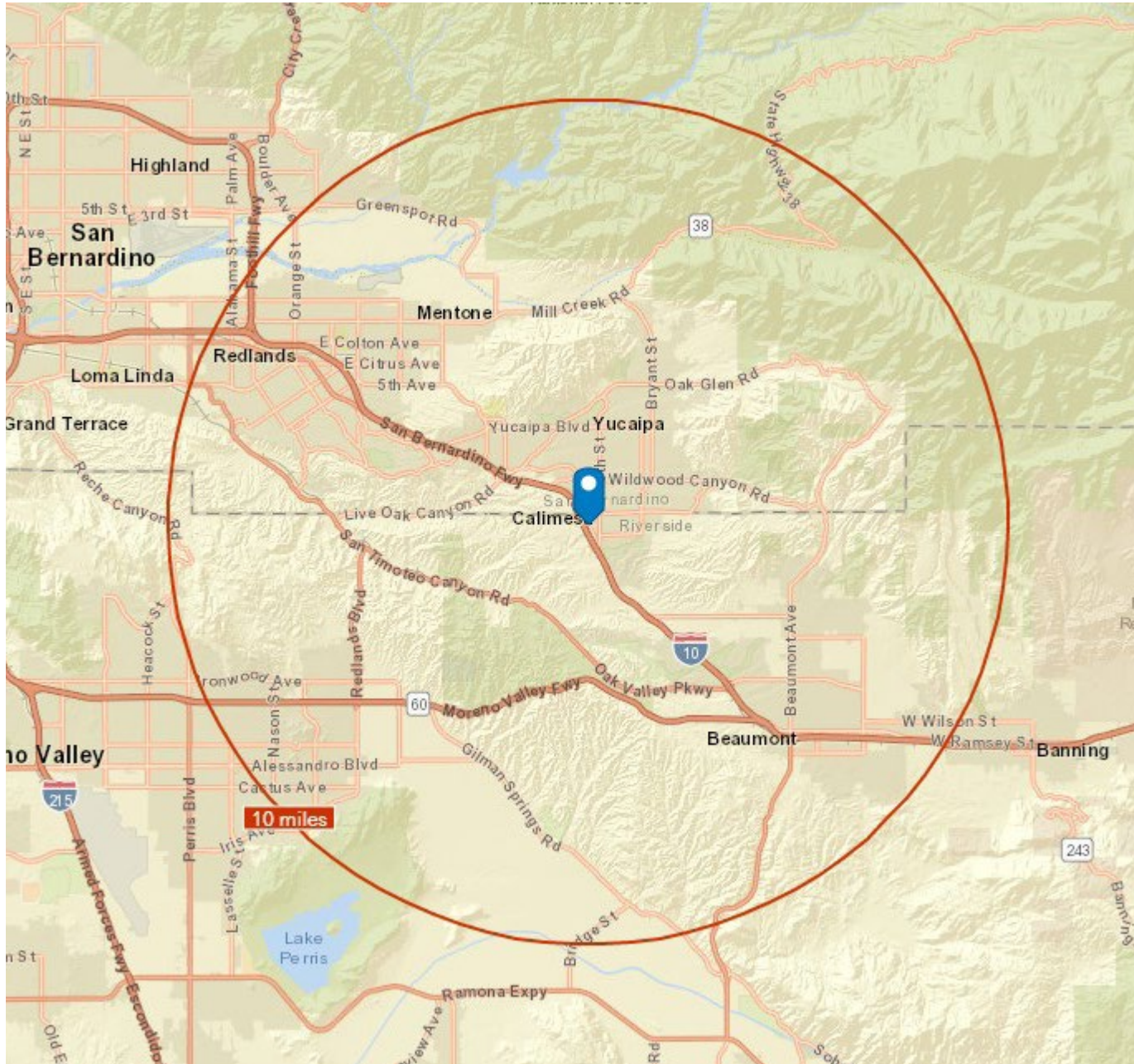


B MINOR INTERSTATE MONUMENT
SCALE: 3/32" = 1'-0"

SUMMERWIND COMMONS

DEMOGRAPHICS

SUMMERWIND
COMMONS



TOTAL EMPLOYEES

69,192
2024



**TOTAL RESIDENTIAL
POPULATION**

279,521 **288,776** ↑
2024 2029



**AVERAGE HOUSEHOLD
INCOME**

\$123,962 **\$142,091** ↑
2024 2029

SUMMERWIND

C O M M O N S



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