

HORSEPOWER RANCH - 146 AC EQUESTRIAN-AGRICULTURAL RANCH FOR LEASE

24585 CAM DEL SERENAH, PERRIS, CALIFORNIA

RANCH-AGRICULTURAL PROPERTY



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SECTION 1

LOCATION INFORMATION



CITY INFORMATION



LOCATION DESCRIPTION

The South Riverside Submarket is located in the southern Inland Empire and is bordered by San Diego County to the south and Orange County to the west. Inventory is clustered around the I-15 and I-215 freeways, primarily in Temecula and Murrieta where there is a thriving wine country that attracts tourists from San Diego all the way north to Los Angeles.

The area has above-average new single-family home construction due to the propensity of available land for master-planned communities, expanding medical office tenants, and retail developments. Suburban areas like this submarket strengthened since the start of the pandemic due to an influx of people looking to purchase homes and the need for more space to work from home at relatively affordable prices.

The retail sector has made significant gains since peaking in mid-2021. The submarket's 12-month net absorption is 210,000 SF. This is one of the few submarkets with significant new construction, including a 150,000-SF Costco that opened in August 2022. Inventory is projected to grow by around 1% in each of the next five years, bolstered by the area's strong population growth.

Transaction activity can be sporadic and primarily consists of local investors. The 313,000-SF Village Walk Place in Murrieta sold in September 2022 to a private investor for \$40 million, or \$128/SF.

LOCATION DETAILS

Market	Inland Empire
Sub Market	South Riverside
County	Riverside
Nearest Highway	I-15 Freeway
Nearest Airport	Ontario International Airport



DEMOGRAPHICS MAP & REPORT

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	15	73	333
Average Age	52.2	46.3	44.2
Average Age (Male)	47.5	41.1	38.1
Average Age (Female)	53.7	48.1	46.4

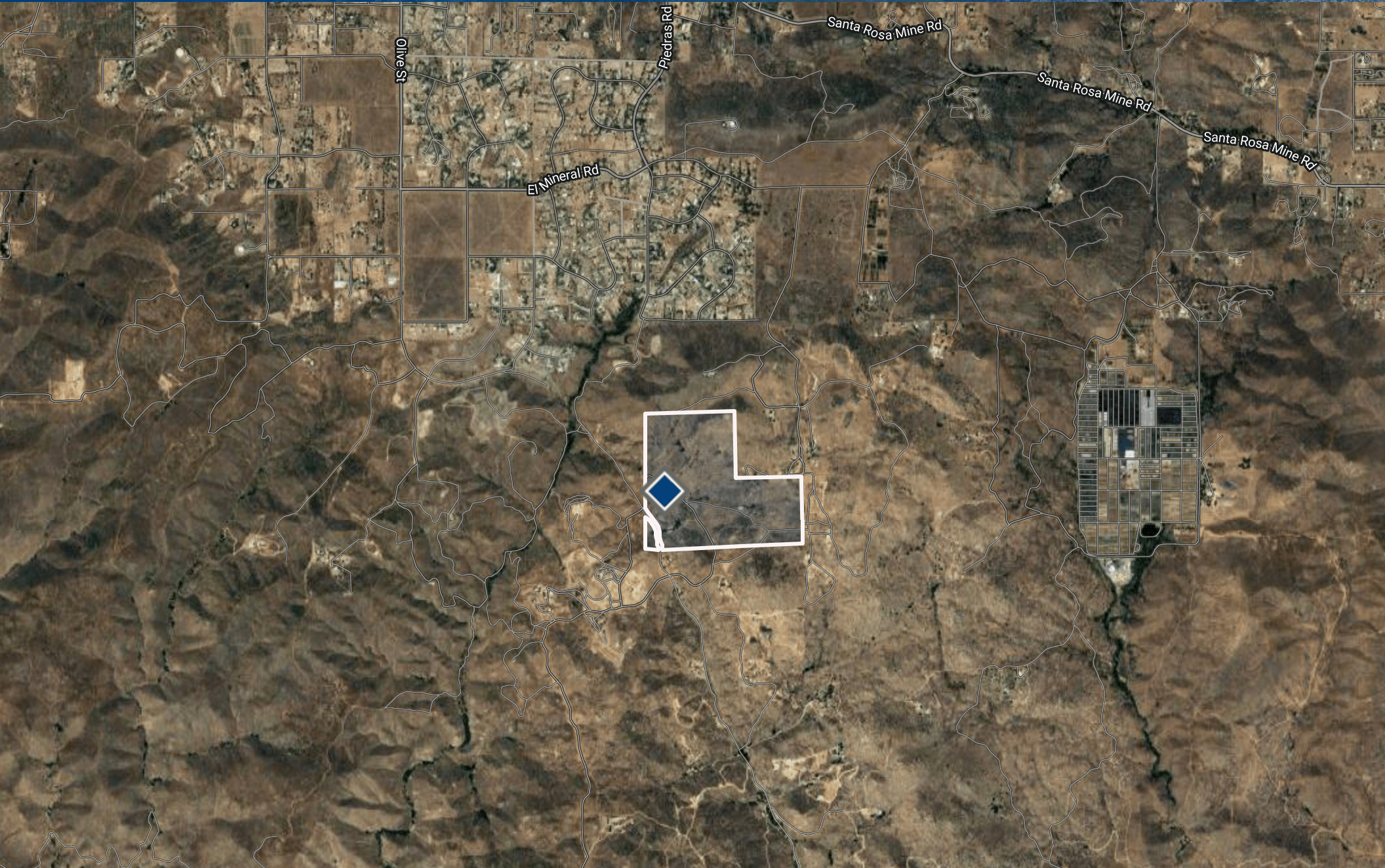
HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	6	30	131
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$92,819	\$76,010	\$71,555
Average House Value	\$475,306	\$421,383	\$377,693

RACE

	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	12	52	227
Total Population - Black	0	1	6
Total Population - Asian	0	0	4
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	1	3
Total Population - Other	2	14	82





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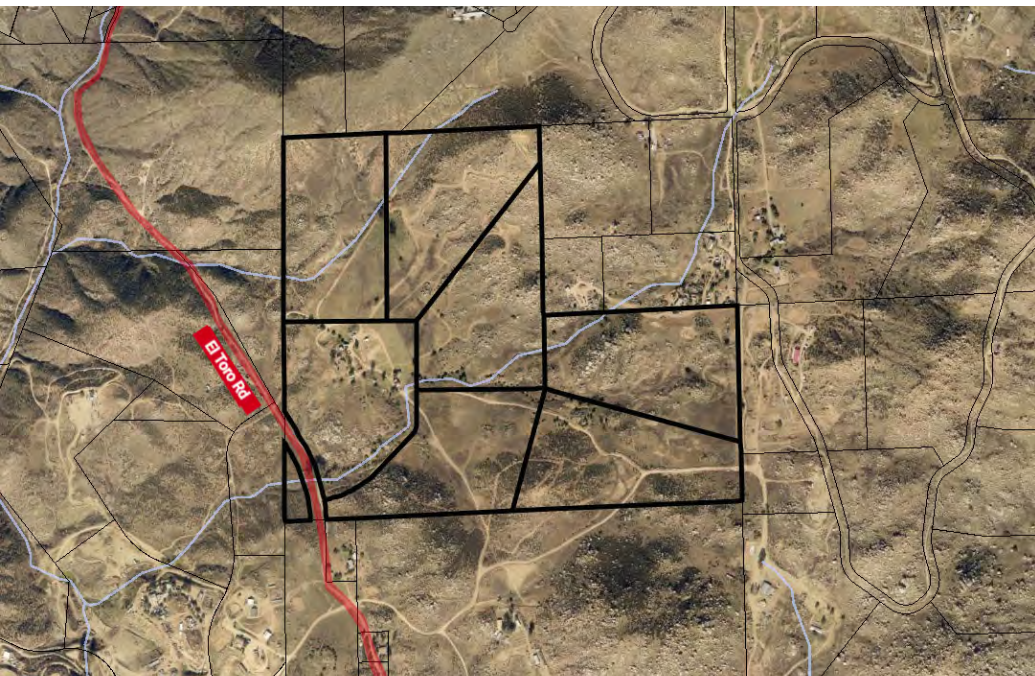


COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

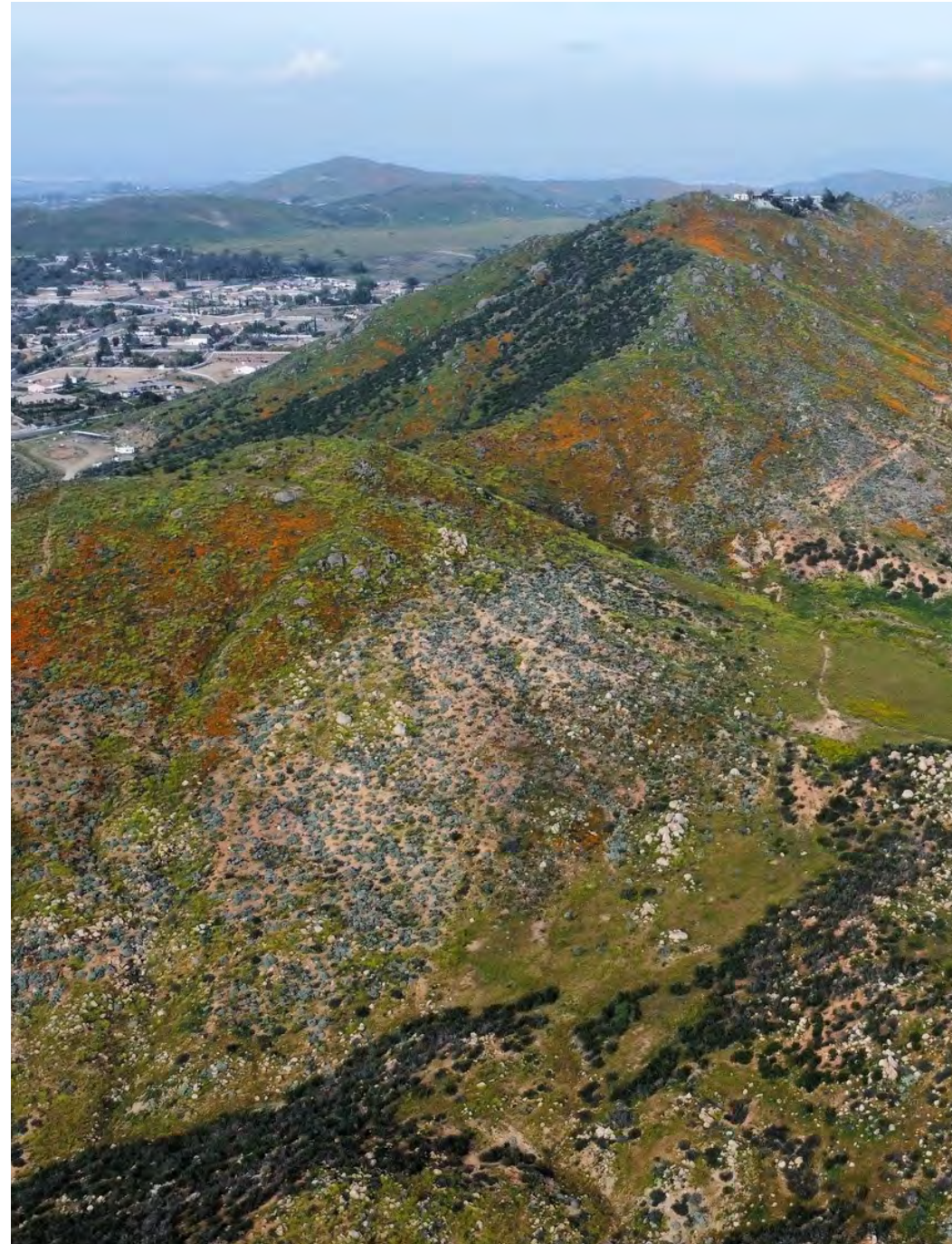
- 146 AC of Private Land Available for Lease
- Perfect for Equestrian, Agricultural, Storage, and Many Other Uses
- Ample Water Sources with Ample Wells & Several Natural Ponds
- Short Drive from Lake Elsinore, Perris, and Canyon Lake
- Significant Amount of Flat, Usable, and Buildable Land
- Unparalleled Views in Untouched by the Inland Empire's Hectic Urban Sprawl
- On-Site Living Quarters with Ability to Add Additional Space
- Existing Water, Electric, and Septic Infrastructure Already On-Site



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FINANCIAL ANALYSIS

PROPERTY SUMMARY

Address:	24585 Cam Del Serenah Perris, CA 92570
APN:	343-030-014, 343-030-009, 343-030-011, 343-030-013, 343-030-012, 343-020-010, 343-020-007, 343-020-006
Gross Leasable Area:	6,358,017.6
Lot Size:	145.95 Acres
Zoning:	R-A-5

PRICING

Lease Rate (Monthly):	\$10,000.00
Lease Rate (Annually):	\$120,000.00
Price/SF (Monthly):	\$0.0016/SF
Price/SF (Annually):	\$0.02/SF
Lease Type:	Negotiable
Lease Term:	Negotiable

