

Grand Ave

Grand Ave, Winchester CA 92596

OFFERING MEMORANDUM



Grand Ave

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Exclusively Marketed by:

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GRAND AVE

01 **Executive Summary**

Investment Summary

Location Summary

OFFERING SUMMARY

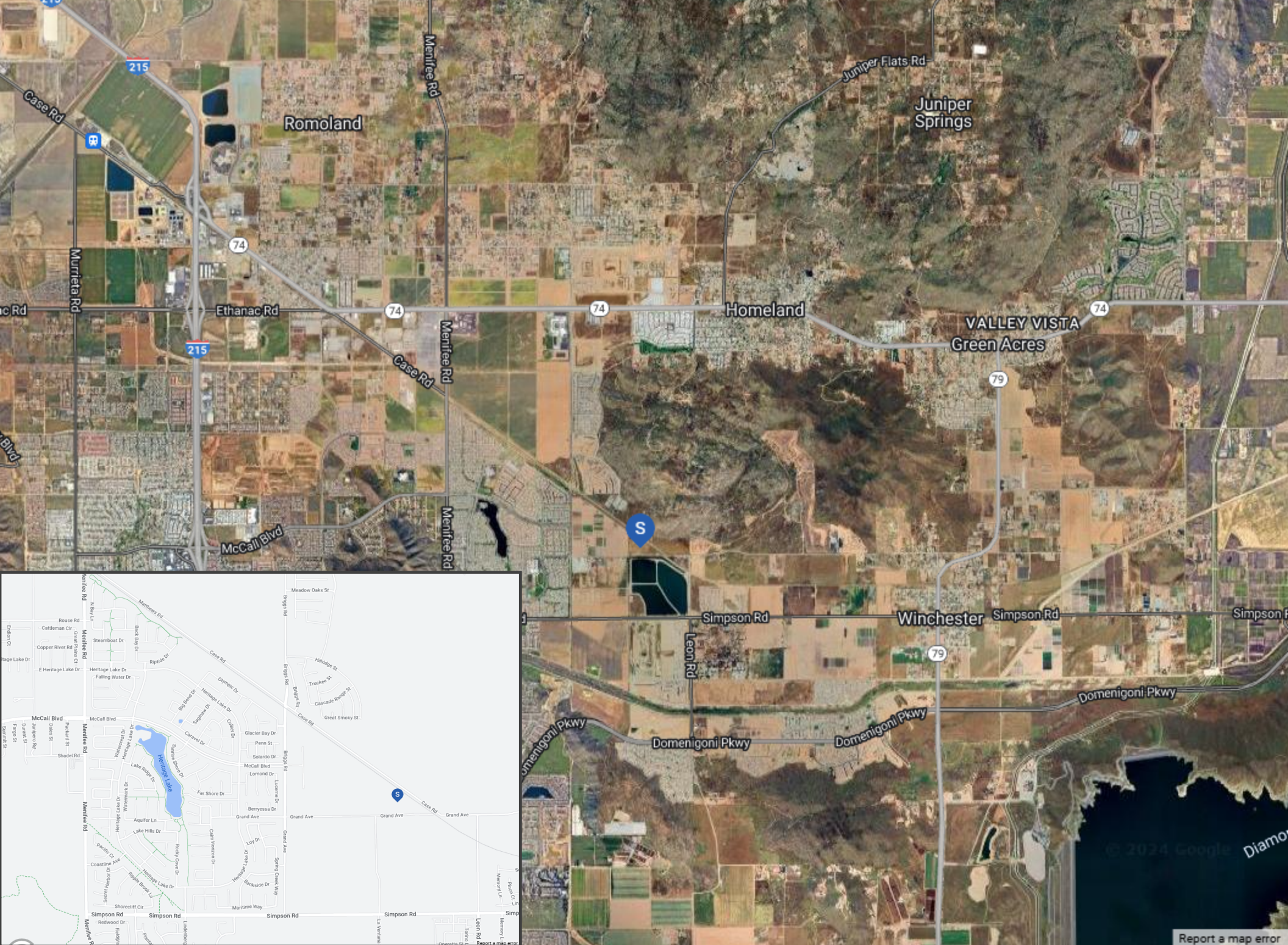
ADDRESS	Grand Ave Winchester CA 92596
COUNTY	Riverside
PRICE	Submit Offer
LAND ACRES	18.49
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Industrial - Medium Manufacturing
# OF PARCELS	1
APN	461-030-006

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2023 Population	20,229	110,491	456,244
2023 Median HH Income	\$109,820	\$80,830	\$81,147
2023 Average HH Income	\$135,903	\$105,379	\$107,392

Property Highlights

- Excellent industrial development location.
- Ideal for Outdoor Storage Yards, Industrial Manufacturing, and Warehouse Development.
- Ideal location within 10 minutes of 215 freeway.
- Proposed Road, McCall Blvd, will provide an additional entrance for the property.



[Report a map error](#)

GRAND AVE

02

Property Description

Property Features

Aerial View

Approximate Lot Dimensions

Plat Map

Location of Utilities

Proposed Road - McCall Blvd

Aerial View

Member Additional Map

PROPERTY FEATURES

LAND SF	805,424
LAND ACRES	18.49
# OF PARCELS	1
ZONING TYPE	Industrial - Medium Manufacturing
TOPOGRAPHY	Flat

UTILITIES

WATER	Available at site
IRRIGATION	Available at site
ELECTRICITY / POWER	Available at site







Location of Water, Sewer,
Recycled Water & Power



WINCHESTER HILLS SPECIFIC PLAN - LAND USE MAP



Non-Residential		
Commerical	150.1	
Light Manufacturing	103.8	
Medium Manufacturing	14.3	
School	22.2	
School / MDR (2-5 du/ac)	14.4	35
School / MHDR (5-8 du/ac)	12.4	
Parks	75.8	74
Open Space	458.0	
N.A.P.	739.8	
Major Circulation	182.8	
SubTotal - Non-Residential	1773.6	109
PROJECT TOTAL		2840.7 5354





Briggs RD

Grand Ave



Matthews Rd

Briggs Rd

**Property
Entrance -
Grand Ave**

GRAND AVE

Demographics

Demographics

03



POPULATION	2 MILE	5 MILE	10 MILE
2000 Population	2,905	44,273	192,237
2010 Population	9,288	77,193	356,198
2023 Population	20,229	110,491	456,244
2028 Population	21,170	115,716	467,690
2023 African American	1,945	7,642	35,470
2023 American Indian	232	1,524	7,449
2023 Asian	1,534	7,173	29,543
2023 Hispanic	8,703	47,163	222,545
2023 Other Race	3,894	21,904	113,069
2023 White	8,855	52,951	188,885
2023 Multiracial	3,665	18,760	79,869
2023-2028: Population: Growth Rate	4.55 %	4.65 %	2.50 %

2023 HOUSEHOLD INCOME	2 MILE	5 MILE	10 MILE
less than \$15,000	227	2,296	8,831
\$15,000-\$24,999	177	2,348	8,635
\$25,000-\$34,999	199	2,340	8,876
\$35,000-\$49,999	379	3,791	14,069
\$50,000-\$74,999	727	6,512	23,578
\$75,000-\$99,999	694	4,993	19,072
\$100,000-\$149,999	1,656	8,353	29,387
\$150,000-\$199,999	851	3,663	14,176
\$200,000 or greater	870	3,156	12,924
Median HH Income	\$109,820	\$80,830	\$81,147
Average HH Income	\$135,903	\$105,379	\$107,392

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2000 Total Housing	1,351	19,824	78,086
2010 Total Households	2,866	27,832	111,373
2023 Total Households	5,781	37,454	139,552
2028 Total Households	6,040	38,967	142,851
2023 Average Household Size	3.50	2.94	3.26
2000 Owner Occupied Housing	966	14,622	52,123
2000 Renter Occupied Housing	268	3,572	17,775
2023 Owner Occupied Housing	4,832	28,955	102,206
2023 Renter Occupied Housing	949	8,499	37,346
2023 Vacant Housing	189	1,955	7,020
2023 Total Housing	5,970	39,409	146,572
2028 Owner Occupied Housing	5,095	30,308	105,710
2028 Renter Occupied Housing	945	8,660	37,142
2028 Vacant Housing	157	1,816	6,586
2028 Total Housing	6,197	40,783	149,437
2023-2028: Households: Growth Rate	4.40 %	4.00 %	2.35 %

Source: esri

2023 POPULATION BY AGE	2 MILE	5 MILE	10 MILE
2023 Population Age 30-34	1,623	7,912	34,650
2023 Population Age 35-39	1,731	7,038	30,424
2023 Population Age 40-44	1,513	6,622	28,798
2023 Population Age 45-49	1,152	5,597	24,858
2023 Population Age 50-54	1,027	5,525	24,584
2023 Population Age 55-59	922	5,775	23,272
2023 Population Age 60-64	891	6,203	22,906
2023 Population Age 65-69	742	6,619	21,135
2023 Population Age 70-74	613	6,227	18,773
2023 Population Age 75-79	415	4,842	14,037
2023 Population Age 80-84	226	3,185	9,167
2023 Population Age 85+	169	3,115	8,920
2023 Population Age 18+	14,168	85,005	336,419
2023 Median Age	33	39	35

2023 INCOME BY AGE	2 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$109,045	\$99,149	\$90,094
Average Household Income 25-34	\$133,534	\$117,812	\$111,587
Median Household Income 35-44	\$129,330	\$112,845	\$105,567
Average Household Income 35-44	\$158,925	\$140,759	\$133,180
Median Household Income 45-54	\$122,118	\$108,867	\$103,654
Average Household Income 45-54	\$151,748	\$135,188	\$130,991
Median Household Income 55-64	\$109,552	\$86,527	\$84,948
Average Household Income 55-64	\$135,240	\$111,509	\$112,890
Median Household Income 65-74	\$80,039	\$58,355	\$57,446
Average Household Income 65-74	\$113,606	\$81,876	\$83,932
Average Household Income 75+	\$76,101	\$61,632	\$60,766

2028 POPULATION BY AGE	2 MILE	5 MILE	10 MILE
2028 Population Age 30-34	1,927	9,516	41,544
2028 Population Age 35-39	1,778	8,725	37,834
2028 Population Age 40-44	1,600	6,847	29,121
2028 Population Age 45-49	1,269	6,005	25,408
2028 Population Age 50-54	936	5,034	21,578
2028 Population Age 55-59	842	5,150	21,454
2028 Population Age 60-64	751	5,671	20,806
2028 Population Age 65-69	716	6,190	20,925
2028 Population Age 70-74	543	6,398	19,087
2028 Population Age 75-79	407	5,544	15,940
2028 Population Age 80-84	257	4,017	11,090
2028 Population Age 85+	171	3,499	9,902
2028 Population Age 18+	14,538	88,478	343,854
2028 Median Age	32	38	35

2028 INCOME BY AGE	2 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$119,362	\$108,867	\$102,699
Average Household Income 25-34	\$154,963	\$137,622	\$129,659
Median Household Income 35-44	\$142,988	\$124,632	\$115,600
Average Household Income 35-44	\$177,546	\$160,524	\$152,076
Median Household Income 45-54	\$133,795	\$119,728	\$113,292
Average Household Income 45-54	\$170,516	\$155,466	\$149,739
Median Household Income 55-64	\$119,789	\$102,661	\$100,088
Average Household Income 55-64	\$154,087	\$131,293	\$131,171
Median Household Income 65-74	\$98,004	\$71,060	\$70,645
Average Household Income 65-74	\$133,972	\$99,910	\$101,744
Average Household Income 75+	\$94,128	\$75,350	\$74,286

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