

FULLY ENTITLED RV, BOAT & TRUCK STORAGE FACILITY ± 3.53 ACRES COMMERCIAL LAND FOR SALE

32965 WILLARD STREET, WINCHESTER, CA 92596



MAX STONE, CCIM

Vice President | Lic. #01944151
619.246.3889 | mstone@voitco.com

JOSH SALIK

Associate | Lic. #02108109
858.414.1210 | jsalik@voitco.com

Voit
REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

ADDRESS 32965 Willard Street, Winchester, CA 92596

LAND SIZE \pm 153,767 SF (3.53 Acres)

PARCEL NUMBERS 462-182-018 & 462-185-006

SALE PRICE **\$1,450,000**



TRAFFIC COUNTS

Winchester Road @ State Route 79 – **12,182 AADT**

Domenigoni Parkway – **41,430 AADT**

PROPERTY HIGHLIGHTS



PRIME LOCATION: Within the Harvest Valley / Winchester Community Plan – Downtown Winchester area



ZONING: C-1 / C-P (General Commercial) – supports retail, office, and service-oriented uses



ENTITLED: For RV, Boat & Truck Storage with 215 stalls
(Contact Agent for due diligence file)



FLOOD ZONE: Zone X (not in a special flood hazard area)

PROJECT DESCRIPTION

THIS PROJECT PROPOSES AN RV, BOAT AND TRUCK STORAGE FACILITY OF 215 STORAGE STALLS. THE STORAGE FACILITY WILL HAVE AN AUTOMATIC SLIDING GATE WITH KEY PAD ENTRANCE, SECURITY CAMERAS, AN OFFICE, COMPRESSED AIR, PROPANE TANK, SOLAR LUMINAIRES AND RV SUPPLY SALES. MECHANICAL MAINTENANCE WILL NOT BE PERFORMED ON SITE.

ENGINEER/ EXHIBIT PREPARER

HAYZEN DESIGN GROUP, INC.
360 TWILIGHT COURT
CARMELITO, CA 93012
OFFICE: (818) 231-7778
CONTACT: BRIAN HAYZEN
CELL: (818) 451-2542
EMAIL: bhayzen@hayzen.com

ASSESSOR'S PARCEL NO.

462-182-018 & 462-185-006
GROSS ACRES: 3.53 ACRES
NET ACRES: 3.44 ACRES
ADDRESS: 32385 WILAND ST, WINCHESTER, CA 92386

UTILITIES

WATER: EASTERN MUNICIPAL WATER DISTRICT
GAS: SO CAL GAS CO.
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE/CABLE: FRONTIER COMMUNICATIONS
SEWER: ATU SEPTIC SYSTEM

SITE DATA

EXISTING LAND USE: COMMERCIAL RETAIL (C8)
EXISTING ZONING AREA: WINCHESTER AREA
EXISTING ZONING CLASSIFICATION: C-1/C-P (GENERAL COMMERCIAL)
EXISTING SPECIFIC PLAN: NOT IN A SPECIFIC PLAN
SCHOOL DISTRICT: HENET UNIFIED
LIGHTING (ORD. 655): ZONE B
TOWNSHIP/RANGE: T520N SEC 28 SE
GENERAL PLAN POLICY OVERLAY: COO
AREA PLAN (NCP): HARVEST VALLEY/ WINCHESTER
FEMA FLOOD PLAN: ZONE X
FIRM: 806055C000H
DATED APRIL 19, 2017

LEGAL DESCRIPTION

PARCEL A: (APN: 462-182-018 & 462-185-006)
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING IN TOWNSHIP 5 SOUTH, RANGE 2 WEST, SECTION 28, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 3, INCLUDING AND LOTS 6 THROUGH 12, INCLUDING, IN BLOCK 38 OF "PEARSON'S SURVEY OF THE TOWN OF WINCHESTER," AS SHOWN BY MAPS ON FILE IN BOOK 2, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THOSE PORTIONS OF THE VACATED 20-FOOT WIDE ALLEY LYING ADJACENT TO SAID LOTS, AS VACATED BY RESOLUTION NO. 78-330, ABANDONMENT OF UNLAWFUL ALLEYS (8-800), A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED OCTOBER 26, 1978 AS INSTRUMENT NO. 228135 AND RE-RECORDED FEBRUARY 27, 1979 AS INSTRUMENT NO. 39704, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE EAST HALF OF GARFIELD AVENUE, 45-FOOT WIDE, ADJACENT TO THE WEST LINE OF LOTS 6 AND 7, BLOCK 38, AS VACATED BY RESOLUTION NO. 2007-308, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED OCTOBER 17, 2007 AS INSTRUMENT NO. 2907-044263 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE 40-FOOT WIDE RIGHT-OF-WAY FOR FINCH STREET LYING BETWEEN THE FOURTH CENTERLINE OF GARFIELD AVENUE AND THE NORTHERLY BOUNDARY OF THE SOUTHERLY BOUNDARY OF LOT 1, BLOCK 43, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF WINCHESTER ROAD (100' WIDE FULL WIDTH), AS SHOWN ON BOOK 2 OF MAPS, PAGE 11, "PEARSON'S SURVEY OF THE TOWNSHIP OF WINCHESTER," OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS VACATED BY RESOLUTION NO. 2017-184, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED NOVEMBER 2017 AS INSTRUMENT NO. 2017-045887 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH LOTS 1 THROUGH 6, INCLUDING, IN BLOCK 43 OF "PEARSON'S SURVEY OF THE TOWN OF WINCHESTER," AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE EAST HALF OF GARFIELD AVENUE, 45-FOOT WIDE, ADJACENT TO THE WEST LINE OF LOT 6, BLOCK 43 AS VACATED BY RESOLUTION NO. 87-318, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED JULY 17, 1987 AS INSTRUMENT NO. 87-206167 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST HALF OF FINCH STREET AS VACATED BY RESOLUTION NO. 2017-184, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED NOVEMBER 2017 AS INSTRUMENT NO. 2017-045887 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST HALF OF FINCH STREET AS VACATED BY RESOLUTION NO. 2017-184, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED NOVEMBER 2017 AS INSTRUMENT NO. 2017-045887 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST HALF OF FINCH STREET AS VACATED BY RESOLUTION NO. 2017-184, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED NOVEMBER 2017 AS INSTRUMENT NO. 2017-045887 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST HALF OF FINCH STREET AS VACATED BY RESOLUTION NO. 2017-184, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED NOVEMBER 2017 AS INSTRUMENT NO. 2017-045887 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

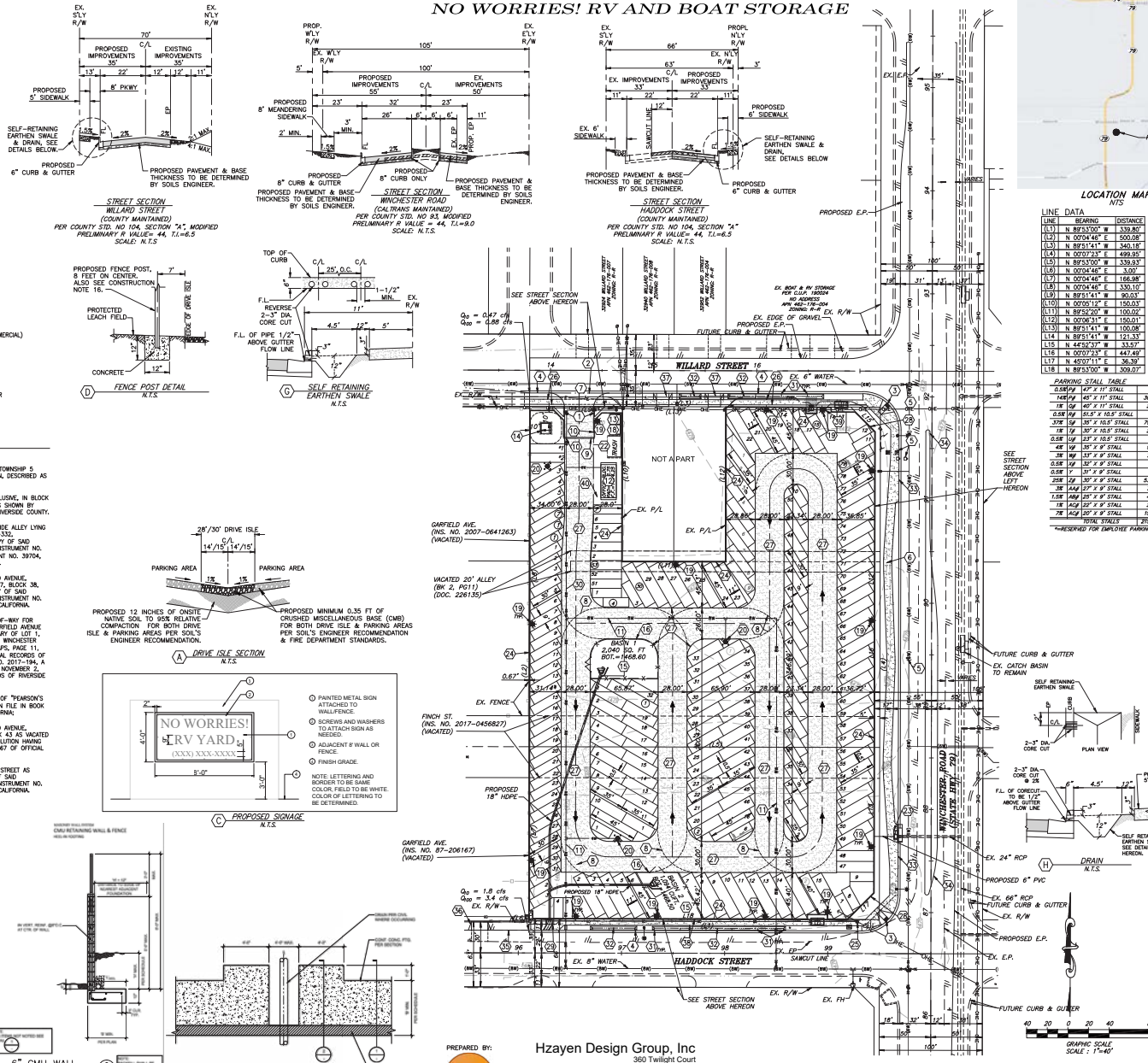
TOGETHER WITH THAT PORTION OF THE SOUTHWEST HALF OF FINCH STREET AS VACATED BY RESOLUTION NO. 2017-184, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED NOVEMBER 2017 AS INSTRUMENT NO. 2017-045887 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST HALF OF FINCH STREET AS VACATED BY RESOLUTION NO. 2017-184, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED NOVEMBER 2017 AS INSTRUMENT NO. 2017-045887 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST HALF OF FINCH STREET AS VACATED BY RESOLUTION NO. 2017-184, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED NOVEMBER 2017 AS INSTRUMENT NO. 2017-045887 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST HALF OF FINCH STREET AS VACATED BY RESOLUTION NO. 2017-184, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED NOVEMBER 2017 AS INSTRUMENT NO. 2017-045887 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CONCEPTUAL SITE PLAN COUNTY OF RIVERSIDE NO WORRIES! RV AND BOAT STORAGE



GENERAL NOTES:

1. NO WORK IN PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
2. OUTDOOR LIGHTING SHALL BE FROM LOW PROFILE SODIUM LAMPS THAT ARE ORIENTED AND THE LIGHTING PERMIT, LITTING ALUMINUM AHEAD THE HORIZONTAL PLANE PASSING THROUGH THE LIGHTING FIXTURE.
3. THE PROJECT SITE IS SHOWN UNDEVELOPED LAND.
4. THE PROJECT SITE IS LOCATED WITHIN ZONE "3" AS SHOWN ON FLOOD INSURANCE RATE MAP. COMMUNITY TO DETERMINE MAP NUMBER IDENTIFICATION WHICH BEARS AN EFFECTIVE DATE OF 04/19/2017 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
5. PARKING STALLS WILL BE UTILIZED AS GRAVEL INFILTRATION BUMP TO MITIGATE FOR WATER QUANTITY. PARKING STALLS SHALL BE OUTSIDE THE ROAD RIGHT-OF-WAY.
6. DRIVE LANE WILL BE CONSTRUCTED TO THE DEPTH REQUIREMENTS. THE DRIVE ISLE CONSTRUCTION SHALL BE MINIMUM 0.25 FEET CRUSHED MEDIUM GRADE BASE (CMB) AND BE ABLE TO WITHSTAND A MINIMUM CROSS VEHICULAR WEIGHT OF 75,000 POUNDS.
7. SEE ALTA SURVEY MAP, DATED 11/17/2008, FOR EXISTING EASEMENTS.
8. NO STREET LIGHTS CURRENTLY EXIST ON WILAND STREET, HADDOCK STREET, AND WINCHESTER ROAD.
9. NO RV/TRAILER WASTE WATER DUMPING IS PROPOSED ON SITE.
10. PROJECT SITE IS LOCATED IN AN AREA OF HIGH LOCATION AND SUSCEPTIBLE TO TOLERANCE.
11. PARKING CALCULATIONS: THE ANTICIPATED NUMBER OF EMPLOYEES IS 2.

CONSTRUCTION NOTES:

1. 10'x10' AREA FOR SIGHT DISTANCE PURPOSES.
2. CONSTRUCT COMMERCIAL DRIVEWAY PER RIVERSIDE COUNTY STD. NO. 207A.
3. CONSTRUCT CURB RAMP PER CALTRANS RINSP ABRA, CASE "B".
4. CONSTRUCT 6" P.C.C. CURB AND GUTTER PER RIVERSIDE COUNTY ROAD STD. NO. 200, TYPE A-B CURB.
5. RELOCATE EXISTING TRAFFIC SIGNAGE, EQUIPMENT, SIGNALS, LIGHTS.
6. CONSTRUCT 6" MEANDERING SIDEWALK PER RIVERSIDE COUNTY ROAD STD. NO. 204.
7. PROVIDE MINIMUM DRIVE ISLE WIDTH OF 24 FEET, UNOBSTRUCTED FOR FIRE DEPARTMENT VEHICULAR.
8. FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WITH A 38 FOOT OUTSIDE TURNING RADIUS AND AS APPROVED BY FIRE DEPARTMENT.
9. PROPOSED AUTOMATIC SLOPING GATE.
10. PROPOSED KEYPAD LOCK, MINIMUM 30 FEET FROM PUBLIC RIGHT-OF-WAY.
11. PROPOSED 10" PVC SEWER LINE.
12. PROPOSED PREFABRICATED MODULAR FOR OFFICE, SALARABLE RV SUPPLIES, COMPUTER ROOM, SECURITY ROOM, WASHING FACILITIES AND STORAGE. COMPLIES WITH FIRE SUPPRESSION SYSTEM: UBC OCCUPANCY 304.1, GROUP B.
13. PROPOSED 10'x10' DRY STORAGE WITH 5" MASONRY WALLS AND METAL BRUSSED ROOF FOR FIRE RISK SALES.
14. PROPOSED ABOVE GROUND PROPANE TANK (499 GALLON TANK).
15. FENCED WATER QUALITY MANAGEMENT PLAN (WQMP) BASIN AREA.
16. PROPOSED 5' HIGH CHAIN LINK OF WOODLUM BROWN FENCE OR APPROVED EQUAL WITH POSTS 8 FEET ON CENTER. FOOTINGS WILL BE 12"x12"x12" ALSO SEE DETAIL "D" HEREON.
17. PROPOSED 10" PVC SEWER LINE.
18. PROPOSED AIR COMPRESSOR WITH 4" HIGH MASONRY WALLS.
19. PROPOSED SOLAR POWERED LUMINAIRES WITH SECURITY CAMERAS ATTACHED. COMPLIES WITH ENVIRONMENTAL CONSTRAINT MAP #25500 WITH SHIELDS AND LOW PRESSURE SODIUM LAMPS. SEE GENERAL NOTE #2.
20. FUTURE FIRE HYDRANT PER RIVERSIDE COUNTY STD. 701.
21. FUTURE WATER METER PER RIVERSIDE COUNTY STD. 700.
22. PROPOSED COVERED TRASH AREA PER LANDSCAPE PLANS.
23. EXISTING CATCH BASIN TO BE REPLACED. ALLOWABLE FLOW RATE NOT TO EXCEED PRE-EXISTING CONDITIONS.
24. PROPOSED 8" WALL INCLUDING 3" MIN. WITH VARIABLE RETAINING PER SEPARATE PERMIT. SEE ALSO DETAIL B HEREON.
25. EXISTING POWER POLE WITH GUY WIRE TO BE RELOCATED.
26. CONSTRUCT 5" SIDEWALK PER RIVERSIDE COUNTY ROAD STD. 401.
27. PROPOSED DRIVE ISLE. SEE DETAIL "A" LEFT HEREON.
28. PROPOSED SIGNAGE PER LANDSCAPE PLANS AND DETAIL "C" LEFT HEREON.
29. PROPOSED FLAT OUTLET DRAINAGE STRUCTURE PER COUNTY OF RIVERSIDE STD. NO. 305.
30. PROPOSED 6" PVC WATER LINE.
31. PROPOSED DRAIN. SEE DETAIL "H" HEREON.
32. PROPOSED SELF RETAINING EARTHEN SWALE WITH REVERSE 2-3" CURB DRAINS. 25. O.C. MODIFIED. SEE DETAIL "D" HEREON.
33. CONSTRUCT 8" P.C.C. CURB AND GUTTER PER RIVERSIDE COUNTY ROAD STD. NO. 200, TYPE A-B CURB.
34. CONSTRUCT TYPE "D" CURB ONLY, 6" P.C.C. PER RIVERSIDE COUNTY ROAD STD. NO. 204.
35. CONSTRUCT 6" HMA DIKE PER RIVERSIDE COUNTY ROAD STD. 212.
36. CONSTRUCT HMA RESIDENTIAL DRIVEWAY WITH HMA DIKE PER RIVERSIDE COUNTY ROAD STD. 206.
37. CONSTRUCT RESIDENTIAL DRIVEWAY PER RIVERSIDE COUNTY ROAD STD. NO. 213.
38. CONSTRUCT 6" SIDEWALK PER RIVERSIDE COUNTY ROAD STD. 401.
39. EXISTING POWER POLE TO BE REMOVED BY OTHERS.
40. PROPOSED 6" PVC SEWER LINE.

CONCEPTUAL SITE PLAN EXHIBIT

OCTOBER 29, 2024 REVISION (NOT APPROVED) PLOT DATE: 10/29/2024
SHEET 1 OF 1

PREPARED BY: Hzyen Design Group, Inc.
360 TWILIGHT COURT
CARMELITO, CA 93012
PHONE (818) 461-2542





ABOUT WINCHESTER

Winchester is a census-designated place (CDP) in Riverside County, California, USA. As of the 2020 census, the CDP had a total population of 3,068, up from 2,534 at the 2010 census.

Winchester was founded in 1886 in Pleasant Valley in what was then San Diego County. The town was named after the widow of Horace Winchester, Mrs. Amy Winchester.[4]

Largely rural for most of its history, and home to agricultural businesses including the Winchester Cheese Company, Winchester experienced rapid growth during the housing construction boom in the early-to-mid 2000s. However, construction and growth slowed when the housing bubble burst in 2007, resulting in a housing market correction. The mid-to-late 2010s saw housing prices in Winchester recover and construction continue with new subdivisions, schools, and parks being built.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	1,245	8,548	65,922
2029 Population Projection	1,312	9,016	69,628
2024 Households	339	2,460	20,582
2029 Household Projection	357	2,587	21,663
Median Home Value	\$516,000	\$438,205	\$423,845
Median Year Built	2000	1989	2002
Median Household Income	\$80,435	\$70,746	\$85,921



MAX STONE, CCIM

License #01944151

858.458.3348

mstone@voitco.com

JOSH SALIK

License #02108109

858.414.1210

jsalik@voitco.com

Voit

REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 | 858.453.0505 P | 858.408.3976 F | Lic #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. 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. ©2025 Voit Real Estate Services, Inc.