

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

32965 WILLARD STREET, WINCHESTER, CA 92596



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Voit
REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

ADDRESS 32965 Willard Street, Winchester, CA 92596

LAND SIZE ±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)

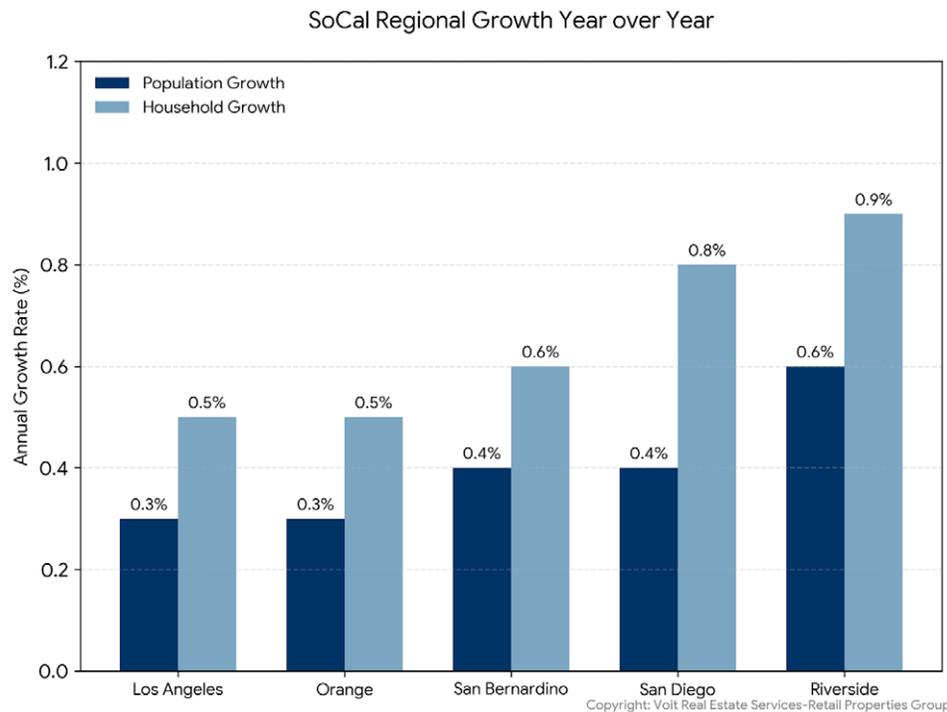
CAPTURING HYPER-GROWTH: DEMAND FOR WINCHESTER VEHICLE STORAGE

REGIONAL GROWTH

Riverside County Dominance: Riverside County consistently remains the high-water mark for household growth in Southern California, maintaining a growth rate of **0.8% to 0.9%** throughout the decade.

The Inland Stability: While coastal markets like Los Angeles and Orange County experienced volatility during the 2020–2022 period, the Inland Empire (Riverside and San Bernardino) demonstrated a resilient growth trajectory.

Projected Growth: Looking ahead through 2029, Riverside County is projected to continue outperforming its peers, ensuring a steady influx of new residents to the region.



RV, BOAT & TRUCK STORAGE CODE & PARKING CONSTRAINTS

Strict On-Street Restrictions: Local regulations strictly prohibit the long-term storage of recreational vehicles, boats, and trailers on public streets.

- *Riverside County:* Temporary parking is limited to **48 hours** for loading/unloading only.

- *City of Riverside:* RVs are generally restricted to **24-hour** windows for loading.

Residential Barriers: Modern subdivisions in Winchester are governed by strict HOAs and CC&Rs that explicitly prohibit driveway or front-yard storage of large vehicles.

Market Implication: Winchester’s restrictive parking codes and high-density residential planning effectively mandate off-site storage. This creates a “built-in” customer base of new homeowners who require immediate, secure solutions, positioning this 215-stall shovel-ready project to capture significant market share upon completion.

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, PORTABLE FULL SIZED LUMINAIRES AND RV SUPPLY SALES. MECHANICAL MAINTENANCE WILL NOT BE PERFORMED ON SITE.

ENGINEER/ EXHIBIT PREPARER

HZAYEN DESIGN GROUP, INC.
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ASSESSOR'S PARCEL NO.

462-182-018 & 462-185-006
GROSS ACRES: 3.53 ACRES
NET ACRES: 3.44 ACRES
ADDRESS: 32365 WILARD ST, WINCHESTER, CA 92396

UTILITIES

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

SITE DATA

EXISTING LAND USE: COMMERCIAL RETAIL (CR)
EXISTING ZONING AREA: WINCHESTER AREA
EXISTING ZONING CLASSIFICATION: C-1/1C-P (GENERAL COMMERCIAL)
EXISTING SPECIFIC PLAN: NOT IN A SPECIFIC PLAN
SCHOOL DISTRICT: HEMET UNIFIED
LIGHTING (ORD. 655): ZONE B
TOWNSHIP/RANGE: T20W R28E S28 SE
GENERAL PLAN POLICY OVERLAY: COO
AREA PLAN (GPCP): HARVEST VALLEY WINCHESTER
FEMA FLOOD PLAN: ZONE X
FIRM: #260652000H
DATED: APRIL 19, 2017

LEGAL DESCRIPTION

PARCEL A1 (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. 78-332, ABANDONMENT OF UNNAMED 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 NOTED BY RESOLUTION NO. 2007-308, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED OCTOBER 17, 2007 AS INSTRUMENT NO. 2007-045423 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

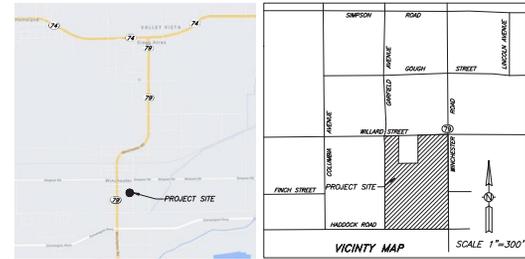
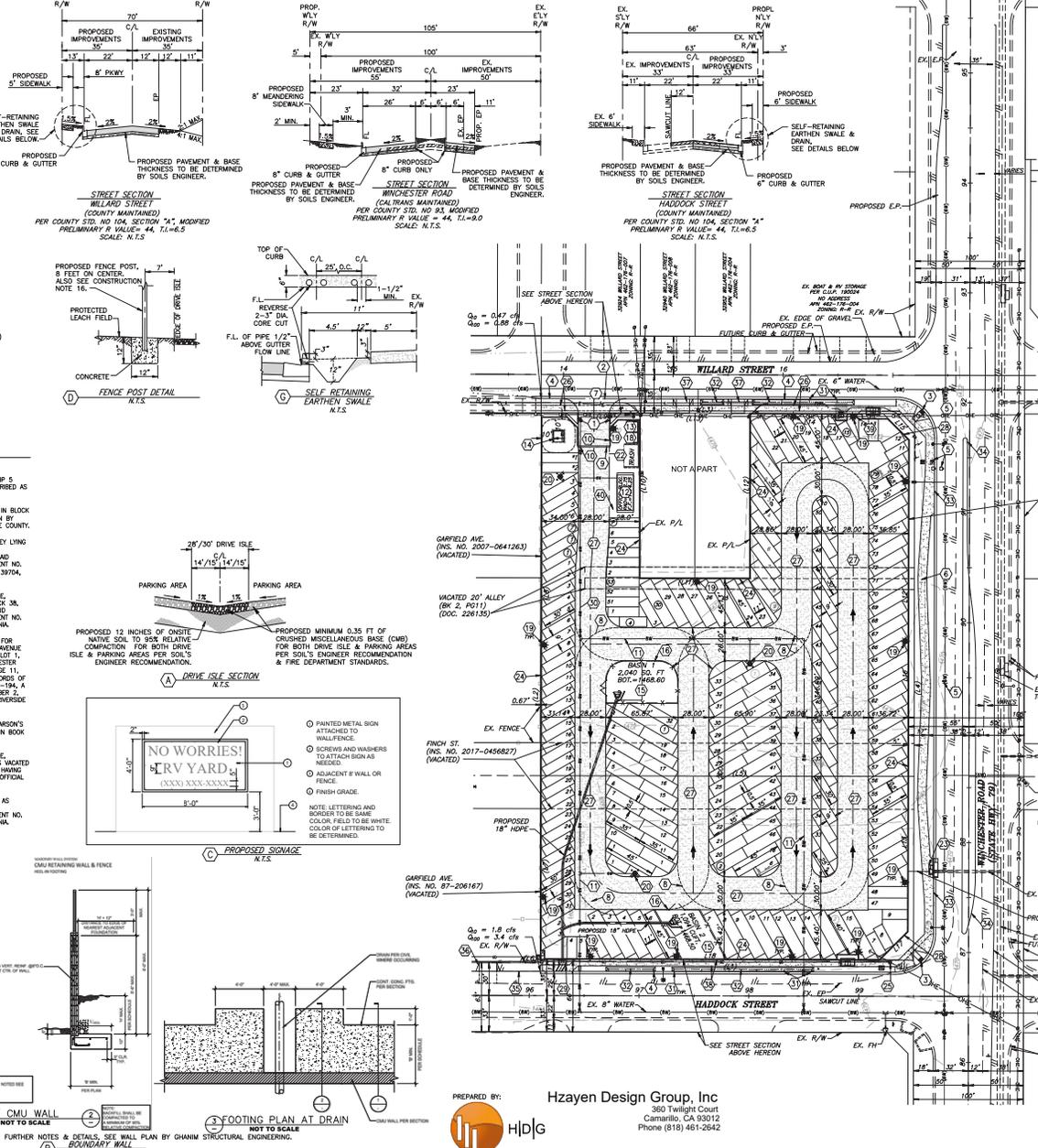
TOGETHER WITH THAT PORTION OF THE 65-FOOT WIDE RIGHT-OF-WAY FOR FINCH STREET LYING BETWEEN THE FORMER CENTERLINE OF GARFIELD AVENUE AND THE NORTHERN BOUNDARY OF THE SUTTERLY BOUNDARY OF LOT 1, BLOCK 43, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF WINCHESTER ROAD (100' WIDE FULL WIDTH), AS SHOWN ON BOOK 2 OF MAPS, PAGE 11, "PEARSON'S SURVEY OF THE TOWNSHIP OF WINCHESTER", OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS NOTED BY RESOLUTION NO. 178-18, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED NOVEMBER 20, 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. 87-218, 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 SOUTH HALF OF FINCH STREET AS VACATED BY RESOLUTION NO. 2017-184, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED NOVEMBER 2, 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**

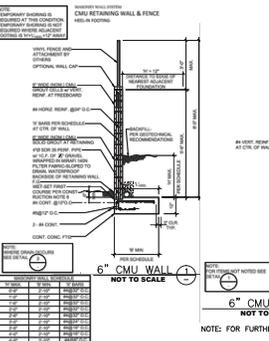


LINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| (1) | N 89°51'00" E | 330.87 |
| (2) | N 00°04'48" E | 500.08 |
| (3) | N 89°51'41" E | 340.18 |
| (4) | N 00°02'23" E | 499.85 |
| (5) | N 89°51'41" E | 339.83 |
| (6) | N 00°04'48" E | 500.08 |
| (7) | N 89°51'41" E | 330.87 |
| (8) | N 00°02'23" E | 499.85 |
| (9) | N 89°51'41" E | 340.18 |
| (10) | N 00°04'48" E | 500.08 |
| (11) | N 89°52'30" E | 100.02 |
| (12) | N 00°04'48" E | 120.01 |
| (13) | N 89°51'41" E | 100.08 |
| (14) | N 89°51'41" E | 121.33 |
| (15) | N 89°52'30" E | 330.87 |
| (16) | N 00°02'23" E | 447.49 |
| (17) | N 89°51'41" E | 36.39 |
| (18) | N 89°52'30" E | 309.07 |

- GENERAL NOTES:**
- NO WORK IN PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 - SHOULD TURNING SHALL BE FROM LOW PRESSURE SODIUM LAMPS THAT ARE ORIENTED AND THE LUMINAIRE POINTS TO THE ALIGNMENT MARKS. THE HORIZONTAL PLANE PASSING THROUGH...
 - THE PROJECT SITE IS SHOWN UNDEVELOPED LAND.
 - THE PROJECT SITE IS LOCATED WITHIN ZONE "3" AS SHOWN ON FLOOD INSURANCE RATE MAP. COMMUNITY DEVELOPMENT MAP NUMBER 000000000 WHICH BEARS AN EFFECTIVE DATE OF 04/18/2017 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - PARKING STALLS WILL BE UTILIZED AS GRAVEL INFILTRATION BMP TO MITIGATE FOR WATER QUALITY. PARKING STALLS SHALL BE DIVIDED BY THE ROAD RIGHT-OF-WAY.
 - DRIVE LANE WILL BE CONSTRUCTED TO FIVE (5) FEET. REQUIREMENTS: THE DRIVE ISLE CONSTRUCTION SHALL BE MINIMUM 5.0 FEET CRUSHED MEDIUM SAND BASE (CMB) AND BE ABLE TO WITHSTAND A MINIMUM GROSS VEHICULAR WEIGHT OF 70,000 POUNDS.
 - SEE ALL SURVEY MAPS DATED 11/10/2008 FOR EXISTING EASEMENTS.
 - NO EXISTING UTILITIES CURRENTLY EXIST ON WILARD STREET, HADDOCK STREET, AND WINCHESTER ROAD.
 - NO RV/TRAILER WASTE/WATER DUMPING IS PROPOSED ON-SITE.
 - THE PROJECT SITE IS LOCATED IN AN AREA OF HIGH LOCATION AND SUSCEPTIBLE TO SUBSIDENCE.
 - PARKING CALCULATIONS: THE ANTICIPATED NUMBER OF EMPLOYEES IS 2.

- CONSTRUCTION NOTES:**
- 10'x10' AREA FOR SIGHT DISTANCE PURPOSES.
 - CONSTRUCT COMMERCIAL DRIVEWAY PER RIVERSIDE COUNTY STD. NO. 207A.
 - CONSTRUCT CURB RAMP PER CALTRANS RINSP ABBA, CASE "B".
 - CONSTRUCT 6" P.C.C. CURB AND GUTTER PER RIVERSIDE COUNTY ROAD STD. NO. 200, TYPE A-B CURB.
 - RELOCATE EXISTING TRAFFIC SIGNAGE, EQUIPMENT, SIGNALS, LIGHTS.
 - CONSTRUCT 8' MEANDERING SIDEWALK PER RIVERSIDE COUNTY ROAD STD. SECTION.
 - CONSTRUCT 8' MINIMUM DRIVE AISLE WIDTH OF 24 FEET, UNOBSTRUCTED FOR FIRE DEPARTMENT VEHICULAR.
 - FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WITH A 28 FOOT OUTSIDE TURNING RADIUS AND AS APPROVED BY FIRE DEPARTMENT.
 - PROPOSED AUTOMATIC SLIDING GATE.
 - PROPOSED KEYPAD LOCK, MINIMUM 30 FEET FROM PUBLIC RIGHT-OF-WAY.
 - PROPOSED 8" PVC WATER LINE.
 - PROPOSED PREFABRICATED MODULAR FOR OFFICE, SALABLE RV SUPPLIES, COMPUTER ROOM, SECURITY ROOM, WASHING FACILITIES AND STORAGE. COMPLY WITH FIRE SUPPRESSION SYSTEM: UBC OCCUPANCY 304.1, GROUP B.
 - PROPOSED ABOVE GROUND PROPANE TANK (499 GALLON TANK).
 - FENCED WATER QUALITY MANAGEMENT PLAN (BMP) BASIN AREA.
 - PROPOSED 5' HIGH CHAIN LINK OR WOODLUM BOON FENCE OR APPROVED EQUAL WITH POSTS 8 FEET ON CENTER. FOOTINGS WILL BE 12"x12"x12". ALSO SEE DETAIL "D" HEREON.
 - PROPOSED 10" PVC SEWER LINE.
 - PROPOSED AIR COMPRESSOR WITH 4' HIGH MASONRY WALLS.
 - PROPOSED SOLAR POWERED LUMINAIRES WITH SECURITY CAMERAS ATTACHED. COMPLY WITH ENVIRONMENTAL CONSTRAINT MAP #25509 WITH SHIELDS AND LOW PRESSURE SODIUM LAMPS. SEE GENERAL NOTE #2.
 - FUTURE FIRE HYDRANT PER RIVERSIDE COUNTY STD. 701.
 - FUTURE WATER METER PER RIVERSIDE COUNTY STD. 700.
 - PROPOSED COVERED TRASH AREA PER LANDSCAPE PLANS.
 - EXISTING CATCH BASIN TO BE REPLACED. ALLOWABLE FLOW RATE NOT TO EXCEED PRE-EXISTING CONDITIONS.
 - PROPOSED 8" WALL INCLUDING 3" MIN. WITH VARIABLE RETAINING PER SEPARATE PERMIT. SEE ALSO DETAIL "B" HEREON.
 - EXISTING POWER POLE WITH GUY WIRE TO BE RELOCATED.
 - CONSTRUCT 5' SIDEWALK PER RIVERSIDE COUNTY ROAD STD. 401.
 - PROPOSED DRIVE ISLE. SEE DETAIL "A" LEFT HEREON.
 - PROPOSED SIGNAGE FOR LANDSCAPE PLANS AND DETAIL "C" LEFT HEREON.
 - PROPOSED FLAT OUTLET DRAINAGE STRUCTURE PER COUNTY OF RIVERSIDE STD. NO. 200.
 - PROPOSED 6" PVC WATER LINE.
 - PROPOSED DRAIN. SEE DETAIL "H" HEREON.
 - PROPOSED SELF RETAINING EARTHEN SWALE WITH REVERSE 2-3" CURB DRAINS, 25' O.C., MODIFIED. SEE DETAIL "G" HEREON.
 - CONSTRUCT 8" P.C.C. CURB AND GUTTER PER RIVERSIDE COUNTY ROAD STD. NO. 200, TYPE A-B CURB.
 - CONSTRUCT TYPE "D" CURB ONLY, 8" P.C.C., PER RIVERSIDE COUNTY ROAD STD. 204.
 - CONSTRUCT 6" HMA DIKE PER RIVERSIDE COUNTY ROAD STD. 212.
 - CONSTRUCT HMA RESIDENTIAL DRIVEWAY WITH HMA DIKE PER RIVERSIDE COUNTY ROAD STD. 206.
 - CONSTRUCT RESIDENTIAL DRIVEWAY PER RIVERSIDE COUNTY ROAD STD. NO. 213.
 - CONSTRUCT 6" SIDEWALK PER RIVERSIDE COUNTY ROAD STD. 401.
 - EXISTING POWER POLE TO BE REMOVED BY OTHERS.
 - PROPOSED 6" PVC SEWER LINE.



PREPARED BY: HZAYEN DESIGN GROUP, INC.
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PHONE (818) 461-2542

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



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 |



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