

9580 CALIMESA BLVD CALIMESA CA



**Development Opportunity | I-10 Visibility |
Future Singleton Rd Interchange**



EXECUTIVE OVERVIEW

Millenia Real Estate is pleased to present **9580 Calimesa Blvd**, a ±7.96-acre infill development opportunity located directly adjacent to **Interstate 10** in the City of Calimesa, Riverside County, California. The property offers exceptional freeway visibility, frontage along Calimesa Boulevard, and proximity to the **planned Singleton Road on-ramp and off-ramp**, positioning the site squarely in the *path of future growth*.

The site is currently improved with income-producing institutional buildings, allowing a developer to generate interim cash flow while advancing entitlements, rezoning, or site planning. All leases are **month-to-month**, offering maximum flexibility for redevelopment.

ALL OFFERS CONSIDERED



INVESTMENT HIGHLIGHTS

- ±7.96 acres adjacent to Interstate 10
- Planned **Singleton Road on-ramp & off-ramp** immediately south of the site
- Strong freeway visibility and access
- All Utilities Available
- Existing income offsets carry costs
- Month-to-month leases ideal for development planning
- Supported by national and regional retail within 5 miles
- Well suited for **retail or other institutional development** (subject to approvals); Seller is amenable to supporting a Buyer-initiated **industrial/residential** rezoning process.



PROPERTY SUMMARY

Address: 9580 Calimesa Blvd, Calimesa, CA

APN: 413-260-056

Site Area: ±7.96 Acres (±346,738 SF)

Price: Call for Pricing Guidance

Zoning: Regional Commercial (CR) **Regional Commercial (CR)** zoning designation typically allows for large-scale retail, including **shopping centers**, and **hospitality** uses like **hotels/motels**, as it's meant for businesses serving a broad area with high traffic.

Importantly, the property also presents a compelling opportunity for **rezoning** to **industrial/multifamily/residential**, subject to a formal City rezoning application and planning approval process.

RECENT ASSEMBLY BILL PASSED!!

AB 130 (Builder-Relevant)

AB 130 (signed June 30, 2025) was enacted as part of California's housing reform and budget framework.

Key Provisions That Benefit Developers:

- **CEQA Streamlining & Exemptions**

Certain qualifying infill housing projects can bypass lengthy environmental review processes, significantly reducing entitlement timelines.

- **Regulatory Stability Through 2031**

Residential building standards are largely frozen (with safety exceptions), allowing builders to **lock in construction assumptions and costs**.

- **Faster Permitting & Predictable Timelines**

Reduced procedural delays lower carrying costs and financing risk.

- **Capital & Financing Flexibility**

Expanded tools for affordable and mixed-income housing developers to recycle capital and redeploy equity.

Bottom line: AB 130 is intended to **accelerate housing production**.

SALES COMPS

Sales Comps Per CoStar

| Sale Comps List | | | | | | | |
|-----------------|--|-------------------|-----------------|------------------|------------|---------------------------------|----------|
| ◆ | Property Name Address | Type | Built/Renovated | Size | Sale Date | Price | Cap Rate |
| 1 | 12860 Day St Moreno Valley, CA 92553 | Land | - | 44,431 SF | 2/10/2021 | \$2,750,000 (\$61.89/SF) | - |
| 2 | Splash Kingdom 1101 California St Redlands, CA 92374 | Land ★ ★ ★ ★ ★ | - | 4,510 SF (0%) | 5/31/2023 | \$44,500,000 (\$9,866.96/SF) | - |
| 3 | 17007 Kitching St Moreno Valley, CA 92551 | Land | - | 303,178 SF | 8/22/2022 | \$18,000,000 (\$59.37/SF) | - |
| 4 | Hold for Development 27050 Palmetto Ave Redlands, CA 92373 | Land ★ ★ ★ ★ ★ | - | 777,110 SF | 10/1/2021 | \$46,100,000 (\$59.32/SF) | - |
| 5 | Adjacent Parcel 22835 Calle San... Moreno Valley, CA 92553 | Land | - | 52,708 SF | 1/31/2025 | \$3,000,000 (\$56.92/SF) | - |
| 6 | 0 E 2nd St Beaumont, CA 92223 | Land | - | 49,037 SF | 1/31/2020 | \$2,500,000 (\$50.98/SF) | - |
| 7 | 350 Iowa St Redlands, CA 92373 | Land | - | 409,602 SF | 7/1/2021 | \$20,850,000 (\$50.90/SF) | - |
| 8 | Highland Springs Ave Beaumont, CA 92223 | Land | - | 43,560 SF | 2/18/2021 | \$2,000,000 (\$45.91/SF) | - |
| 9 | Perris Blvd Moreno Valley, CA 92553 | Land ★ ★ ★ ★ ★ | - | 50,094 SF | 3/19/2025 | \$2,050,000 (\$40.92/SF) | - |
| 10 | 2407 W Lugonia Ave Redlands, CA 92374 | Land ★ ★ ★ ★ ★ | - | 173,553 SF | 10/12/2021 | \$7,000,000 (\$40.33/SF) | - |



CALIMESA PROPERTY VIDEO

[Click Link](#)



CURRENT PROPERTY USE:

- Features a **±400-seat auditorium** and **7–8 classrooms**, all currently leased and generating income
- **Monty's Montessori Academy and Preschool** occupies the property during weekdays, providing stable interim cash flow
- **Four newer portable classroom structures** add flexible, leasable space for educational or institutional users
- Commercial-grade kitchen with **industrial cooking line and ventilation hood**
- Large outdoor **playground area approximately the size of a small football field**
- Existing income supports **carrying costs during entitlement and development planning**

EXISTING IMPROVEMENTS (INTERIM INCOME)

The property is improved with:

- **Monty's Montessori Academy** (educational facility)
- **Garden City Church** (religious facility)
- **Single-Family Residence**
- **Sprint Spectrum LP** cell tower under a recorded Right-of-Way (ROW) lease

These improvements are considered **interim uses** relative to the long-term land value and redevelopment potential.

CURRENT RENT ROLL (MONTH-TO-MONTH)

| Tenant | Monthly Rent | Lease Structure |
|---------------------------------|--------------------|-------------------------------|
| Monty's Montessori Academy | \$10,000.00 | Month-to-Month Modified Gross |
| Garden City Church | \$6,000.00 | Month-to-Month Modified Gross |
| Single-Family Residence | \$2,638.40 | Month-to-Month Modified Gross |
| <u>Sprint Spectrum LP (ROW)</u> | <u>\$1,000.00</u> | _____ |
| Total Monthly Income | \$19,638.40 | |

Approx. Annual NOI: \$218,460.80

- *Developer Note: Month-to-month tenancy allows continued income during entitlement without restricting redevelopment timing.*

FUTURE ON-RAMP/OFF-RAMP: SINGLETON ROAD INTERCHANGE

The City of Calimesa and regional transportation agencies have identified future improvements at Singleton Road and Interstate 10, including:

- Future I-10 Off-Ramp (west side of freeway)
- Future I-10 On-Ramp (east side of freeway)

These improvements are expected to significantly enhance accessibility, traffic flow, and development feasibility for the subject property.

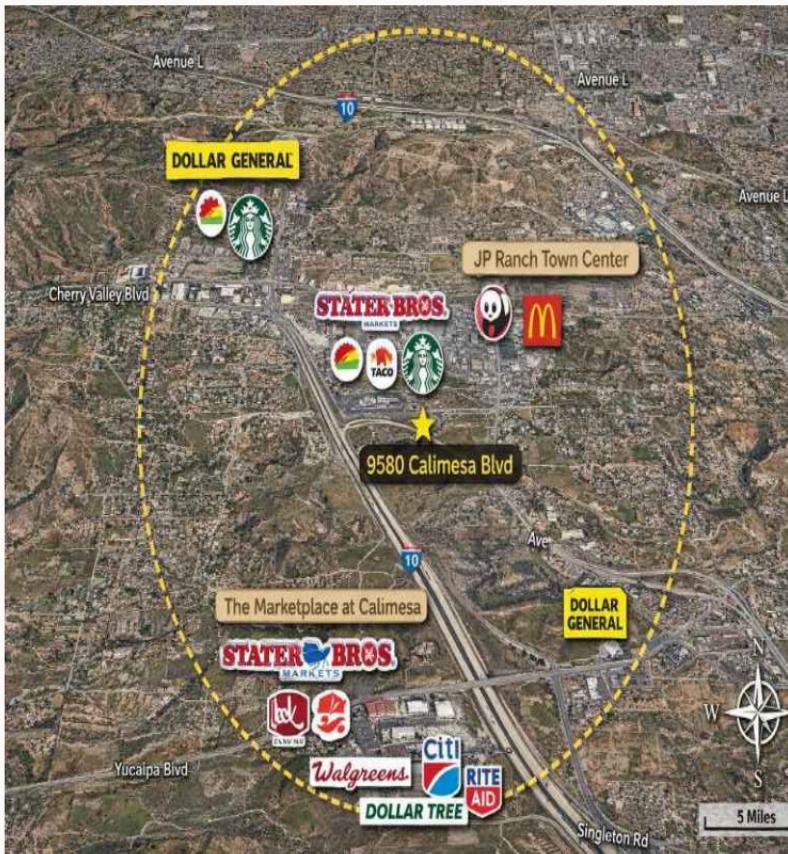


LOCATION & RETAIL

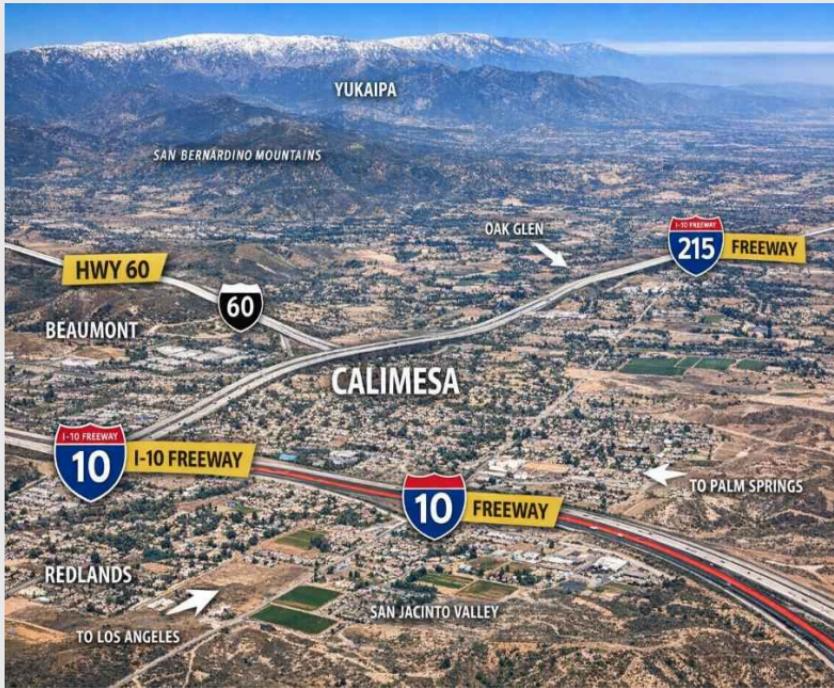
(5-MILE RADIUS)

The property is supported by a strong mix of **national and regional retailers**, including:

- Stater Bros. Markets
- Walgreens / Rite Aid
- Dollar Tree / Dollar General
- Starbucks, McDonald's, Burger King
- Chevron, AMPM
- JP Ranch Town Center
- Marketplace at Calimesa



Area Overview



Local & Historical Growth

Calimesa's population has grown significantly over the long term — from roughly 7,000 in 2000 to over 11,000 by 2024 — about a **57% increase over ~24 years**, which is faster than many similarly sized cities over that period.

Regional Growth Ranking (Inland Empire / Riverside County)

In regional comparisons over short periods, Calimesa has *ranked near the top in percentage growth among small cities in the Inland Empire*. One local report of *population growth rates from 2021 to 2022* showed **Calimesa with the highest rate (about 3.37%)**, ahead of larger nearby cities such as Menifee and Riverside for that specific period.

- Calimesa (3.37%)
- Menifee (2.90%)
- Riverside (1.62%)

This suggests Calimesa was, at least *during that time frame*, one of the fastest-growing cities in **Riverside County and the surrounding region** based on percentage growth.

Area Overview

Calimesa, CA

Nestled in the foothills of the San Bernardino Mountains, Calimesa is one of Southern California's best-kept secrets. This charming city offers a distinctive blend of natural beauty, small-town warmth, and modern convenience. Residents enjoy scenic views of rolling hills and lush greenery, all set against a relaxed, community-focused atmosphere that makes Calimesa feel like a true hometown.

The city features local amenities such as The Marketplace—a vibrant shopping destination with a variety of retail outlets—along with an array of restaurants, entertainment venues, and recreational opportunities. Historic homes and buildings throughout the area add to its character and charm.

Calimesa enjoys long, warm summers and milder winters compared to much of California, thanks to its higher elevation. Conveniently located just 55 miles east of Los Angeles and 85 miles north of San Diego, it offers easy access to major Southern California metro areas. The region's key industries include logistics and manufacturing, contributing to its economic stability and growth potential.

Demographics

Population

| | 1 Mile | 3 miles | 5 Miles |
|--------------------------------------|--------|---------|---------|
| 2024 Estimated Population | 5,650 | 51,429 | 83,372 |
| 2029 Projected Population | 5,672 | 51,090 | 84,602 |
| 2020 Census Population | 5,344 | 50,951 | 81,651 |
| 2010 Census Population | 4,886 | 46,413 | 72,360 |
| Projected Annual Growth 2024 to 2029 | - | -0.1% | 0.3% |
| Historic Annual Growth 2020 to 2024 | 0.9% | 1.0% | 1.3% |

Demographic Source: Applied Geographic Solutions

Income

| | 1 Mile | 3 miles | 5 Miles |
|---|----------|----------|----------|
| Estimated Average Household Income (2024) | \$90,837 | \$39,020 | \$46,251 |
| Projected Average Household Income (2029) | \$94,123 | \$41,622 | \$49,364 |
| Census Average Household Income (2010) | \$49,084 | \$22,817 | \$26,465 |
| Census Average Household Income (2000) | \$38,157 | \$17,739 | \$20,458 |
| Projected Annual Change (2024-2029) | 0.7% | 1.3% | 1.3% |
| Historical Annual Change (2000-2024) | 5.8% | 5.0% | 5.3% |

Market & Demographics

Area demographics support both near-term commercial use and longer-term residential redevelopment. Within a **one-mile radius**, average household income exceeds **\$90,000**, indicating strong local purchasing power and economic stability. The broader **five-mile trade area** shows continued population and household growth, reinforcing sustained demand for housing, services, and employment-oriented development.

Investment Thesis

In summary, the property offers:

- **Immediate utility** under existing CR zoning
- **Strong demographic fundamentals**
- **Significant embedded value** based on assessed and implied market metrics
- **Meaningful upside through industrial/multifamily rezoning**, subject to City approval

This combination of current income potential and future entitlement optionality makes the property well-suited for investors seeking **flexibility, downside protection, and long-term appreciation** within a growing Inland Empire market.

EXECUTIVE SUMMARY

The subject property, located in **Calimesa, Riverside County, California**, consists of two contiguous or proximate parcels (**APNs 413-260-002 and 413-260-026**) positioned within an established growth corridor supported by stable population trends, expanding household formation, and improving regional demand drivers. The parcels benefit from **CR (Commercial Retail) zoning**, allowing for a broad range of retail, **hospitality**, service commercial, institutional, and neighborhood-serving uses under current entitlements.

Zoning & Development Flexibility

The existing **CR zoning** provides immediate development and leasing flexibility, supporting uses such as neighborhood retail, service commercial, medical, office, and community-oriented facilities. Importantly, the property also presents a **compelling opportunity for rezoning to industrial/multifamily/residential**, subject to a formal **City rezoning application and planning approval process**. Given ongoing housing demand within Riverside County, combined with regional policy momentum favoring residential density, the site is well-positioned to be evaluated for higher-density residential or mixed-use redevelopment.

The potential to pursue a **City-initiated rezoning or General Plan amendment** materially enhances the long-term upside of the property, offering investors and developers an optionality-driven value proposition beyond its current commercial retail designation.

OFFERING

Offering Type: Fee Simple Interest (subject to existing leases and ROW)

Target Buyers: Hotel Developers, Residential Developers, Mixed-Use Developers, Retail Developers, Industrial Developers and Land Investors

Pricing: Market-driven; based on land value, income, and redevelopment upside

EXCLUSIVE LISTING BROKER

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