

# FOR LEASE

DRIVE THRU RESTAURANT PAD AVAILABLE  
FOR GROUND LEASE OR BUILD TO SUIT

7 WEST  
4 COUNTY  
2 LINE ROAD

CALIMESA  
CALIFORNIA

## PROPERTY HIGHLIGHTS

- JOIN: **CIRCLE K** **76** NOW OPEN!
- Drive Thru Restaurant Pad Available For Ground Lease or Build to Suit
- Fully Entitled - CUP Approved
- Ideal location for QSR or Retail
- Over 12,200 Residential Units in Proposed Within 3 miles.
- ±600,000 SF of a 2.2 million SF Calimesa Industrial Project to be Completed in 2024 Within 5 Miles
- Signage Visibility from the I-10 Freeway
- ±360K SF Class A Distribution Center in Development on the NWC of County Line Lane & 7th Place.

### DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

2023 Population:	5,224	52,495	82,204
Daytime Population:	3,638	26,453	40,003
Avg. Household Income:	\$95,569	\$114,761	\$133,324

Source: Regis Online

### TRAFFIC COUNTS

**16,229 CPD**

On W. County Line Rd.

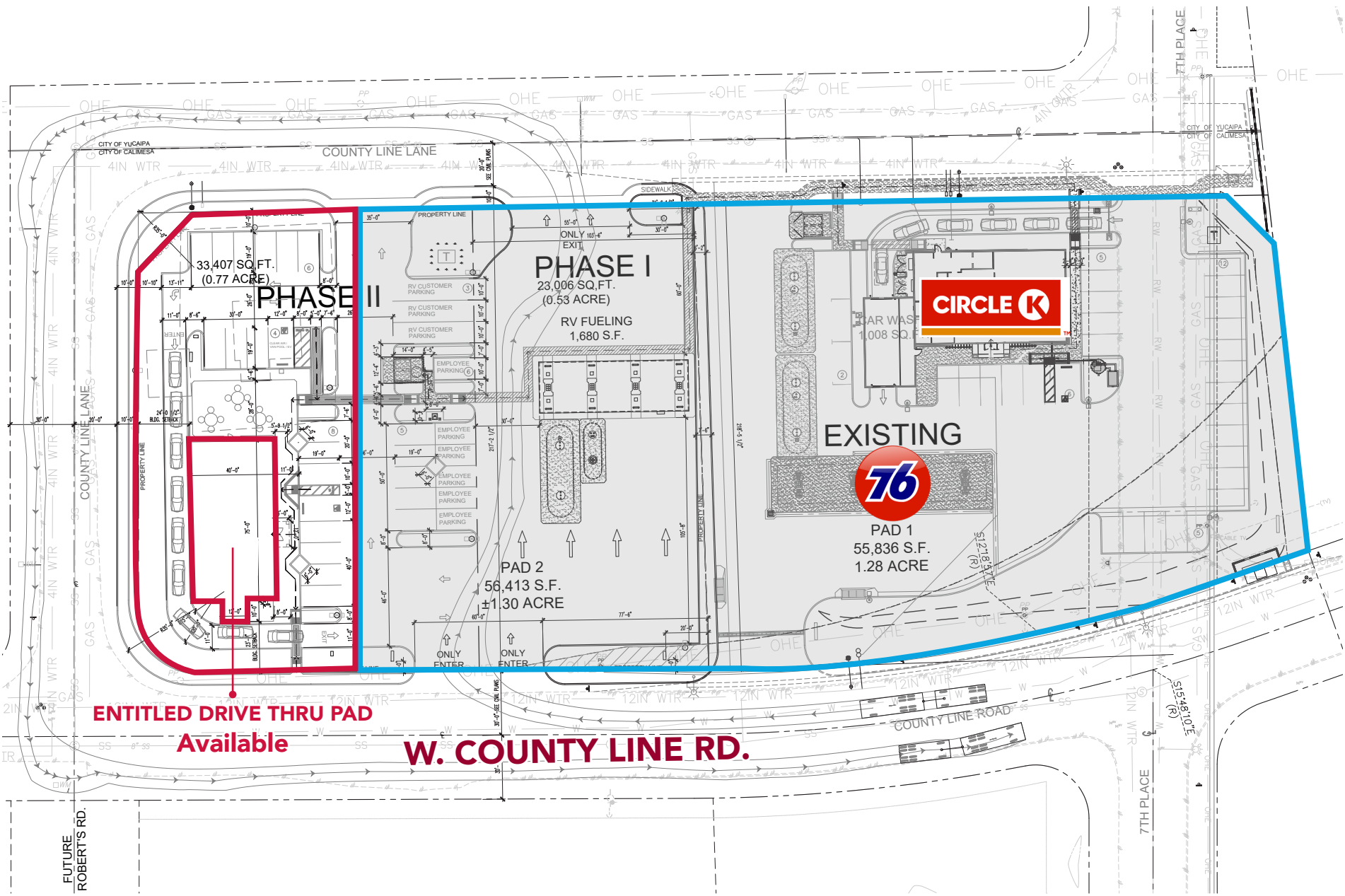
**106,620 CPD**

On I-10 Fwy

Source: Regis Online



# SITE PLAN



# SURROUNDING RETAIL



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CALIFORNIA

**MESA MIDDLE  
SCHOOL**

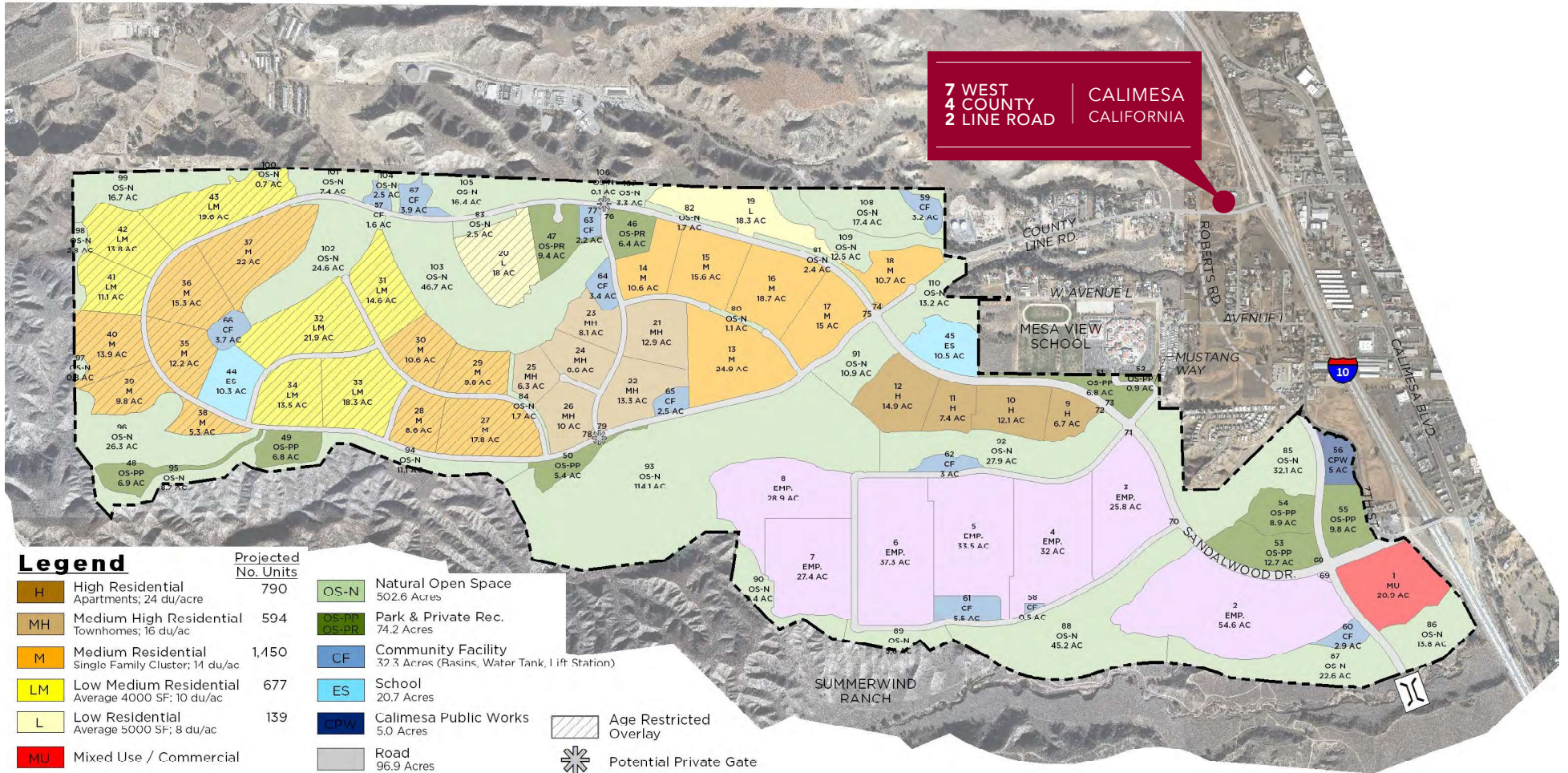
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# PROPOSED LAND USE



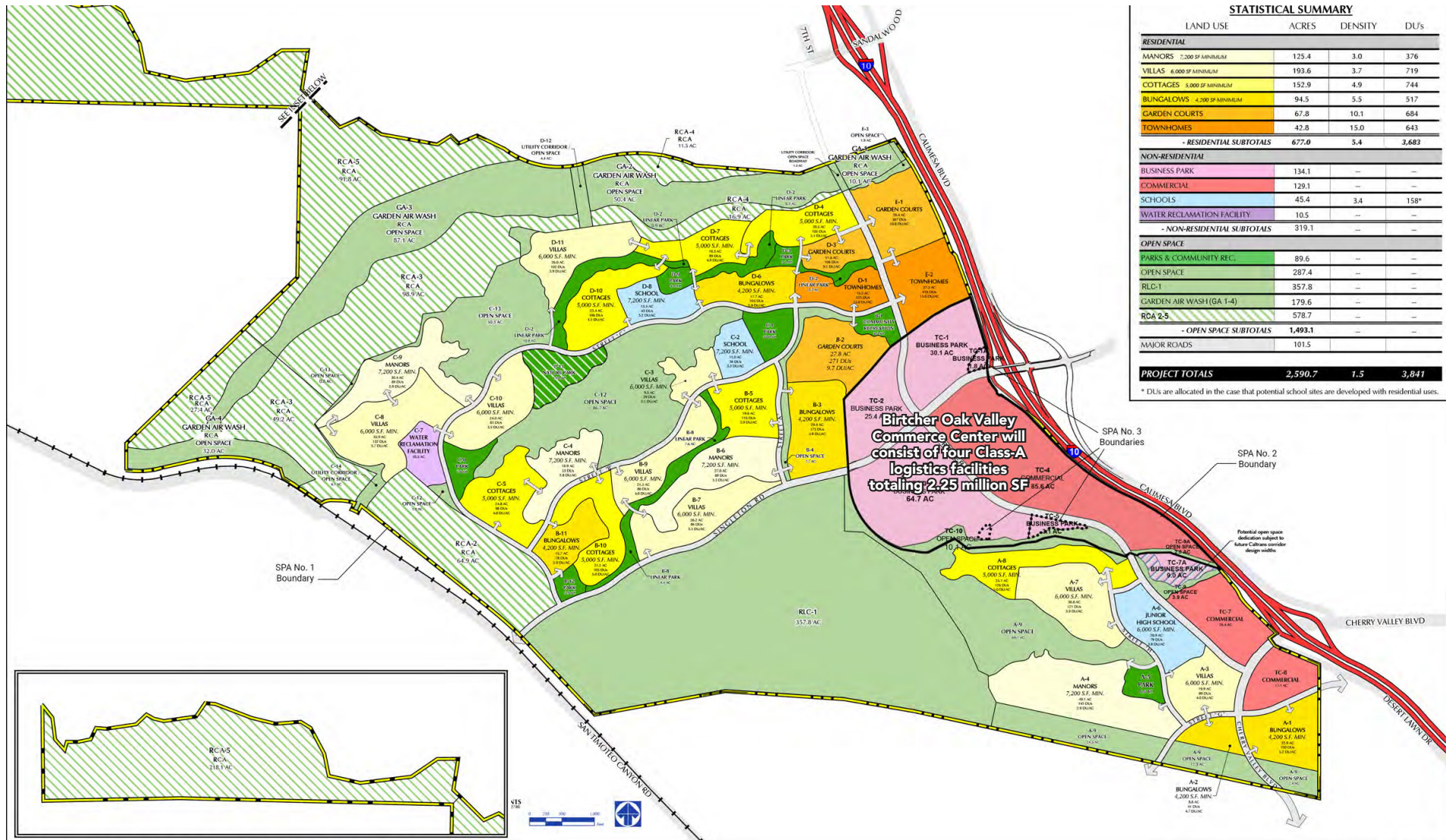
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## Legend

<b>H</b> High Residential Apartments; 24 du/acres	<b>OS-N</b> Natural Open Space 502.6 Acres	<b>CF</b> Community Facility 32.3 Acres (Basins, Water Tank, 1 lift Station)	Age Restricted Overlay
<b>MH</b> Medium High Residential Townhomes; 16 du/ac	<b>OS-PP</b> Park & Private Rec. 74.2 Acres	<b>ES</b> School 20.7 Acres	Potential Private Gate
<b>M</b> Medium Residential Single Family Cluster; 14 du/ac	<b>OS-PR</b> Community Facility 32.3 Acres	<b>CPW</b> Calimesa Public Works 5.0 Acres	
<b>LM</b> Low Medium Residential Average 4000 SF; 10 du/ac			
<b>L</b> Low Residential Average 5000 SF; 8 du/ac			
<b>MU</b> Mixed Use / Commercial			
<b>EMP</b> Employment			
<b>Road</b> 96.9 Acres			

Projected No. Units
790
594
1,450
677
139
<b>Total Units:</b> 3,650

# PROPOSED LAND USE



STATISTICAL SUMMARY				
LAND USE	ACRES	DENSITY	DUs	
<b>RESIDENTIAL</b>				
MANORS	7,200 SF MINIMUM	125.4	3.0	376
VILLAS	4,000 SF MINIMUM	193.6	3.7	719
COTTAGES	4,000 SF MINIMUM	152.9	4.9	744
BUNGALOWS	4,200 SF MINIMUM	94.5	5.5	517
GARDEN COURTS		67.8	10.1	684
TOWNHOMES		47.8	15.0	643
<b>- RESIDENTIAL SUBTOTALS</b>				
		677.0	5.4	3,683
<b>NON-RESIDENTIAL</b>				
BUSINESS PARK		134.1	—	—
COMMERCIAL		129.1	—	—
SCHOOLS		45.4	3.4	158*
WATER RECLAMATION FACILITY		10.5	—	—
<b>- NON-RESIDENTIAL SUBTOTALS</b>				
		319.1	—	—
<b>OPEN SPACE</b>				
PARKS & COMMUNITY REC.		89.6	—	—
OPEN SPACE		287.4	—	—
RLC-1		357.8	—	—
GARDEN AIR WASH (GA 1-4)		179.6	—	—
RCA 2-5		578.7	—	—
<b>- OPEN SPACE SUBTOTALS</b>				
		1,493.1	—	—
MAJOR ROADS		101.5	—	—
<b>PROJECT TOTALS</b>				
		2,590.7	1.5	3,841

\* DUs are allocated in the case that potential school sites are developed with residential uses.