

*For Sale  
-or- Lease!*



**543 W. County Line Rd. Calimesa, CA 92320**

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 or Nicholas Ortiz (909)708-7081, DRE #02015736



*Offered for:* \$2.80psf MG Modified Gross - Lease  
\$545,000 - Purchase

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*Upgraded throughout!*

Such a welcoming front office with two partitioned desk areas, two large private offices and a storage room. Beautifully decorated with custom crown molding, bronze ceiling tile medallions, wood laminate flooring and built-in cabinetry. \*Desk/Workstations can stay with new lease.

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*Oversized Private Office:* The largest office of two, this private space is filled with character and boasts plenty of natural light from the surrounding high impact windows and has two ceiling fans.

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*Beautiful Restroom:* Traditional updates with plenty of details, including a marbled hand wash sink with bowl.

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*Large Kitchenette:* Perfect for a break room with area for a sofa; this kitchenette includes a fridge, plenty of built-in cabinet space, bar top with sink, microwave and stove! \*Appliances can stay with new lease.

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*I-10 Freeway Close!* With frontage on County Line Road, this property is only a short distance to the I-10 Freeway ramp and centrally located, close by to the post office and many local amenities.

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*Dedicated Parking Lot:* Corner property with ample parking, 18 open surface paved parking spaces.

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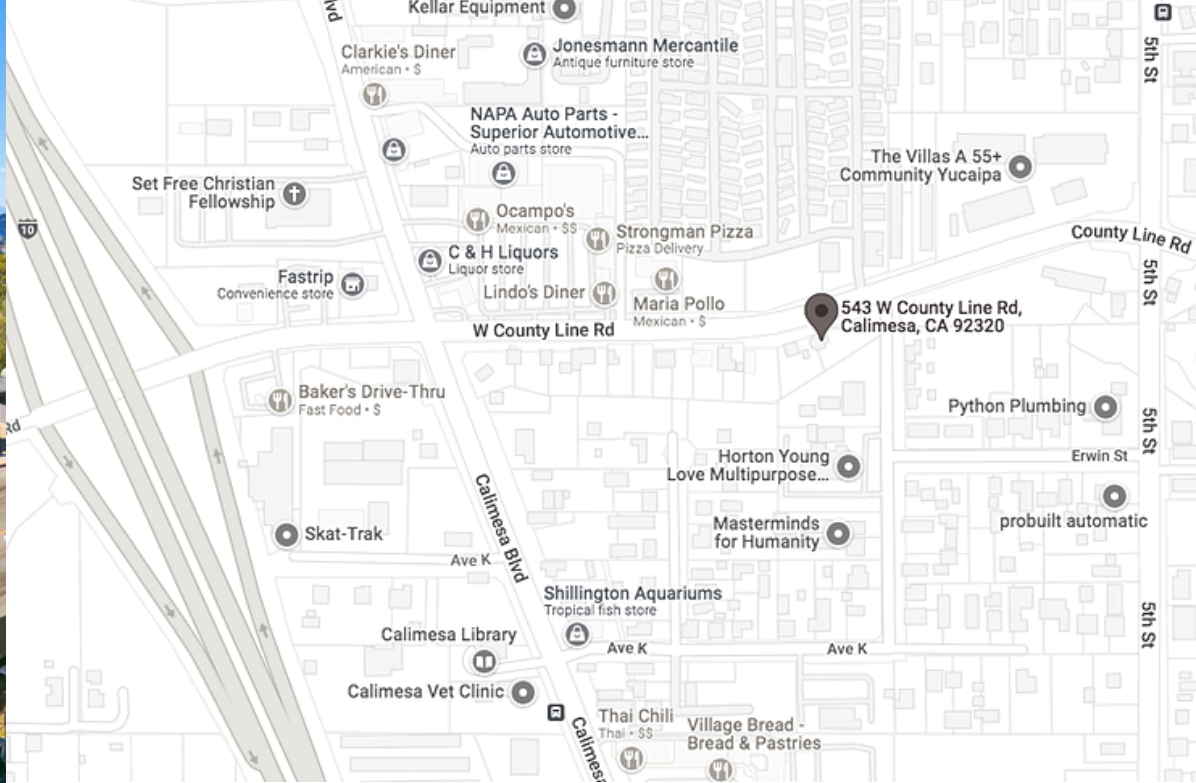


*Traffic Counts:*

CPD: ± 14,501 - @ County Line Rd / Calimesa Blvd.

CPD: ± 16,052 - @ County Line Rd/5th St





- Total Available Space: +/-1200sf Freestanding Office, 13,768sf/.32ac Lot
- Zoned: DVC (Downtown Village Commercial)
- APNs: 411-100-043, 0318-234-01 \*\* (2) Parcels
- 2024 Median Household Income Within 3-Miles: \$78,566
- Built in 1950
- 18 Parking Spaces
- San Bernardino County; Tax-Use Billed

## *Local Map & Summary:*

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