



**BLVD** Real Estate  
Investment  
Co. \_\_\_\_\_

## RETAIL & RESIDENTIAL REDEVELOPMENT OPPORTUNITY

31431 CA Highway 74, Homeland, CA 92548



Dollar General  
Dollar store

Romero Pet Grooming

# INVESTMENT HIGHLIGHTS & PROPERTY SPECIFICATIONS

## PRICING

**\$550,000**

## INVESTMENT HIGHLIGHTS

- Owner/User, Development Opportunity in Southern California (Homeland / Riverside County)
- Zoned CPS & RR (Scenic Highway Commercial & Rural Residential)
- Excellent street frontage and visibility along CA Highway 74 (28,215 VPD) - CA Highway 74 is the main arterial road in the area
- Ideally situated near signalized interesection, across the street from Dollar General and US Post Office
- Strong Average Household Income - The average household income within a 3 mile raidus is \$102,265

## PROPERTY SPECIFICATIONS

**Address:** 31431 CA Highway 74, Homeland, CA 92548  
**Building Size:** 1,200 SF  
**Land Area:** 0.45 Acres  
**APN:** 459-094-003, 459-094-002  
**Zoning:** C-P-S & R-R  
**Zoning Description:** Scenic Highway Commercial & Rural Residential  
**Traffic Counts:** CA Highway 74: 28,215 VPD

## ZONING MAP



## EXCLUSIVELY LISTED BY:

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# AERIAL



Source: Costar.com	1 Mile	3 Miles	5 Miles
Population	4,902	23,206	67,303
Average HHI	\$71,889	\$102,265	\$100,409
Employees	290	1,864	9,254