

FOR SALE ±5.03 Acres

Partially Freeway Visible - Ideal for Retail Development

SITE

SINGLETON ROAD



ON RAMP EAST BOUND ONLY

CALIMESA BLVD

OFF RAMP WEST BOUND ONLY

WOODHOUSE ROAD

LOCATION OF THE BIRTCHEER OAK VALLEY COMMERCE CENTER WITH FOUR CLASS A LOGISTICAL WAREHOUSE FACILITIES. THE TOTAL COMBINED AREA OF THESE WAREHOUSES IS APPROXIMATELY 2.25 MILLION SQUARE FEET, CURRENTLY UNDER DEVELOPMENT

SEC Singleton Rd & Woodhouse Rd, Calimesa, CA 92320



Lee & Associates Commercial Real Estate Services, Inc.- Riverside
Corporate DRE #01048055
3240 Mission Inn Avenue
Riverside, CA 92507

RICK LAZAR
SENIOR VICE PRESIDENT
951.276.3652
rlazar@leeriverside.com
DRE #00549349

SPENCER HULL
VICE PRESIDENT
951.276.3651
shull@leeriverside.com
DRE #01507542

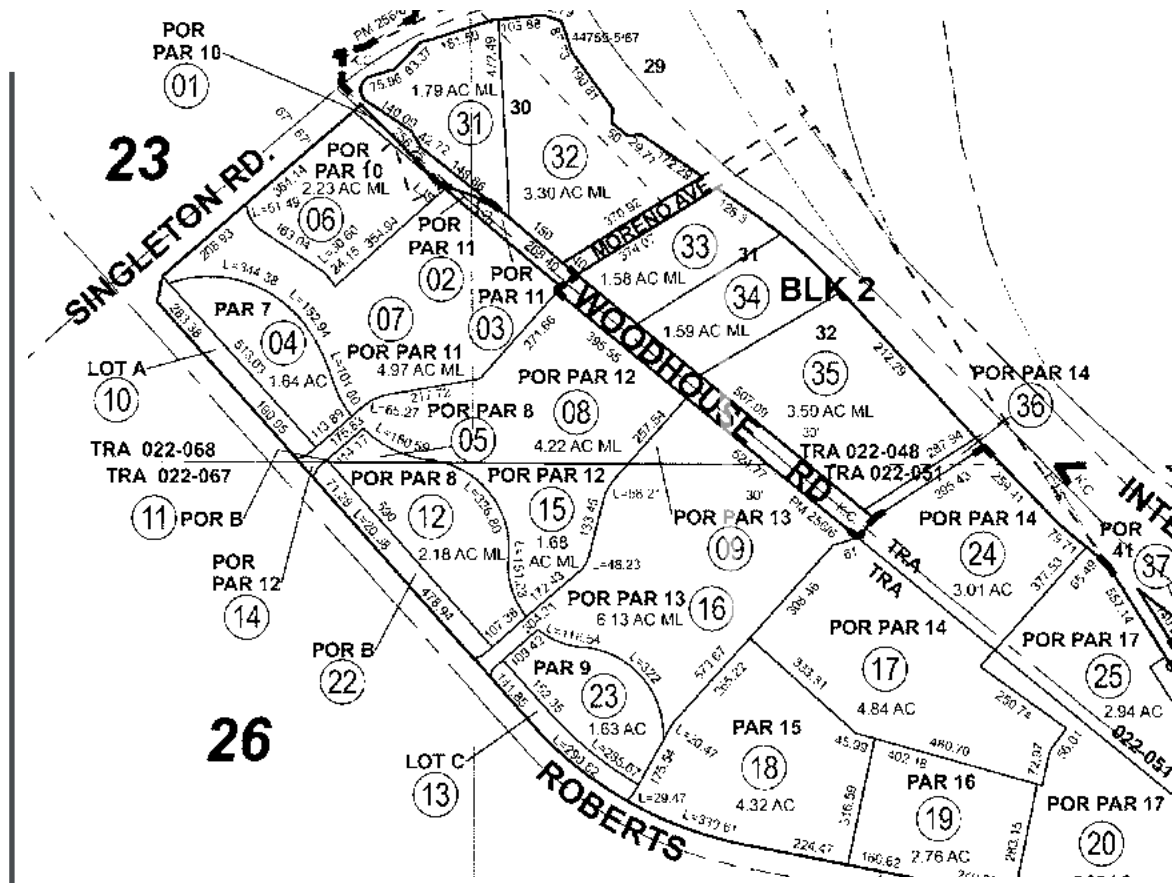
FOR SALE ±5.03 Acres

PROPERTY OVERVIEW

- » Located at the Singleton Road, I-10 Freeway on/off ramp
- » Property is part of the Summerwind Ranch at Oak Valley Specific Plan, a master-planned community development spanning over 6,405 acres of land in both the cities of Calimesa and Beaumont.
- » Two Land Parcels, 413-280-001 and 413-280-002
- » Ideal Site for Retail or Commercial Development
- » Property is situated at a four-way stop sign
- » Across the street from the Birtcher Oak Valley Commerce Center with four Class A logistical warehouse facilities. The total combined area of these warehouses is approximately 2.25 million square feet currently under development
- » Utilities Available to the Site

PROPERTY DETAILS

Location:	Singleton Road / Roberts Road & I-10 Freeway Calimesa, CA 92320
Acres:	5.03 Acres
Square Footage:	219,106 SF
Asking Sale Price:	\$3,920,000.00



5-MILE DEMOGRAPHICS



96,830
POPULATION



32,465
HOUSEHOLDS



52,879
TOTAL EMPLOYEES



\$122,926
AVERAGE HOUSEHOLD INCOME

Source: Regis March 2024

FOR SALE ±5.03 Acres

Singleton Rd & Woodhouse Rd,
Calimesa, CA 92320

