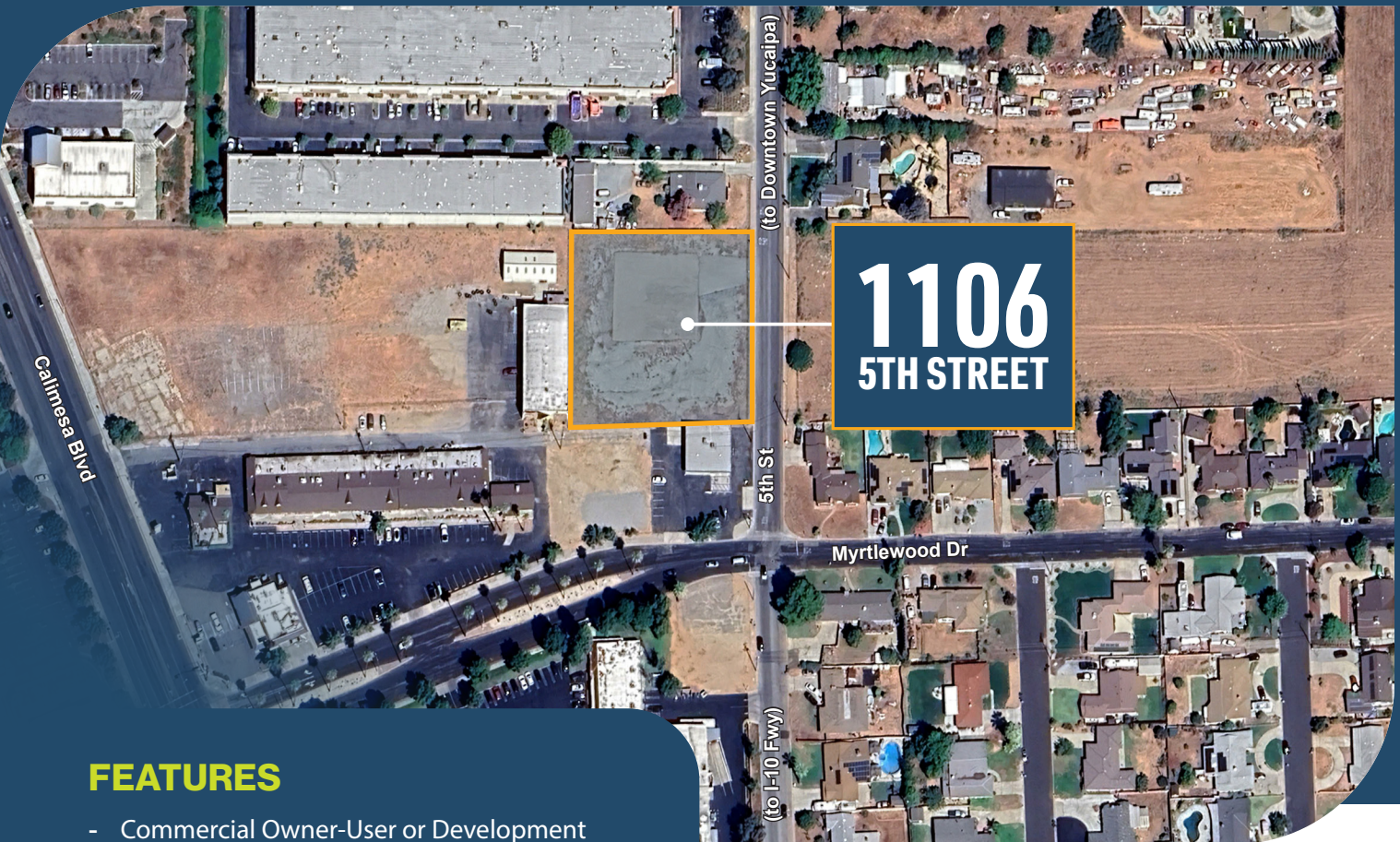


FOR SALE

±0.98 Acre Commercial Lot



CALIMESA, CALIFORNIA

FEATURES

- Commercial Owner-User or Development Opportunity for Retail, Office or Service-Oriented Businesses
- Improved with Curb, Gutter, and Driveway
- Great frontage on 5th Street - leads south to I-10 Freeway (via Sandalwood Dr) and north to Downtown Yucaipa
- Zoned DNC - Downtown Neighborhood Commercial
- Located near Grocery-Anchored and Drug Store-Anchored Shopping Centers
- Major Retail in close proximity include Stater Bros, Walgreens, Tractor Supply Co., Dollar Tree, McDonalds, Starbucks, Carl's Jr, Taco Bell, Burger King, and Denny's
- Excellent Access to I-10 Freeway



NEWMARK

Voit

REAL ESTATE SERVICES

Adam Geiger

Director

t 909-974-4063

adam.geiger@nmrk.com

CA RE Lic. #02010443

Michael J. Bouma, SIOR

Senior Vice President

t 714-935-2340

mbouma@voitco.com

CA RE Lic. #01070753

PERMITTED USES

Include auto parts stores, OHV sales, general retail, general services, restaurants, coffee shops, and other eating establishments, veterinary offices and animal hospitals, professional offices, financial services, medical, dental, and related health services, daycare, preschool, and childcare facilities, and government offices.

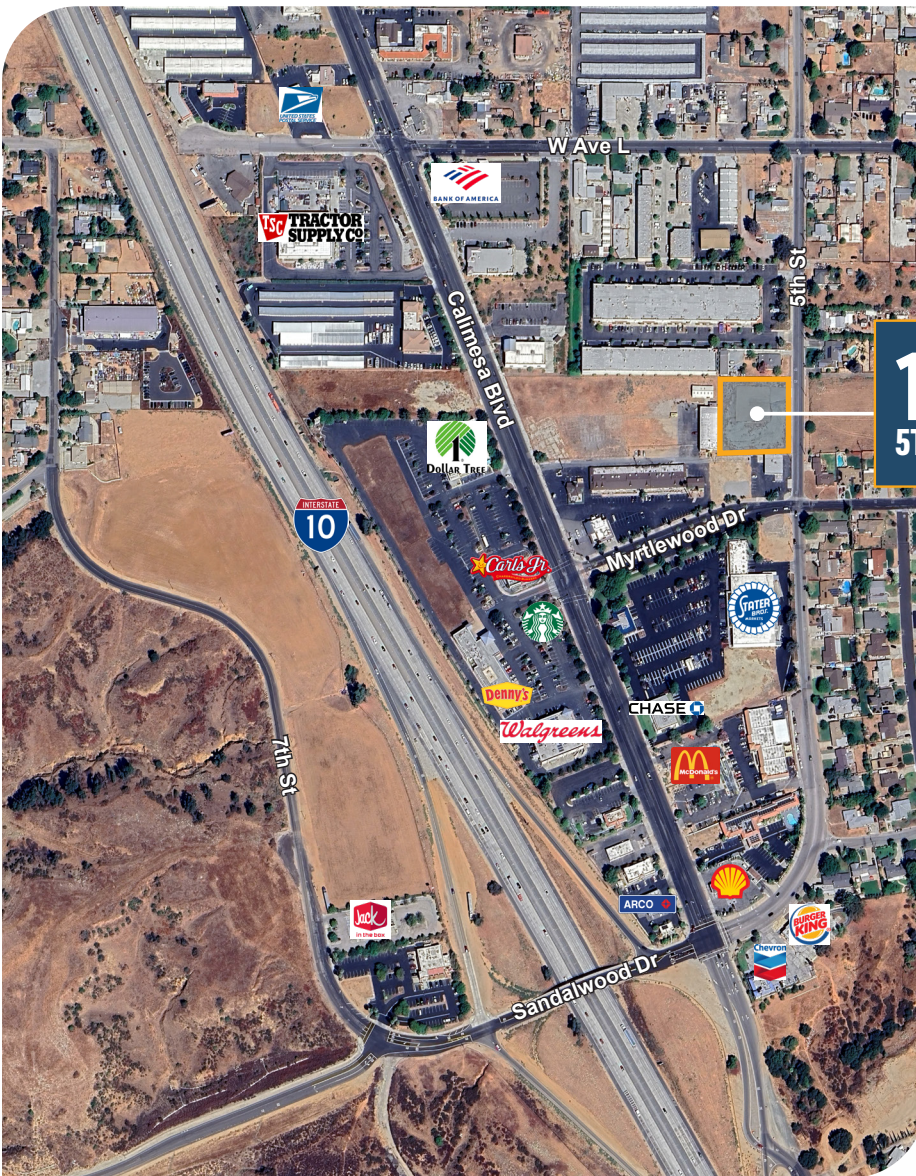
(For full details, see [Calimesa Municipal Code, Chapter 18.39, Downtown Business District.](#))

CALIMESA, CALIFORNIA

DEMOGRAPHICS	1-mile	3-miles	5-miles
2024 Population	7,464	49,860	85,486
Avg HH Income	\$88,852	\$91,957	\$108,109
Median HH Income	\$78,306	\$74,683	\$89,997
Daytime Employment	2,273	9,036	14,177

(Source: CoStar)

APN:
411-180-027



1106
5TH STREET

3281 East Guasti Road, Suite 370 | Ontario, CA 91761
Corporate RE Lic. #01355491 | nmrk.com

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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