THE HEIGHTS AT CALIMESA – 229 ACRE SPECIFIC PLAN DEVELOPMENT

9750 Weller Road | Calimesa, CA 92320

- Conceptual specific plan previously in process for 2,248 housing units.
- Previous plan consisted of 12 planning areas.
- Nearly 165 acres are dedicated to parks and natural open space, creating a walkable, amenity-rich community with long-term environmental value and strong appeal to upscale estate-home buyers.
- Planned major roadways (13.2 acres) and established development standards provide a clear framework for future entitlements and phased development.

OFFERS DUE FEBRUARY 18, 2026
CALL BROKER FOR DETAILS

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Little Caesars Pizza
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CVS
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TACO BELL
Carl's Jr.
Walgreens
SUBWAY
Wendy's
Denny's
SINGLETON RD
BECKWITH AVE
INTERSTATE 10
DUTCH BROS
CALIMESA BLVD
SUBJECT PROPERTY
PALMER AVE
DESERT LAWN DR
CHERRY VALLEY BLVD
ROBERT ST
STATER BROS. markets
WaBa grill
JUICE IT UP!
Arby's
N

BEAUMONT HIGH SCHOOL
BROOKSIDE ELEMENTARY SCHOOL
TOURNAMENT HILLS ELEMENTARY SCHOOL
SHEIN CLOTHING RETAIL
SUBJECT PROPERTY
CHERRY VALLEY BLVD
CALIMESA BLVD
SINGLETON RD
BECKWITH AVE
10
60
DUTCH BROS
N

SHEIN CLOTHING RETAIL
ROBERT ST
SUBJECT PROPERTY
BECKWITH AVE
CHERRY VALLEY BLVD
CALIMESA BLVD
N

location map

9750 Weller Road | Calimesa, CA 92320

property location

The subject property is located within the City of Calimesa in Riverside County, California, in the heart of the Inland Empire. The project site is situated east of Interstate 10, north of Cherry Valley Boulevard, and south of Singleton Road. The property benefits from two primary points of access via Calimesa Boulevard and Beckwith Avenue, providing efficient circulation to and from the surrounding area. Interstate 10 is located immediately west of the site, offering convenient regional connectivity to San Bernardino, Riverside, Palm Springs, and the greater Southern California market. This strategic location positions The Heights at Calimesa to capitalize on continued population growth while maintaining the City's desirable small-town character.

property information

property profile:

The offering comprises approximately 229.20 acres within The Heights at Calimesa Conceptual Specific Plan, a 244-acre master-planned community in the Inland Empire. The remaining acreage of the Specific Plan is excluded. The site benefits from an established Specific Plan framework, including land-use designations, circulation concepts, and development standards, providing a clear pathway for future residential and mixed-use development, subject to City approvals.

The Heights at Calimesa is envisioned as a thoughtfully planned residential and mixed-use community featuring a diverse range of housing types, including multi-family options, designed to meet evolving market demand. The Conceptual Specific Plan emphasizes walkability, with planned neighborhood connections, trails, parks, and open space integrated throughout the community.

The project offers developers an opportunity to participate in a large-scale, City-aligned planning initiative positioned to benefit from continued growth in one of Southern California's fastest-growing regions.

jurisdiction:

City of Calimesa

apn's & acreage:

- 407-090-001 ➔ 176.62 Acres
- 407-270-002 ➔ 17.11 Acres
- 413-270-008 ➔ 35.47 Acres

Total Acreage: ➔ 229.20 Acres

the heights at Calimesa land use:

- 64.20 Acres – 2,248 Units
- 21.90 Acres – Parkland
- 20.00 Acres – Open Space
- 124.80 – Natural Open Space Overlay
- 13.2 Acres – Major Roadways

entitlement status:

A proposed specific plan was submitted for 2,248 housing units. It was never approved and is conceptual only. Please see details under due diligence section

existing zoning:

Residential Rural (RR) (2du/acre)
Residential Low Medium (RLM) (7du/acre)
Residential Low (RL) (4du/acre)
Open Space Residential (OSR) (1du/acre)
(Zoning Link)

proposed zoning:

Specific Plan 4 (SPA 4) (Proposed Zoning Link)

proposed general plan:

Village High Density Residential, Village Mixed-Use, Parks/Recreation and Open Space (Proposed General Plan Link)

school district:

Beaumont Unified School District

school district:

Water/Sewer	Yucaipa Valley Water District
Gas/Electric	Southern California Edison (SCE)
Fire	Calimesa Fire Department
Police	Riverside County Police Department

offers due:

February 18, 2026

Call broker for details

development area

site plan summary

Site Plan Summary

Village High Density Residential	43.5 acres	15 to 35 du/ac.	1,522 du
Village Mixed-Use	21.1 acres	15 to 35 du/ac.	739 du
Parks/Recreation	21. acres		
Open Space	29.9 acres		
Natural Open Space Overlay	114.6 acres		
Major Roadways	13.2 acres		
TOTAL	**244.1 acres**		**2,261 du**

due diligence

CLICK LINKS BELOW TO DOWNLOAD DUE DILIGENCE DOCUMENTS

PDF

- Dudek EIR Proposal
- Specific Plan Submittal
- City Comments Letter

demographics

1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION 2,902	ESTIMATED POPULATION 43,806	ESTIMATED POPULATION 103,870
ESTIMATED HOUSEHOLDS 1,000	ESTIMATED HOUSEHOLDS 14,962	ESTIMATED HOUSEHOLDS 35,585
AVERAGE HOUSEHOLD INCOME $119,140	AVERAGE HOUSEHOLD INCOME $129,383	AVERAGE HOUSEHOLD INCOME $123,066
ESTIMATED BUSINESSES 39	ESTIMATED BUSINESSES 720	ESTIMATED BUSINESSES 2,468

plat map

407-09
15-7
TRA 022-009
056-035
S 1/2 SEC. 19 T2S-R1W
08
19
W 1/4 Cor.
E 1/4 Cor.
1" = 400'
BK 413
10
3
48.24 Ac.
4
48.38 Ac.
1
176.62 Ac.
CITY LIMITS
022-009
056-035
TRA
R2W
R1W
CALIMESA
TRA 022-009
30
29
20
22
S 1/4 cor.
N 89° 41' E 5558.52'
126810 6/78
2640.00'
N 0° 01' W
2
10.00 Ac.
3
50.00 Ac.
4
5.00 Ac.
5
5.00 Ac.
6
10.00 Ac.
7
10.00 Ac.
8
10.00 Ac.
9
10.00 Ac.
10
10.00 Ac.
11
20.00 Ac.
12
5.00 Ac.
13
5.00 Ac.
14
5.00 Ac.
15
5.00 Ac.
DATE
OLD No.
NEW No.
Data: G.L.O. PLAT, 2-3-97
RS 66/31, RS 99/97
MAR 1970
ASSESSOR'S MAP BK. 407 PG. 09
RIVERSIDE COUNTY, CALIF.
GES

plat map

Date	Old Number	New Number
3/1/1974	11	14
5/1/1974	10	15
10/1/1978	FM ST	16
10/1/1986	16	ST
2/1/1988	5	17
2/1/1988	6	18
6/1/1988	ST	19
6/1/1988	17, 18	20,21
3/19/2020	12,13	22
8/25/2021	280-27	23,280-43
8/9/2022	1,23	24

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