

ZONED LITE INDUSTRIAL THE CITY OF WILDOMAR, CA *DEVELOPMENT OPPORTUNITY*



△ MEDICAL | MANUFACTURING |
DISTRIBUTION

34790 Frederick, Wildomar, CA 92595 5.28 ACRES

Jennifer Esser
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com

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reliable, but is not
guaranteed.





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PRICE	\$5,250,000
TOTAL SQ. FT (229,997 SQ FT)	5.28 Acres
CAP RATE	N/A
YEAR BUILT	N/A
PARKING	92
PARCEL #	367-300-001
BUILDINGS	Call Broker

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INVESTMENT OVERVIEW

CITY OF WILDOMAR – RARE I.E. LITE INDUSTRIAL

HARD TO FIND LITE INDUSTRIAL PROPERTY ZONE M-SC GENERAL PLAN LAND USE: LITE INDUSTRIAL. (MANUFACTURING-SERVICE COMMERCIAL ZONE)

- THE THRIVING CITY OF WILDOMAR SITS AT THE FOREFRONT OF THE MOST IMPORTANT DISTRIBUTION LOCATION- THE INLAND EMPIRE.
- DIRECT FREIGHT LINES INTO LOS ANGELES AND LONG BEACH MAKE THIS PARTICULAR PROPERTY A RARE FIND AS INVESTORS, DISTRIBUTION, AND FLEX BUSINESSES HAVE SATURATED THE MARKET IN THE INLAND EMPIRE.
- POSITIONED ALONGSIDE TO I-15 FREEWAY
- THIS LOCATION PROVIDES ACCESS THROUGHOUT THE INLAND EMPIRE, INCLUDING LOS ANGELES, LONG BEACH, AND SAN DIEGO.



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PROPERTY



- ZONED LITE INDUSTRIAL
- LOGISTICS | MANUFACTURING | MEDICAL SUPPLY
- DISTRIBUTION OPPORTUNITY
- RAPDLY BECOMING “INFILL” LOCATION.
- NEW HOUSING | NEW 290,000 7 STORY HOSPITAL
- NEW 3 STORY KAISER MEDICAL WITHIN NEW BATER VILLAGE AT SAME OFFRAMP
- IMMEDIATE FREEWAY ACCESS TO I-15

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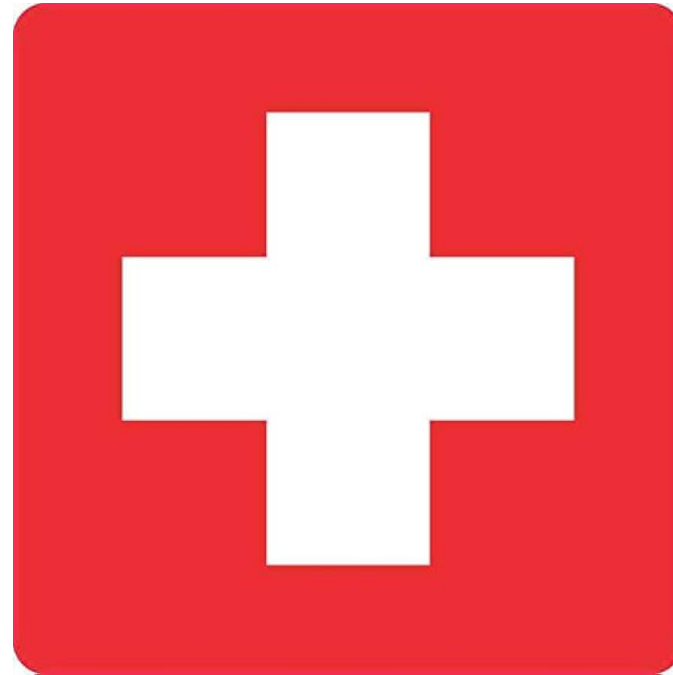


34790 Frederick St.

(off Wildomar Trail)

-is located within a 15-mile radius of the following medical related developments.

- Inland Valley Medical (1/2 Mile away)
- Kaiser Permanente- 3 stories (3 Miles away)
- Stone Bridge Medical Center (3 Miles away)
- Loma Linda University Medical Center (Less than 10 Miles away)
- Menifee Global Medical Center (19 Miles away)



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There is a strong supply and demand for medical-
Which makes this a fantastic location for related suppliers as well
as other numerous uses. Population growth, new and existing
housing, medical development, and high visibility indicate that
this is an excellent location- short and long term.



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INVESTMENT SUMMARY

- FULLY GRADED
- LONG DRIVEWAY ENTRANCE IN PLACE
- DEVELOPMENT OPPORTUNITY
- UTILITIES
- NATURAL WELL WATER AND SEPTIC CURRENTLY
- FULLY RENTED TRUCK AND TRAILER PARKING/STORAGE
month to month
- FULLY RENTED DUPLEX AND MANUFACTURED HOME
- SPECIFIC PROJECT SUBJECT TO APPROVAL BY CITY
PLANNERS

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INLAND EMPIRE INDUSTRIAL

Listing Price	Total Units
\$5,250,00,000	LAND
Current CAP	N/A
	No. of Buildings 3
Pro Forma CAP	Land Acres 229,997 sq. ft.
	Loan Amount
Price Per S.F. -\$31-\$38	Down Payment

Expenses Per S.F. \$n/a

Estimated Annualized Operating Data	Current	Pro Forma
Scheduled Rental Income	\$195,000.00	\$
Other Income CAMS	\$ N/A	\$
Less Vacancy		\$
Gross Operating Income	\$	\$
Less Expenses	\$52,000	\$
Net Operating Income	\$165,000	\$
Pre-Tax Cash Flow	\$	\$

Estimated Annualized Expenses

	Current	Pro Forma
Projected Taxes	\$	\$
Insurance	\$	\$
Electricity	\$	\$
Gas	\$	\$
Water	\$	\$
Landscaping	\$	\$
Maintenance/Mgmt	\$	\$
Permits/Licenses	\$	\$
Total Expenses	\$	\$
Expenses Per S.F.	\$n/a	

Highlights

- ZONED LITE INDUSTRIAL M-SC
- DYNAMIC UPSIDE MEDICAL | MANUFACTURING
- FREEWAY CLOSE
- LONG-TERM HOLD BENEFIT
- BECOMING INFIL

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\$333 Million Expansion of Trauma Center Approved to Move Forward in Wildomar with 7-Story Tower

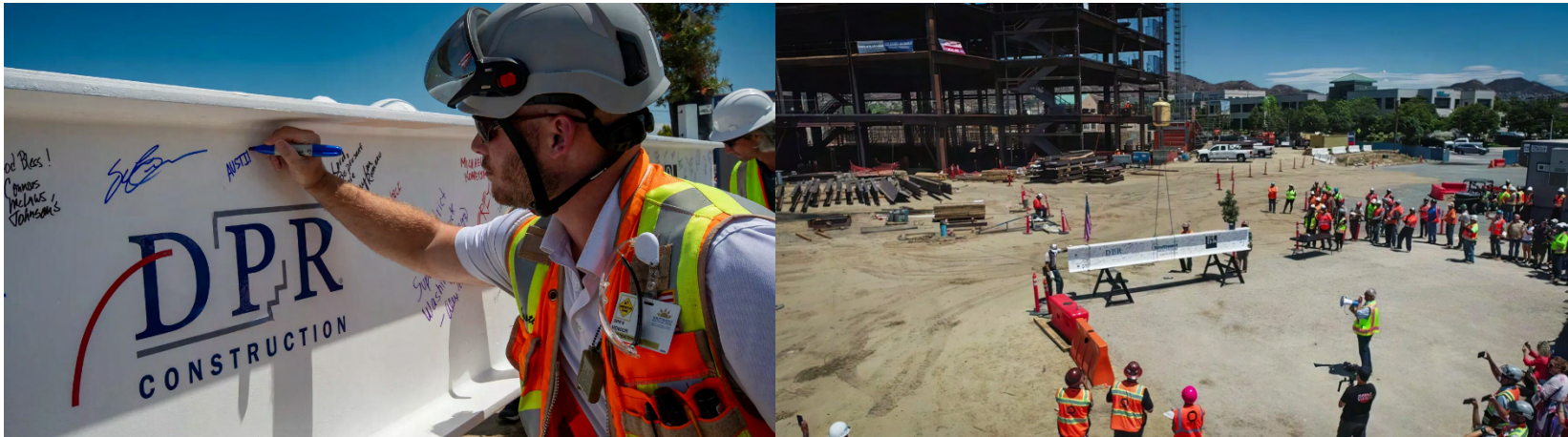
Inland Valley Medical Center received unanimous approval from the City Council at last night's meeting, paving the way for the construction of a new seven-story, 290,000 square foot hospital tower building that will accommodate 202 total patient beds. The approval will allow expansion of the trauma center to move forward.

This project is nearing completion.

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The new seven story, 290,00-sq-ft patient tower will accommodate 102 beds to support Riverside County’s growing population. The campus will be equipped with leading-edge clinical technologies for minimally invasive procedures and advanced therapies, and sustainable infrastructure including energy-efficient LED fixtures and solar panels.

“Achieving topping out of the new tower brings us closer to realizing our goal of delivering leading-edge care to more patients”, said Southwest Healthcare CEO Jared Giles. “It is inspiring to think about how this structure is going to impact local families for years to come. This will be a [place of miracles and healing for the community.”

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Kaiser Permanente to Build New 3-Story Medical Office in Wildomar

Once the new facility opens on Wildomar Trail- the Inland Valley Drive location will close.



Toni McAllister_Patch Staff

Posted Wed, Jan 26, 2022 at 9:13 am PT|Updated Thu, Jan 27, 2022 at 11:21 am PT

Replies (10)

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An artist's rendering of the new Kaiser Permanente medical office building that will open on Wildomar Trail late next year. (Kaiser Permanente)

WILDOMAR, CA — Kaiser Permanente will build a medical office building on approximately 7 acres at the northwest corner of Wildomar Trail and Interstate 15 in Wildomar, the health care provider announced Wednesday.

The 84,000-square-foot outpatient medical office building will be located within the [Baxter Village Mixed-Use Project](#). Work has already begun on the Baxter project, including street and sidewalk improvements. Construction on the Kaiser Permanente building is expected to begin this summer.

THIS PROJECT IS UNDERWAY AND SEEN ON FREEWAY OFFRAMP PHOTO

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Call Sr. Broker *direct* for further information

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SALE COMPARABLES

Listed below are recent sales in the immediate area that reflect and determine the characteristics of *34790 Frederick St, Wildomar, CA*

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11/20/23, 3:12 PM

43195 BUSINESS PARK DR Temecula CA 92590-3629 | Crexi.com



For Sale (/properties)

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Auctions (/properties/Auctions)

Property Data (/property-records/search)

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Location Details

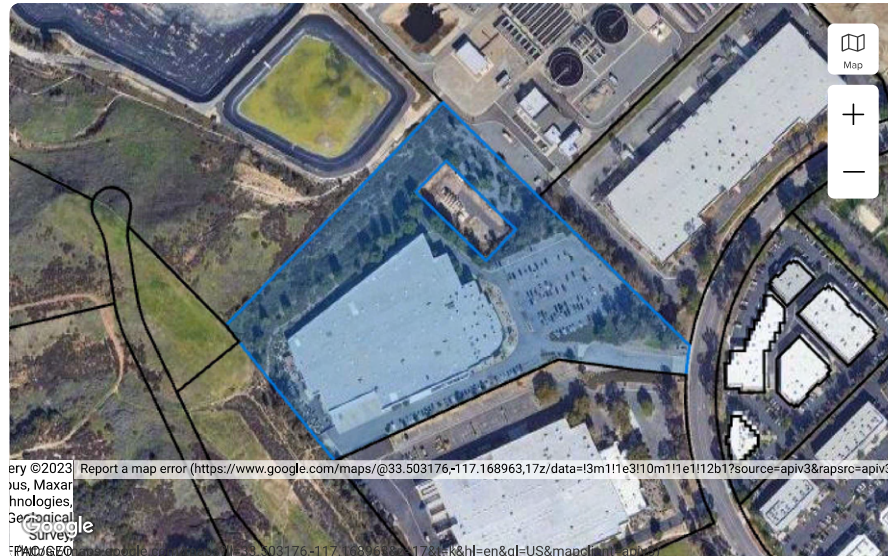
Lot Details

Building Details

Transaction History

Mortgage History

Ownership



**43195 BUSINESS PARK DR
Temecula CA 92590-3629**

APN: 921020072

Industrial

Zone LI • 162,520 SF

<https://www.crexi.com/property-records/43195-BUSINESS-PARK-TEMECULA-CA-92590-3629/8782c0fec2ed3b6b26990b72343ee323b1a10c82>

1/11

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[Location Details](#)
[Lot Details](#)
[Building Details](#)
[Transaction History](#)
[Mortgage History](#)
[Ownership](#)

LONGITUDE	-117.169131	APN SEQ NUMBER	1
BOOK	157	ASSESSORS MAP REF	21501
FIPS CODE	06065	MUNICIPALITY	TEMECULA
LEGAL DESCRIPTION	11.47 ACRES NET IN PARS 2 & 3 PM 157/082 PM 21501	OLD APN	921020072
NUMBER OF ADDRESSES	1	OLD APN INDICATOR	O
PAGE	82	SCHOOL DISTRICT NAME	Temecula Valley Unified School District
SUBDIVISION	PM 21501		

Lot Details

ZONING CODE	LI	CROPLAND DATA LAYER MAJORITY PERCENT	39.200000762939 45
CALCULATED PARCEL SQ FT	499,397	COUNTY LAND USE CODE	C1
CALCULATED ACRES	11.470000267028809	LAND USE CODE	Light Industrial
FEDERAL QUALIFIED OPPORTUNITY ZONE	No	STATE LAND USE CODE	C08
CROPLAND DATA LAYER	2022	USE DESCRIPTION	Light Industrial

<https://www.crexi.com/property-records/43195-BUSINESS-PARK-TEMECULA-CA-92590-3629/8782c0fec2ed3b6b26990b72343ee323b1a10c82>

2/11

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Building Details

BUILDING SQUARE FEET 162,520

BUILDING COUNT 1

STRUCTURE YEAR BUILT 1991

NUMBER OF UNITS 0

NUMBER OF STORIES 2

RESIDENTIAL DELIVERY INDICATOR N

USPS VACANCY INDICATOR N

USPS VACANCY INDICATOR DATE 10/01/2023 00:00:00

AIR CONDITIONING CODE Central

BATH FULL 0

BATHS PARTIAL NUMBER 0

BEDROOMS 0

BUILDING AREA EXEMPTION Gross Area

BUILDING CLASS CODE 3

BUILDING FOOTPRINT SQUARE FEET 147207

BUILDING QUALITY CODE C

CONSTRUCTION TYPE CODE Masonry

EFFECTIVE YEAR BUILT 1991

GARAGE PARKING NUMBER 0

HEAT CODE Central

ROOF COVER CODE Rock / Gravel

STORIES NUMBER CODE 2 Stories

SUM GROSS AREA SQ FT 162520

TOTAL ROOMS 0

<https://www.crexi.com/property-records/43195-BUSINESS-PARK-TEMECULA-CA-92590-3629/8782c0fec2ed3b6b26990b72343ee323b1a10c82>

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Aug 21, 2023		Sold		\$26,850,000.00	Fewer Details ^
BUYER BORROWER 1 CORP EXEMPTION	Y	SALE CONTRACT DATE	08/16/2023 00:00:00		
BUYER BORROWER 1 NAME	BIG DEN TEMECULA INDUSTRIAL PROPERTY OWNER	SELLER 1 CORP EXEMPTION	Y		
BUYER BORROWER 1 OWNERSHIP RIGHTS CODE	Limited Liability Partnership	SELLER 1 NAME	SAED INVESTMENTS IV LLC		
DOCUMENT NUMBER	2023.248528	SALES PRICE CODE	Full amount stated on Document.		
DOCUMENT TYPE	Grant Deed	TRANSACTION TYPE	Arms-length Residential transactions (Purchase/Resales)		
RESALE FLAG	Y	TRANSFER TAX	29535		
View Sales Comp					

https://www.crexi.com/property-records/43195-BUSINESS-PARK-TEMECULA-CA-92590-3629/8782c0fec2ed3b6b26990b72343ee323b1a10c82

4/11

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11/20/23, 3:38 PM

23980 Catt rd, Wildomar, CA 92595 | Crexi.com



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23980 Catt rd
LAND | 1.76 ACRES

Street View Map View

SOLD Public Record Feb 8, 2023

\$6,635,000
Price

Address

23980 Catt rd, Wildomar, CA 92595 [Show on Map](#)

Last Sold Feb 7, 2023
Time Since Last Update 117 days

Property Details

Property Type	Land
Sub Type	Commercial
Lot Size Acres	1.76
Zoning	CPS
Lot Size Sq Ft	76,666
APN	376-410-021
Specific Use	Commercial-Vacant Land
FEMA Map Date	August 28, 2008
FEMA Special Flood Hazard Area	No
FEMA Map Number	No

Closing Details

Selling Price \$6,635,000

Ownership

https://www.crexi.com/comps/C2487990

1/8

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11/20/23, 3:30 PM

23825 Catt rd, Wildomar, CA 92595 | Crexi.com



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23825 Catt rd
LAND | 0.66 ACRES

Street View Map View

SOLD Public Record **May 31, 2023**

\$3,000,000
Price

Address

23825 Catt rd, Wildomar, CA 92595 [Show on Map](#)

Last Sold **May 30, 2023** Time Since Last Update **76 days**

Property Details

Property Type	Land
Sub Type	Commercial
Lot Size Acres	0.66
Zoning	CPS
Lot Size Sq Ft	28,750
APN	380-240-001
Specific Use	Commercial-Vacant Land
FEMA Map Date	August 28, 2008
FEMA Special Flood Hazard Area	No
FEMA Map Number	No

Closing Details

Selling Price **\$3,000,000**

Ownership

<https://www.crexi.com/comps/C1994759>

1/7

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11/20/23, 3:36 PM

APN: 360380007 | Crexi.com



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Location Details

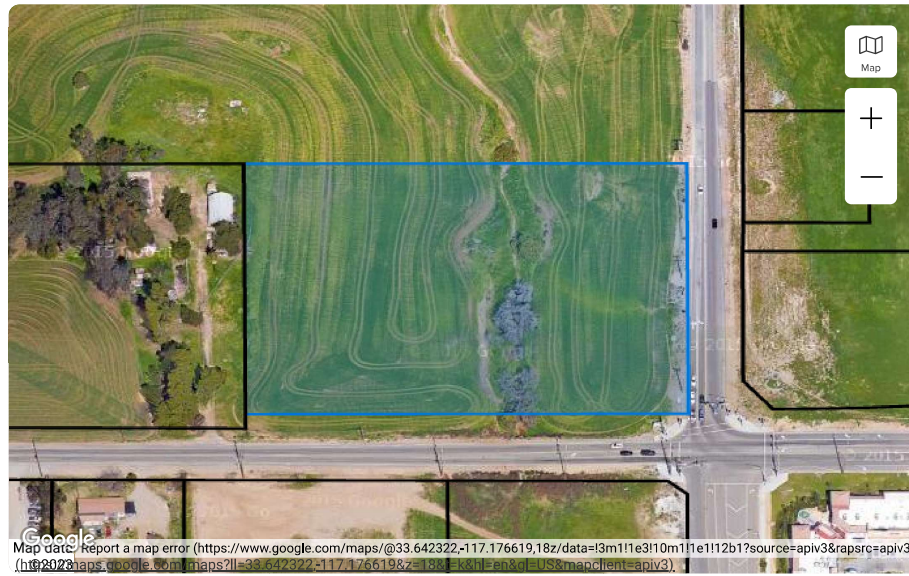
Lot Details

Building Details

Transaction History

Mortgage History

Ownershi



Menifee CA 92584

APN: 360380007

Land

Zone RR • 239,580 SF

Location Details

<https://www.crexi.com/property-records/360380007-Menifee-CA-92584/e72b0dc20cba1a1f33ba9c22b49992d357313529>

1/9

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APN: 360380007 | Crexi.com



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[Location Details](#)

[Lot Details](#)

[Building Details](#)

[Transaction History](#)

[Mortgage History](#)

[Ownershi](#)

BOOK	58
FIPS CODE	06065
LEGAL DESCRIPTION	5.50 ACRES M/L IN POR PARS B & 1 PM 058/076 PM 10610
PAGE	76

APN SEQ NUMBER	1
ASSESSORS MAP REF	10610
MUNICIPALITY	MENIFEE
SCHOOL DISTRICT NAME	Perris Union High School District in Menifee (9-12)

Lot Details

ZONING CODE	RR
CALCULATED PARCEL SQ FT	239,580
CALCULATED ACRES	5.5
FEDERAL QUALIFIED OPPORTUNITY ZONE	No
COUNTY LAND USE CODE	CY

LAND USE CODE	Commercial-Vacant Land
STATE LAND USE CODE	C24
USE DESCRIPTION	Vacant Commercial Land
WATER CODE	Yes

Building Details

<https://www.crexi.com/property-records/360380007-Menifee-CA-92584/e72b0dc20cba1a1f33ba9c22b49992d357313529>

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USPS VACANCY INDICATOR DATE

06/15/2021 00:00:00

GARAGE PARKING NUMBER

0

BATH FULL

0

TOTAL ROOMS

0

Transaction History

Feb 13, 2023		Sold	\$21,000,000.00	Fewer Details ^
BUYER BORROWER 1 CORP EXEMPTION	Y	SALE CONTRACT DATE	02/09/2023 00:00:00	
BUYER BORROWER 1 NAME	MICHAEL D GAY SEPARATE TRUST	SELLER 1 CORP EXEMPTION	Y	
BUYER BORROWER 1 OWNERSHIP RIGHTS CODE	Trust	SELLER 1 NAME	KELCO PROPERTIES LLC	
DOCUMENT NUMBER	2023.42323	SALES PRICE CODE	Full amount stated on Document.	
DOCUMENT TYPE	Grant Deed	TRANSACTION TYPE	Arms-length Residential transactions	
RESALE FLAG	Y			

<https://www.crexi.com/property-records/360380007-Menifee-CA-92584/e72b0dc20cba1a1f33ba9c22b49992d357313529>

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3/9



11/20/23, 3:16 PM

30092 Town Center dr, Menifee, CA 92584 | Crexi.com



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30092 Town Center dr

LAND | 2.47 ACRES

Street View Map View

SOLD Public Record

Aug 14, 2023

\$3,655,000
Price

Address

30092 Town Center dr, Menifee, CA 92584 [Show on Map](#)

Last Sold: Aug 13, 2023
Time Since Last Update: 88 days

Property Details

Property Type	Land
Sub Type	Commercial
Lot Size Acres	2.47
Zoning	SP
Lot Size Sq Ft	107,593
APN	360-850-030
Specific Use	Commercial-Vacant Land
FEMA Map Date	August 18, 2014
FEMA Special Flood Hazard Area	No
FEMA Map Number	No

Closing Details

Selling Price: \$3,655,000

Ownership

1/7

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<https://www.crexi.com/comps/C32578707>

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11/20/23, 3:34 PM

32325 S Pasadena, Wildomar, CA 92595 | Crexi.com



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Auctions
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Property Data
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Intelligence Add
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Comps (/comps) CA (/comps/CA) Wildomar (/comps/...)



32325 S Pasadena

OFFICE | 60,949 SF

Street View Map View

SOLD Public Record

Mar 2, 2023

\$14,000,000
Price

Address

32325 S Pasadena, Wildomar, CA 92595

Show on Map

Last Sold
Mar 1, 2023

Time Since Last Update
6 days

Property Details

Property Type	Office
Sub Type	Medical Office
Lot Size Acres	1.37
Number of Units	176
Square Footage	60,949
Year Renovated	2002
Year Built	2002
Number of Stories	1
Number of Buildings	1
Lot Size Sq Ft	59,677
APN	376-160-021
Specific Use	Hospital-PRIVATE
Construction of Building	Wood

<https://www.crexi.com/comps/C2471092>

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*All Information is deemed reliable, but is not guaranteed.



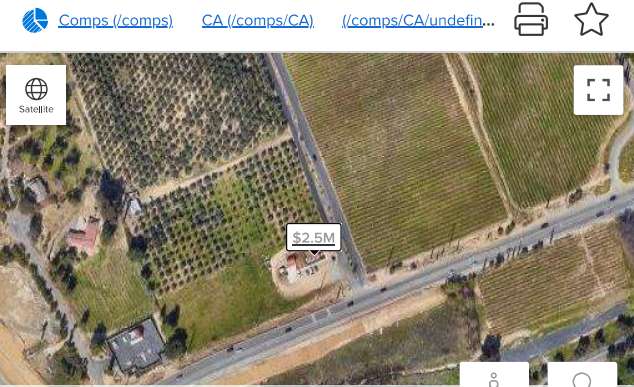
11/20/23, 3:44 PM

Riverside County, CA | Crexi.com



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LAND | 1.76 ACRES

Street View Map View

SOLD Public Record Mar 17, 2023

\$2,500,000
Price

https://www.crexi.com/comps/C35591361

Address

Riverside County, CA [Show on Map](#)

Last Sold: Mar 16, 2023
Time Since Last Update: 20 days

Property Details

Property Type	Land
Sub Type	Agricultural
Lot Size Acres	1.76
Square Footage	865
Year Renovated	2018
Year Built	2014
Number of Stories	1
Number of Buildings	1
Lot Size Sq Ft	76,666
APN	943-090-019
Specific Use	Agricultural / Rural
Roof Type	Tile
Construction of Building	Wood

1/8

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11/20/23, 3:23 PM

33240 La Serena Way, Temecula, CA 92591 | Crexi.com



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Comps (/comps) CA (/comps/CA) Temecula (/comps/...)



33240 La Serena Way

LAND | 4.61 ACRES

Street View Map View

SOLD Public Record

Jun 21, 2023

\$3,050,000
Price

Address

33240 La Serena Way, Temecula, CA 92591

[Show on Map](#)

Last Sold: Jun 20, 2023
Time Since Last Update: 76 days

Property Details

Property Type	Land
Sub Type	Agricultural
Lot Size Acres	4.61
Zoning	RA
Number of Buildings	1
Lot Size Sq Ft	200,812
APN	943-100-005
Specific Use	Vineyard (Agricultural)
FEMA Map Date	August 28, 2008
FEMA Special Flood Hazard Area	No
FEMA Map Number	No

Closing Details

Selling Price: \$3,050,000

1/8

https://www.crexi.com/comps/C40099120

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11/20/23, 3:24 PM

APN: 380160017 | Crexi.com



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[Location Details](#)

[Lot Details](#)

[Building Details](#)

[Transaction History](#)

[Ownership History](#)

[Contact](#)



Wildomar CA 92562

APN: 380160017

Land

Zone W1 • 58,370 SF

Location Details

<https://www.crexi.com/property-records/380160017-Wildomar-CA-92562/182fc15d28bdacce9b027103f15c34097983adfa>

1/9

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APN: 380160017 | Crexi.com



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(/property-records/search)

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[Location Details](#)

[Lot Details](#)

[Building Details](#)

[Transaction History](#)

[Ownership History](#)

[Contact](#)

BOOK	4
FIPS CODE	06065
LEGAL DESCRIPTION	1.34 ACRES M/L IN POR BLK M MB 004/174 SD BLOCKS K,L & M ELSINORE
PAGE	174

APN SEQ NUMBER	1
MUNICIPALITY	WILDOMAR
SCHOOL DISTRICT NAME	Lake Elsinore Unified School District

Lot Details

ZONING CODE	W1
CALCULATED PARCEL SQ FT	58,370
CALCULATED ACRES	1.340000033378601
FEDERAL QUALIFIED OPPORTUNITY ZONE	No
COUNTY LAND USE CODE	YY

LAND USE CODE	Residential-Vacant Land
STATE LAND USE CODE	Y04
USE DESCRIPTION	Vacant Residential Land - Other
WATER CODE	Well

Building Details

<https://www.crexi.com/property-records/380160017-Wildomar-CA-92562/182fc15d28bdacce9b027103f15c34097983adfa>

2/9

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(/intelligence/Listingsproperties)

Saved



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[Location Details](#) [Lot Details](#) [Building Details](#) [Transaction History](#) [Ownership History](#) [Contact](#)

STRUCTURE ON PARCEL	False	BUILDING AREA	0
USPS VACANCY INDICATOR DATE	06/15/2021 00:00:00	GARAGE PARKING NUMBER	0
BATH FULL	0	TOTAL ROOMS	0

Transaction History

Jun 8, 2023	Sold	\$7,000,000.00	Fewer Details ^
BUYER BORROWER 1 CORP EXEMPTION	Y	SALE CONTRACT DATE	06/06/2023 00:00:00
BUYER BORROWER 1 NAME	DR HORTON LOS ANGELES HOLDING COMPANY INC	SELLER 1 CORP EXEMPTION	Y
BUYER BORROWER 1 OWNERSHIP RIGHTS CODE	Company	SELLER 1 NAME	R & H WILDOMAR 1 LLC
DOCUMENT NUMBER	2023.166278	SALES PRICE CODE	Full amount stated on Document.
DOCUMENT TYPE	Deed	TRANSACTION TYPE	Arms-length Residential
RESALE FLAG	Y		

<https://www.crexi.com/property-records/380160017-Wildomar-CA-92562/182fc15d28bdacce9b027103f15c34097983adfa>

3/9

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11/20/23, 3:18 PM

41633 Eastman dr, Murrieta, CA 92562 | Crexi.com



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- [Comps \(/comps\)](#)
- [CA \(/comps/CA\)](#)
- [Murrieta \(/comps/C...](#)



41633 Eastman Dr
INDUSTRIAL | 16,961 SF



Flyer

Listing Contacts



Charley Black
License: CA#01000597, CA
01000597, CA
Phone Number: [Call](#)
[Contact](#)
[View my profile](#)



Sam Robles
License: CA 01982449
Phone Number: [Call](#)
[Contact](#)



<https://www.crexi.com/comps/C49650170>

Address

41633 Eastman dr, Murrieta, CA 92562 [Show on Map](#)

Last Sold: Aug 1, 2023
Time Since Last Update: 23 hours

Property Details

Property Type	Industrial
Sub Type	Manufacturing
Lot Size Acres	0.97
Square Footage	16,961
Zoning	BP
Year Built	2002
Number of Stories	1
Number of Buildings	1
Lot Size Sq Ft	42,253
APN	909-300-010
Specific Use	Light Industrial
Roof Type	Gravel/Rock
Construction of Building	Masonry

1/9

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41633 Eastman dr, Murrieta, CA 92562 | Crexi.com



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For Lease
(/lease/properties)

Auctions
(/properties/Auctions)

Property Data
(/property-records/search)

Intelligence Add
(/intelligence)Listingsprop

[Comps \(/comps\)](#) [CA \(/comps/CA\)](#) [Murrieta \(/comps/C...](#)



41633 Eastman Dr
INDUSTRIAL | 16,961 SF

Map View

Flyer

Listing Contacts



Charley Black
License: CA#01000597, CA
01000597, CA
Phone Number: [Call](#)
[Contact](#)
[View my profile](#)



Sam Robles
License: CA 01982449
Phone Number: [Call](#)
[Contact](#)



<https://www.crexi.com/comps/C49650170>

FEMA Map Number No

Asking Details

Asking Price \$4,732,000
Price/Sq Ft \$278.99

Closing Details

Selling Price \$4,290,000
Price/Sq Ft \$252.93

Ownership

Ownership 1

Owner/Entity	Type	Additional Info
Canyon View Investments LLC	Corporate	N/A

Contact Information

These phone numbers and email addresses are checked against the litigator and TCPA lists.

You have used 16/500 free credits this month, the cycle will renew on 11/30/2023.

2/9

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11/20/23, 3:18 PM

41633 Eastman dr, Murrieta, CA 92562 | Crexi.com

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SOLD Public Record

Jul 27, 2023

\$4,290,000
Price

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[View Contact Information](#)

[Redacted]

[Redacted]

[Redacted]

Marketing Description

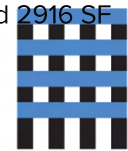
Available at Close. Upgraded Office Improvements and 2916 SF Open Bullpen/Showroom. Shared Fenced Yard

*All Information is deemed

Investment Highlights

- ±16,961 SF Freestanding building situated on a ±42,427 SF Parcel

- +2,226 SF of highly improved single-story office



CamelotWest:
COMMERCIAL

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APN: 364010015 | Crexi.com



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Auctions (/properties/Auctions)

Property Data (/property-records/search)

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Location Details

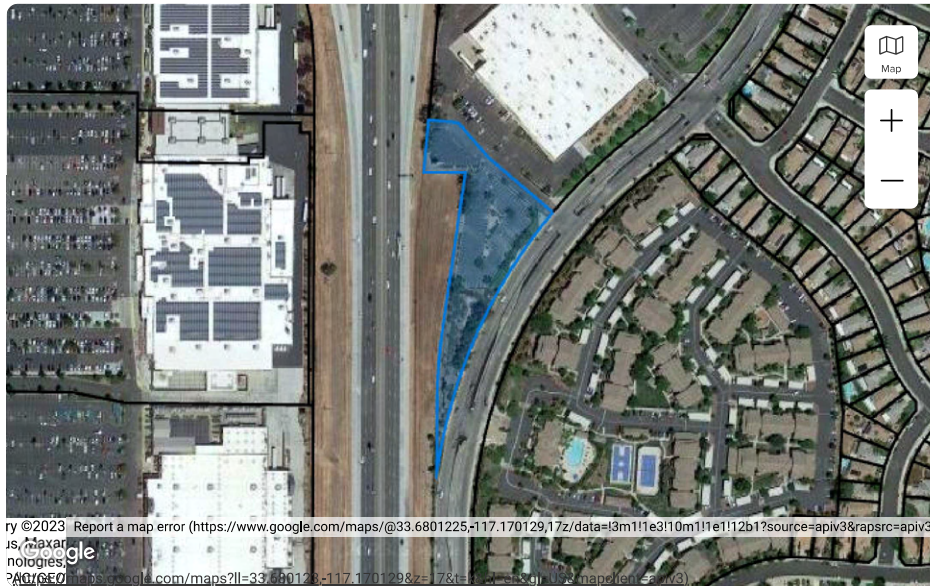
Lot Details

Building Details

Transaction History

Mortgage History

Ownership



Menifee CA 92584

APN: 364010015

Land

Zone SPZONE • 87,556 SF

Location Details

https://www.crexi.com/property-records/364010015-Menifee-CA-92584/035a305dd16c883ef8425ef418c3684cfb2f23db

1/9

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[Location Details](#)

[Lot Details](#)

[Building Details](#)

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[Mortgage History](#)

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BOOK	187
FIPS CODE	06065
LEGAL DESCRIPTION	2.01 ACRES IN PAR 1 PM 187/027 PM 27426
PAGE	27

APN SEQ NUMBER	1
ASSESSORS MAP REF	27426
MUNICIPALITY	MENIFEE
SCHOOL DISTRICT NAME	Perris Union High School District in Menifee (9-12)

Lot Details

ZONING CODE	SPZONE
CALCULATED PARCEL SQ FT	87,556
CALCULATED ACRES	2.009999990463257
FEDERAL QUALIFIED OPPORTUNITY ZONE	No

COUNTY LAND USE CODE	C1
LAND USE CODE	Commercial-Vacant Land
STATE LAND USE CODE	C22
USE DESCRIPTION	Vacant Commercial Land

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Building Details

BUILDING COUNT	0
----------------	---

*All Information is deemed reliable, but is not guaranteed.

BATHS PARTIAL NUMBER	0
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11/20/23, 3:21 PM

APN: 364010015 | Crexi.com



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[Property Data \(/property-records/search\)](#)

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[Location Details](#)

[Lot Details](#)

[Building Details](#)

[Transaction History](#)

[Mortgage History](#)

[Ownership](#)

USPS VACANCY INDICATOR DATE	06/15/2021 00:00:00
BATH FULL	0

GARAGE PARKING NUMBER	0
TOTAL ROOMS	0

Transaction History

Jul 13, 2023		Sold		\$2,500,000.00	Fewer Details ^
BUYER BORROWER 1 CORP EXEMPTION	Y	SALE CONTRACT DATE	10/27/2022 00:00:00		
BUYER BORROWER 1 NAME	APOLLO VI DEVELOPMENT GROUP LLC	SELLER 1 CORP EXEMPTION	Y		
BUYER BORROWER 1 OWNERSHIP RIGHTS CODE	Limited Liability Partnership	SELLER 1 NAME	CSP ANTELOPE ROAD LAND LLC		
DOCUMENT NUMBER	2023.206147	SALES PRICE CODE	Full amount stated on Document.		
DOCUMENT TYPE	Grant Deed	TRANSACTION TYPE	Arms-length Residential transactions		
RESALE FLAG	Y				

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<https://www.crexi.com/property-records/364010015-Menifee-CA-92584/035a305dd16c883ef8425ef418c3684cfb2f23db>



SALE COMPARABLES SUMMARY

Looking at the comparable sales:

E-commerce buying has risen to such great heights over the last two years, causing more development of Industrial land. For the past seven years, the net absorption rate has exceeded expectations, causing an overwhelming need for industrial space.

Manufacturing, Logistics, and distribution are key enterprises that are ideal for this location and price point.

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