

**5.28 ACRES ZONED LIGHT INDUSTRIAL M-SC
IN THE CITY OF WILDOMAR, CA**



MEDICAL | MANUFACTURING | DISTRIBUTION

34790 FREDERICK ST, WILDOMAR, CA 92595

Jennifer Esser-Olivares

Sr. Broker/Principal

BRE License #00833875

Armando Olivares

Broker

BRE License #01700781

(714) 731-7000

(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





PRICE: **\$4,899,000**
TOTAL SF: 5.28 ACRES
CAP RATE: N/A

YEAR BUILT: N/A
PARKING: 92
PARCEL #: 367-300-001
BUILDINGS: **CALL BROKER**

Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed



INVESTMENT OVERVIEW

CITY OF WILDOMAR – RARE I.E. LIGHT INDUSTRIAL

**HARD TO FIND LIGHT INDUSTRIAL PROPERTY ZONE M-SC
GENERAL PLAN LAND USE: LIGHT 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.**



Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed



PROPERTY



- ZONED LIGHT 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 BAXTER VILLAGE AT SAME OFFRAMP
- **IMMEDIATE FREEWAY ACCESS** TO I-15

Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

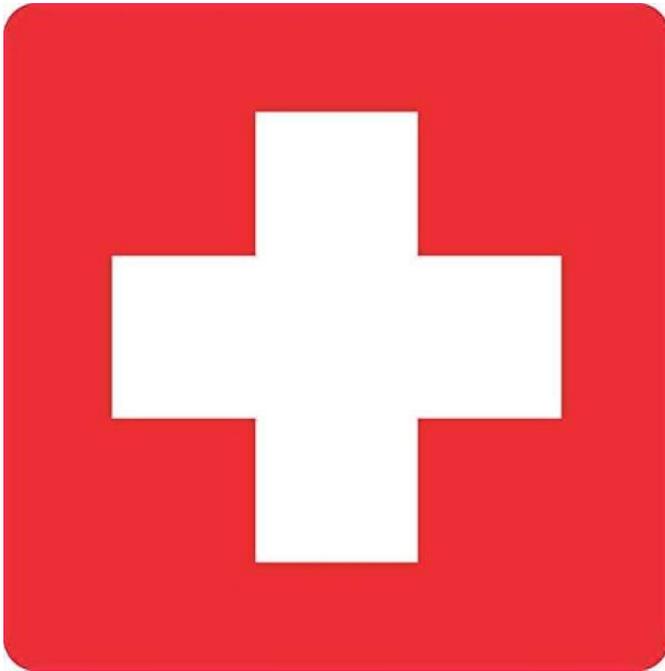
All information is deemed reliable but is not guaranteed



34790 FREDERICK ST

*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 (Less than 3 Miles away)
- Loma Linda University Medical Center (Less than 10 Miles away)
- Menifee Global Medical Center (19 Miles away)



Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





- 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.

Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed



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

Jennifer Esser-Olivares

Sr. Broker/Principal

BRE License #00833875

Armando Olivares

Broker

BRE License #01700781

(714) 731-7000

(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed



INLAND EMPIRE INDUSTRIAL

Listing Price \$4,899,000	Total Units 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	\$32,000	\$
Net Operating Income	\$163,000	\$
Pre-Tax Cash Flow	\$	

Estimated Annualized Expenses

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

Highlights

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

Jennifer Esser-Olivares
 Sr. Broker/Principal
 BRE License #00833875
 Armando Olivares
 Broker
 BRE License #01700781
 (714) 731-7000
 (949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





Inland Valley Medical Center received unanimous approval from the City Council, 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.

Grand Opening and Ribbon Cutting Ceremony February 18th, 2026!

Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875

Armando Olivares
Broker

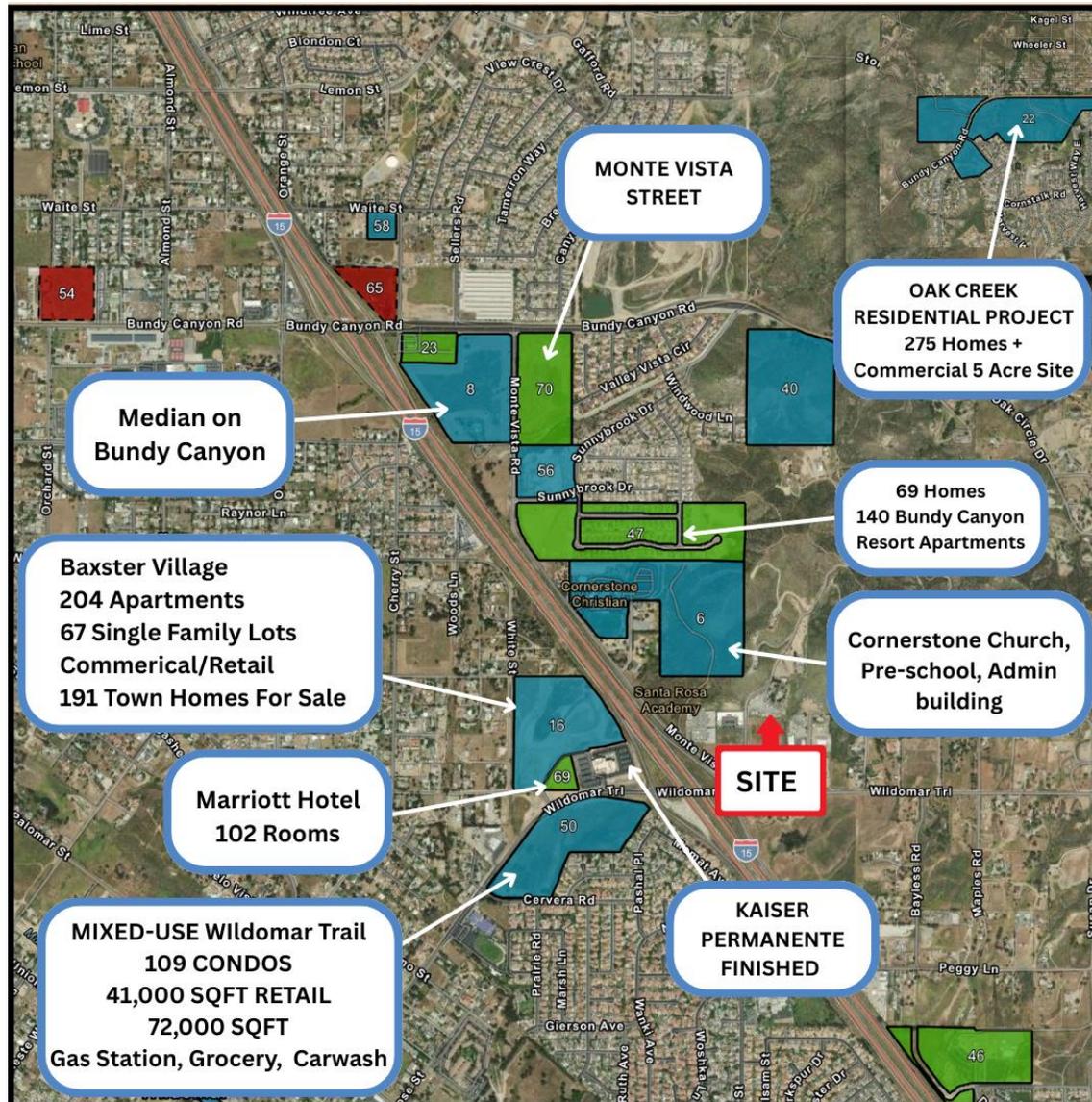
BRE License #01700781
(714) 731-7000

(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





Key: Active (Not yet approved) Approved (Not yet under Construction)
Approved (Under Construction)

Jennifer Esser-Olivares
 Sr. Broker/Principal
 BRE License #00833875
 Armando Olivares
 Broker
 BRE License #01700781
 (714) 731-7000
 (949) 508-6678 Cell
Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed



SITE LOCATION

Zoned Light Industrial

- Logistics, Manufacturing
- Medical, Retail
- Refrigeration/cold storage

Jennifer Esser-Olivares
 Sr. Broker/Principal
 BRE License #00833875
 Armando Olivares
 Broker
 BRE License #01700781
 (714) 731-7000
 (949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed



34790 Frederick St, Wildomar, CA 92595



Jennifer Esser-Olivares
Camelot West Commercial
Jennifer@camelotwest.com
(714) 731-7000 Ext: 22



Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell
Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





Jennifer Esser-Olivares
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker

BRE License #01700781
(714) 731-7000
(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed





Jennifer Esser-Olivares

Sr. Broker/Principal

BRE License #00833875

Armando Olivares

Broker

BRE License #01700781

(714) 731-7000

(949) 508-6678 Cell

Jennifer@Camelotwest.com

All information is deemed reliable but is not guaranteed

