

CONFIDENTIAL BROKER PRICING OPINION

8.75 ACRES

COMMERCIAL / INDUSTRIAL SITE

**MONTE VISTA DR
& SUMMER SAGE WAY,
Wildomar, CA 92595**

PRESENTED BY:

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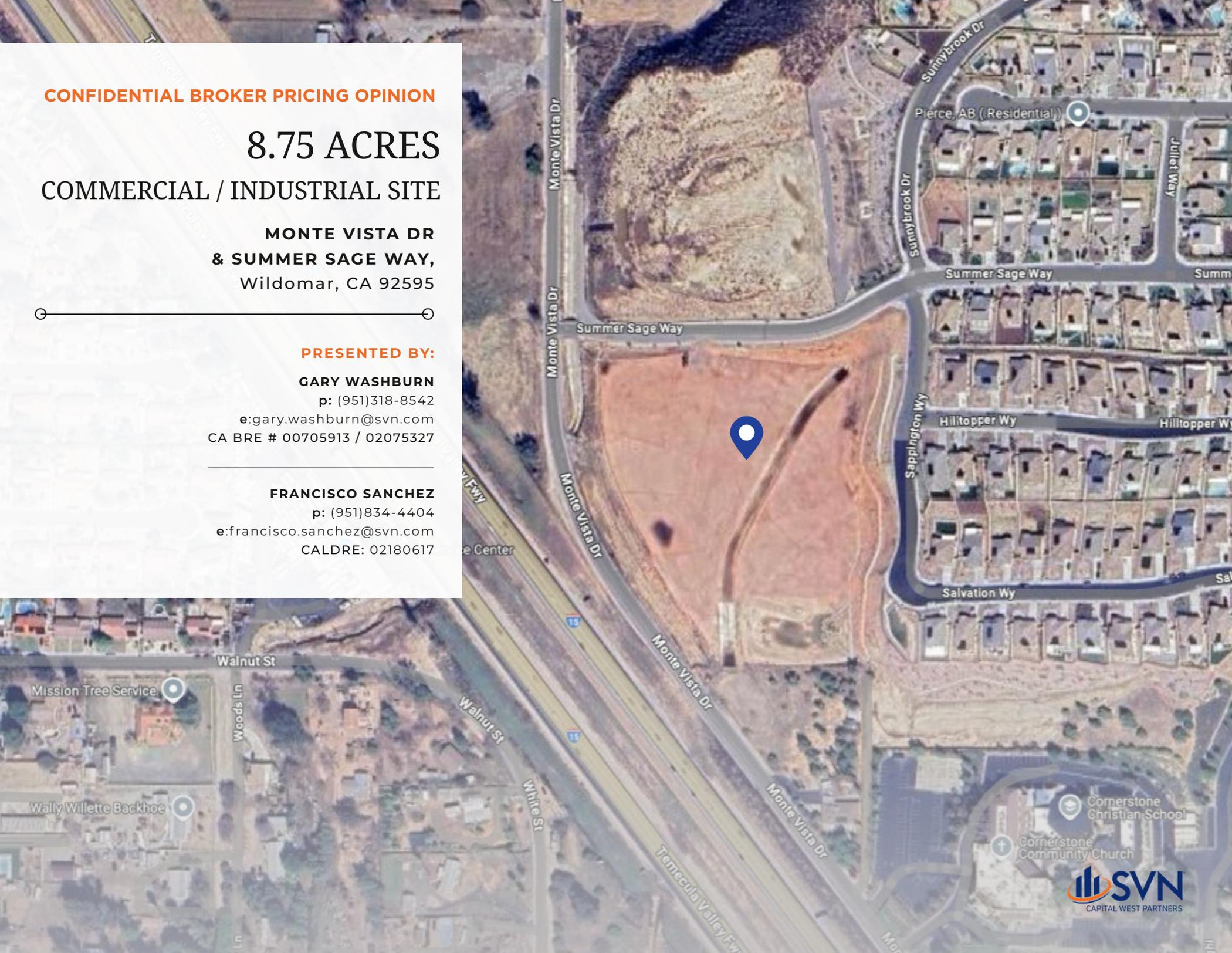
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EXECUTIVE SUMMARY



This offering presents a rare opportunity to acquire a **fully-entitled** industrial and hospitality development site in the rapidly growing city of Wildomar, CA. Spanning 8.75 acres across four contiguous parcels, the property benefits from M1 zoning and a General Plan designation of "IP" (Business Park), making it suitable for a range of uses including logistics, light industrial, and hospitality.

The site comes with approved development plans for a diverse mixed-use project totaling ±133,600 square feet, including:

- **Two (2) multi-tenant industrial buildings**
- **One (1) single-user industrial warehouse**
- **One (1) four-story, 152-room hotel.**

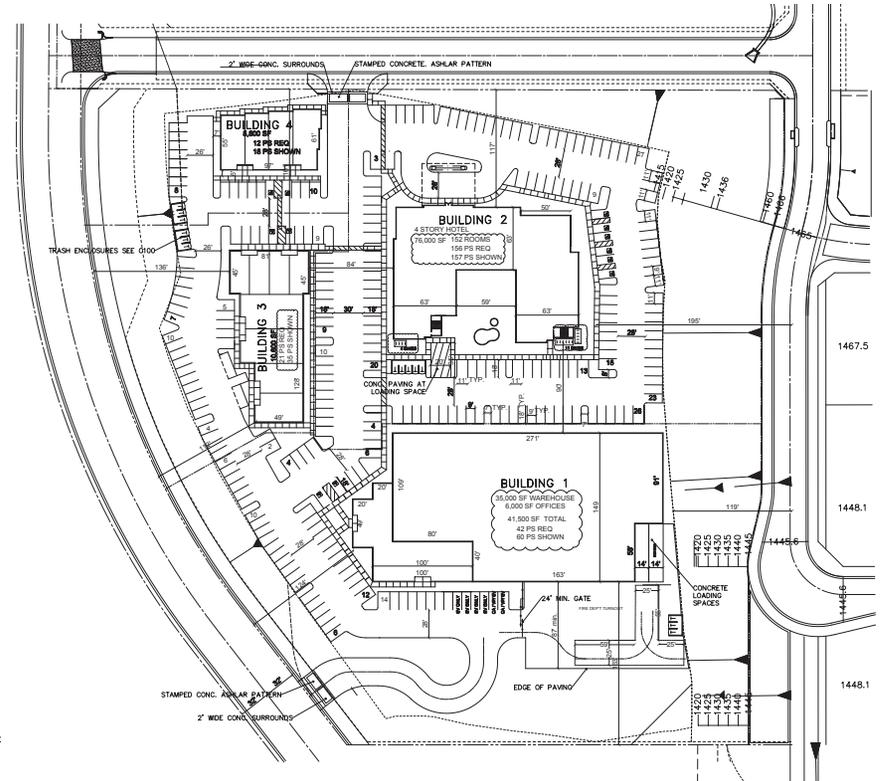
Situated just minutes from I-15 and major commercial corridors, the site is strategically positioned to serve both the logistics and travel industries. A comprehensive hotel feasibility study has been completed, and the owner is willing to share the findings with qualified buyers.

What sets this opportunity apart is the **SELLER's** flexibility. Ownership is not only open to an outright sale but also willing to provide short-term capital or participate in a joint venture with an experienced developer or operator. This allows prospective partners to accelerate development while minimizing front-end equity requirements.

Whether you are an investor looking for a high-potential development site, a hotel group seeking a foothold in the Inland Empire, or a build-to-suit developer with industrial users in hand, this property offers a flexible path to execution and long-term value.

PROPERTY OVERVIEW

Size:	8.75 acres
Zoning:	M1 (General Plan: IP – Business Park)
APNs:	367-140-023, 024, 025, 026
Approved Development:	2 multi-tenant industrial buildings 1 single-user warehouse 1 four-story, 152-room hotel Total approved building area: ±133,600 SF



DEVELOPMENT FEASIBILITY & EXIT STRATEGIES

The Monte Vista site is fully entitled and shovel-ready, with all major pre-development milestones completed.

This includes:

- **Approved plot plan for ±133,600 SF of mixed-use development**
- **CEQA clearance and environmental review completed**
- **Flexible parcel configuration with the ability to subdivide and sell off individual sites or develop in phases**

This strategic positioning allows a buyer or joint venture partner to begin vertical development immediately, saving valuable time and cost.

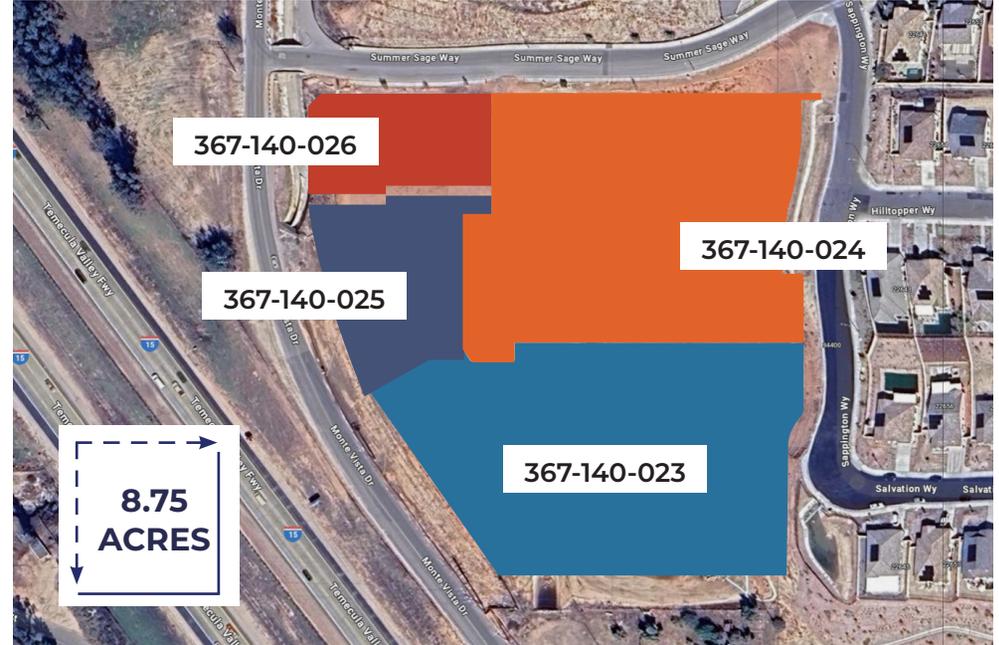
Additionally, a comprehensive hotel feasibility study has been completed, confirming market support for up to four hotel properties within the City of Wildomar. While no groups are currently under LOI, this validated demand presents a strong opportunity for a hospitality operator to anchor the site.

Ownership is open to a range of deal structures, including:

- **Outright sale**
- **Joint venture development**
- **Short-term capital support for qualified operators**

These options give the right buyer or partner the flexibility to align execution with capital constraints, user timelines, or long-term hold strategies





LOCATION/ MARKET OVERVIEW

City Background:	Wildomar, founded in 1886, incorporated in 2008, located in SW Riverside County along the I-15 corridor in the Temecula Valley.
Population:	37,013
Median Age:	35.5
Avg. Household Income:	\$107,000
Growth Corridor:	Proximity to expanding communities like Tenaja, La Cresta, and Bear Creek fuels demand for shopping, dining, and services.
Commercial Hub:	Clinton Keith Road is the city's commercial spine and connects French Valley to Tenaja, crossing both the I-15 and I-215 freeways

HEALTHCARE DEVELOPMENT DRIVING DEMAND

Inland Valley Hospital Expansion:

- Region's only Level II Trauma Center
- **\$333M expansion** underway — 7-story patient tower and expanded services
- Demand for **ancillary services, hotels, and medical offices** near hospital
- ~12,000 emergency department visits in 2023 were from **outside the area**

Kaiser Permanente Medical Office:

- 84,000 SF building opened May 2024
- Brings expanded services and professional foot traffic
- Onsite café, conference center, wellness loop

HOTEL OPPORTUNITY JUSTIFICATION

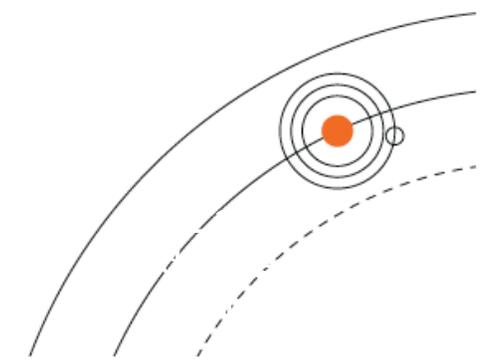
- **City Hotel Market Study Completed (2022)** — with **Kosmont Companies**
- Hotel sites supported in 3 primary areas — **this site – GREAT INFO!** (Clinton Keith area near trauma center)
- Marriott TownePlace Suites coming soon at another location (Wildomar Trail) – **shows market validation**
- Wildomar is underserved for hotels near medical centers despite regional hospital traffic and tourism proximity

INFRASTRUCTURE IMPROVEMENTS

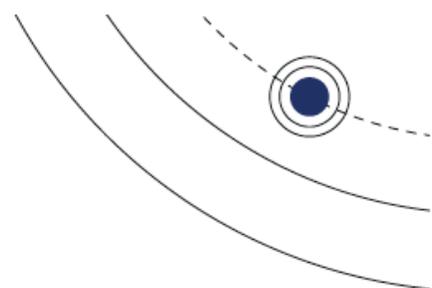
- **\$8 million** in road widening and signalization completed along **Bundy Canyon Road** (includes Monte Vista intersection!)
- **Future widening of Clinton Keith Road** and upgrades to pedestrian/bike access
- Recently resurfaced 140 residential streets – commitment to quality infrastructure

PRO-BUSINESS ENVIRONMENT

- City offers **Quality Business Incentive Program (QBIP)** for retail, restaurants, and hotels
- Small, **responsive city staff** focused on helping developers go from “start to doors open and beyond”
- Branding around growth, hospitality, and innovation



The 9.6% report



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SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types - industrial, multifamily, office, and retail

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, the average selling price was 9.6% higher with brokerage cooperation.

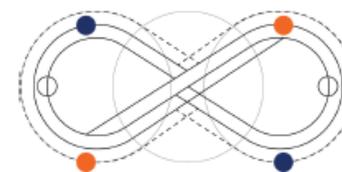
Think about it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

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