



3± Acres Zoned C-1/C-P
Available



\$1,960,000

FOR SALE
Commercial /
Retail / Healthcare
Approved
Development Project



Horizons Development Project

NWC Prielipp Road & Elizabeth Lane, Wildomar, CA 92595

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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Floor plan, site plan, price, tenant mix, and availability subject to change without notice.



Location NWC Prielipp Rd. and
Elizabeth Lane,
Wildomar, CA 92595



Land Size 3± Acres Usable



APN 380-250-050

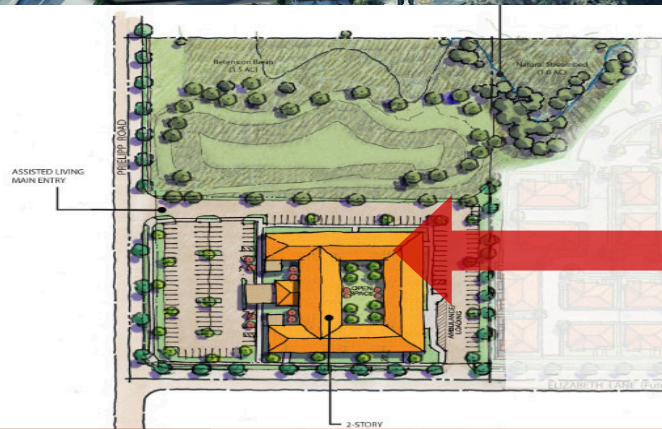


Zoning C-I/C-P

HIGHLIGHTS

- 3± Usable Acres hard corner component of mixed use development including nearly constructed multi-family project by Lennar Homes
- Existing approvals for 2-story assisted living facility in place through February 2027. Permitted uses include Commercial/Retail, Healthcare, Assisted Living, Skilled Nursing Facility, or other Medical Uses.
- Located in immediate vicinity of Inland Valley Hospital & Medical Center with 122 beds existing and undergoing 202 bed expansion.
- Recorded Final Tract Map
- Offsite Costs completed
- Utilities to Site







View Interactive Map: <https://wildomar.maps.arcgis.com/apps/instant/interactivelegend/index.html?appid=8f943a270232498abb6ff0225835514a>



City of Wildomar Overview

Wildomar is located along Interstate 15 in Riverside County, a growing community comfortably nestled in a valley bordered by a mountain range on the west and rolling hills to the east. Its boundaries take in some 24 square miles. The community has grown very quickly during the early twenty-first century. Nestled between the cities of Murrieta and Lake Elsinore, Wildomar officially became a city on July 1, 2008, at that time home to about 28,000 residents. As of the 2022 census, the estimated population was 37,214.

(Source: City of Wildomar - www.cityofwildomar.org/256/History; https://en.wikipedia.org/wiki/Wildomar,_California)

Inland Valley Hospital & Medical Center (Southwest Healthcare)

The site is located immediately near the existing Inland Valley Hospital/Medical Center, in Wildomar, CA, which currently stands as a cornerstone of healthcare in the region, providing advanced medical services and compassionate care to its community. Equipped with cutting-edge technology and staffed by skilled professionals, the existing facility offers a comprehensive range of services across various medical departments, including emergency care, surgery, cardiology, oncology, orthopedics, and obstetrics. Patients benefit from personalized attention and modern amenities, reflecting the hospital's commitment to excellence and patient satisfaction.

To meet the increasing demand for healthcare services, the hospital is embarking on an ambitious SEVEN STORY expansion project. This expansion will add 202 additional beds to the facility, enhancing its capacity to accommodate more patients and further improving accessibility to high-quality healthcare. The project signifies a significant investment in the community's health infrastructure and underscores the hospital's dedication to meeting evolving healthcare needs.

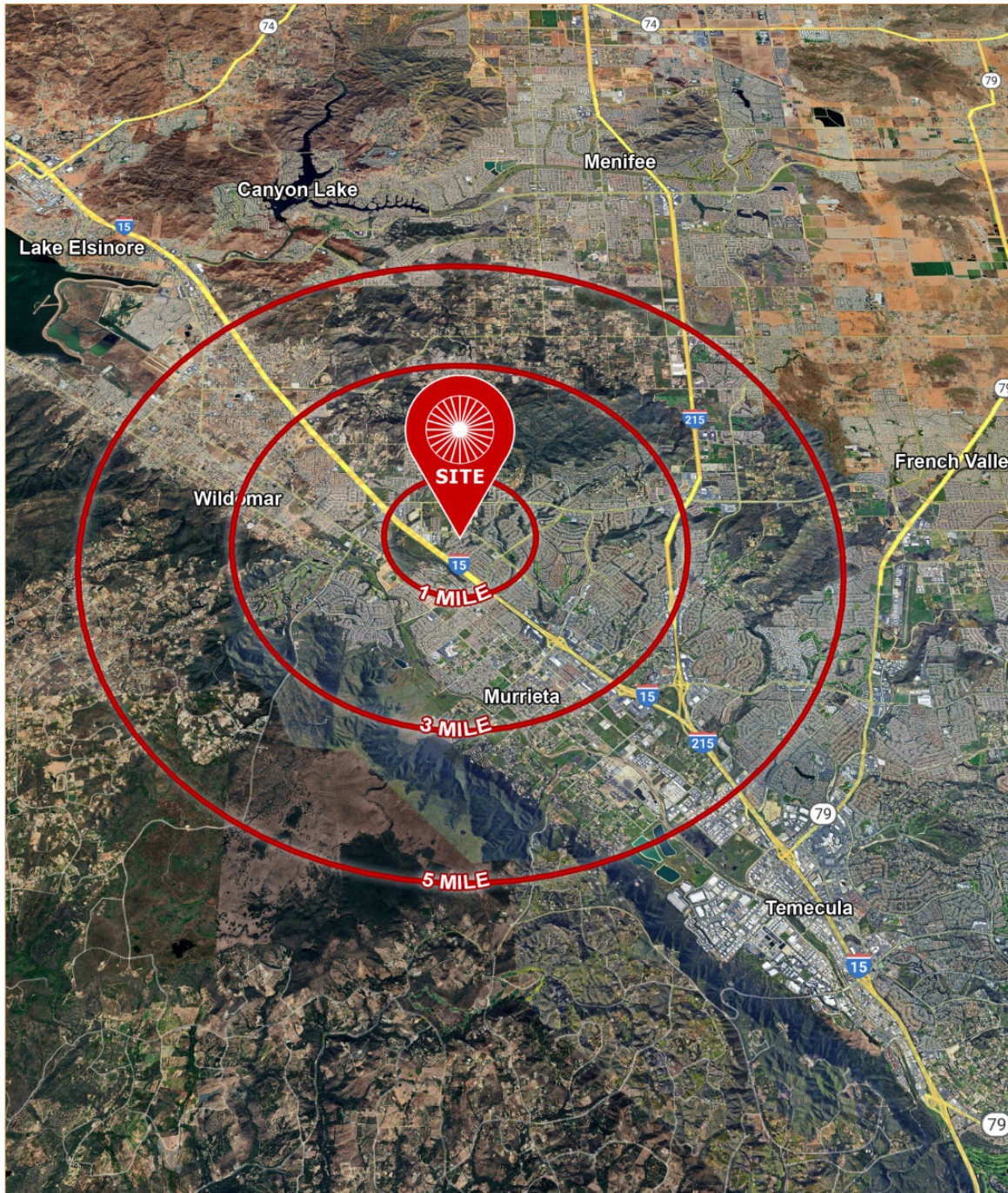
Upon completion, the expanded facility will introduce new specialized services and amenities, elevating the standard of healthcare in Wildomar and its environs. From state-of-the-art medical technologies to enhanced patient comfort features, the expansion aims to enhance the overall healthcare experience for residents. With its continued commitment to excellence and community well-being, the Inland Valley Medical Center remains a trusted healthcare provider and an essential asset to the region.

(Source: Inland Valley Medical Center - (Source: City of Wildomar - www.cityofwildomar.org/256/History and www.southwesthealthcare.com/our-facilities/inland-valley-medical-center)



Southwest Healthcare Inland Valley Hospital Celebrates the Installation of the Final Beam to its Seven-story Patient Tower

www.swinlandvalley.com/about/news/installation-final-beam-new-patient-tower



2024 ESTIMATED POPULATION



11,219

1 mile

77,674

3 miles

136,456

5 miles

2029 PROJECTED POPULATION



11,740

1 mile

81,331

3 miles

142,909

5 miles

DAYTIME EMPLOYEE POPULATION



1,851

1 mile

18,715

3 miles

37,002

5 miles

AVERAGE HOUSEHOLD INCOME



\$130,382

1 mile

\$120,905

3 miles

\$121,066

5 miles

Source: CoStar 2024

TRAFFIC COUNTS



**I-15 at Clinton
Keith Road**

135,734

Source: CoStar 2022