

540 Sandalwood Dr

540 Sandalwood Dr, Calimesa CA 92320



OFFERING MEMORANDUM

540 Sandalwood Dr

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01

Executive Summary

Investment Summary

Location Summary

540 SANDALWOOD DR

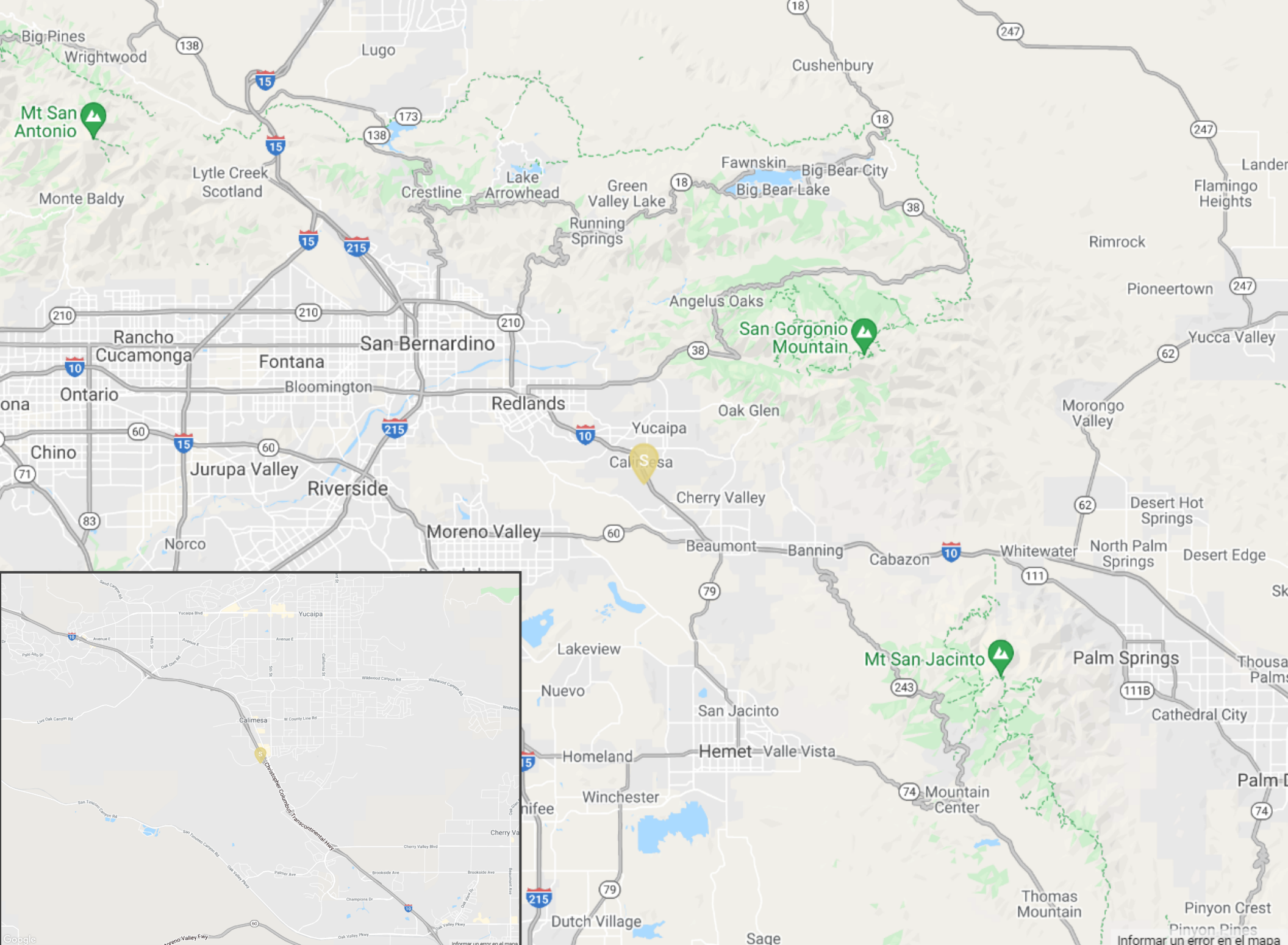
OFFERING SUMMARY

ADDRESS	540 Sandalwood Dr Calimesa CA 92320
BUILDING SF	6,242 SF
LAND ACRES	1.74 AC
YEAR BUILT	1998
APN	411-210-026, 411-210-027

FINANCIAL SUMMARY

OFFERING PRICE	\$4,200,000
PRICE PSF	\$672.86







02

Property Description

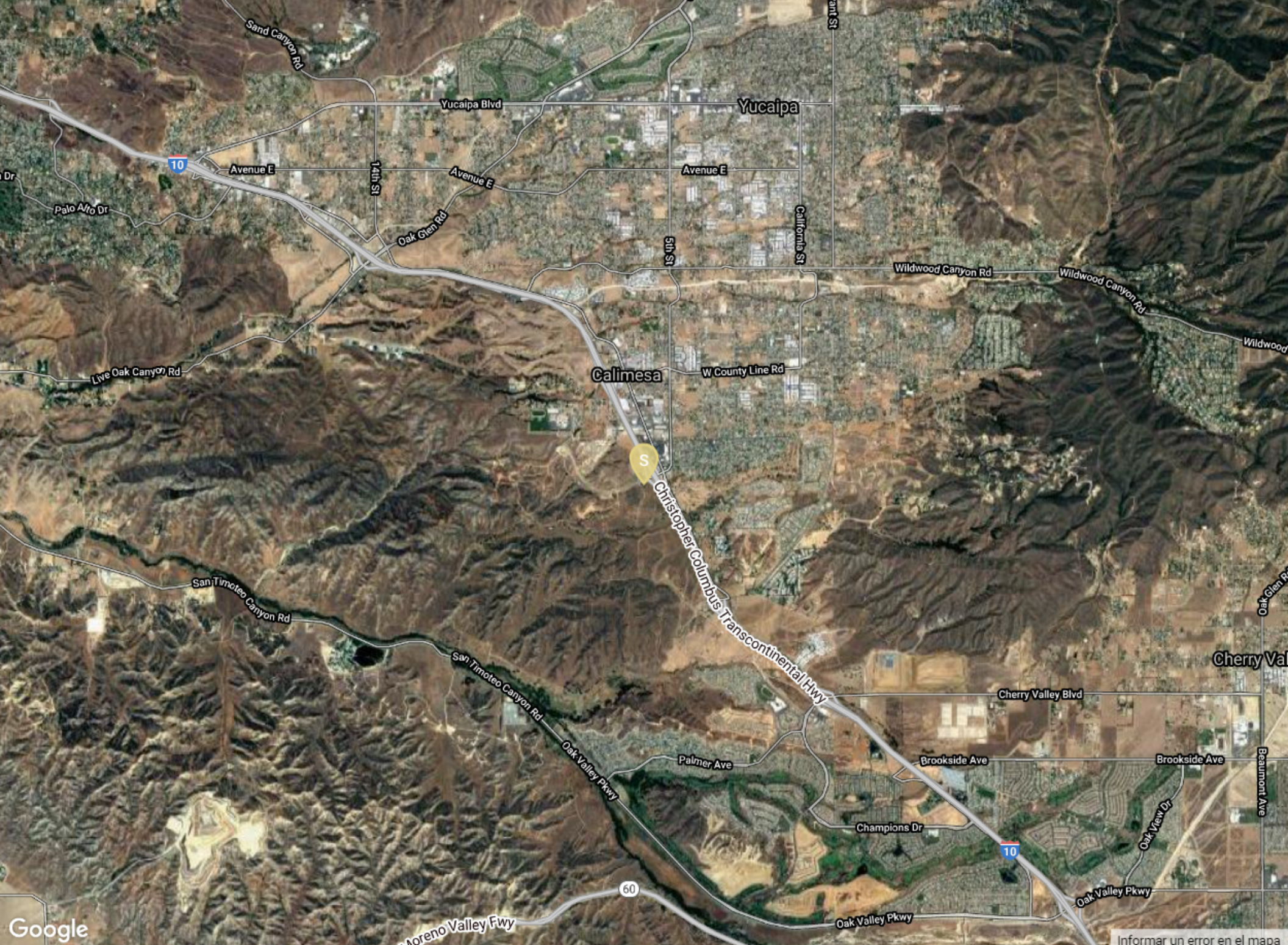
Property Features
Aerial Map
Property Images

540 SANDALWOOD DR

PROPERTY FEATURES

BUILDING SF	6,242
LAND ACRES	1.74 AC
YEAR BUILT	1998
# OF PARCELS	2
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	95 Spaces



















03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,553	30,839	50,919
2010 Population	3,647	39,059	73,942
2021 Population	4,369	43,527	82,385
2026 Population	4,766	45,678	86,044
2021 African American	55	1,050	2,368
2021 American Indian	67	550	955
2021 Asian	54	1,620	4,291
2021 Hispanic	1,691	16,354	28,906
2021 Other Race	638	6,881	10,970
2021 White	3,363	31,155	59,341
2021 Multiracial	183	2,196	4,323
2021-2026: Population: Growth Rate	8.75 %	4.85 %	4.35 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	178	1,532	2,501
\$15,000-\$24,999	154	1,228	1,915
\$25,000-\$34,999	133	1,452	2,222
\$35,000-\$49,999	79	1,707	2,871
\$50,000-\$74,999	255	2,639	4,775
\$75,000-\$99,999	269	1,943	3,846
\$100,000-\$149,999	338	3,253	6,183
\$150,000-\$199,999	168	1,142	2,663
\$200,000 or greater	66	989	2,500
Median HH Income	\$76,429	\$67,435	\$77,276
Average HH Income	\$86,059	\$87,260	\$98,678

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,430	12,699	20,534
2010 Total Households	1,366	14,329	26,730
2021 Total Households	1,640	15,885	29,476
2026 Total Households	1,782	16,612	30,659
2021 Average Household Size	2.64	2.72	2.77
2000 Owner Occupied Housing	983	8,808	14,612
2000 Renter Occupied Housing	359	3,036	4,640
2021 Owner Occupied Housing	1,236	11,691	22,514
2021 Renter Occupied Housing	404	4,194	6,962
2021 Vacant Housing	180	1,042	1,811
2021 Total Housing	1,820	16,927	31,287
2026 Owner Occupied Housing	1,363	12,315	23,563
2026 Renter Occupied Housing	420	4,297	7,096
2026 Vacant Housing	206	1,153	1,989
2026 Total Housing	1,988	17,765	32,648
2021-2026: Households: Growth Rate	8.35 %	4.50 %	3.95 %



Source: esri

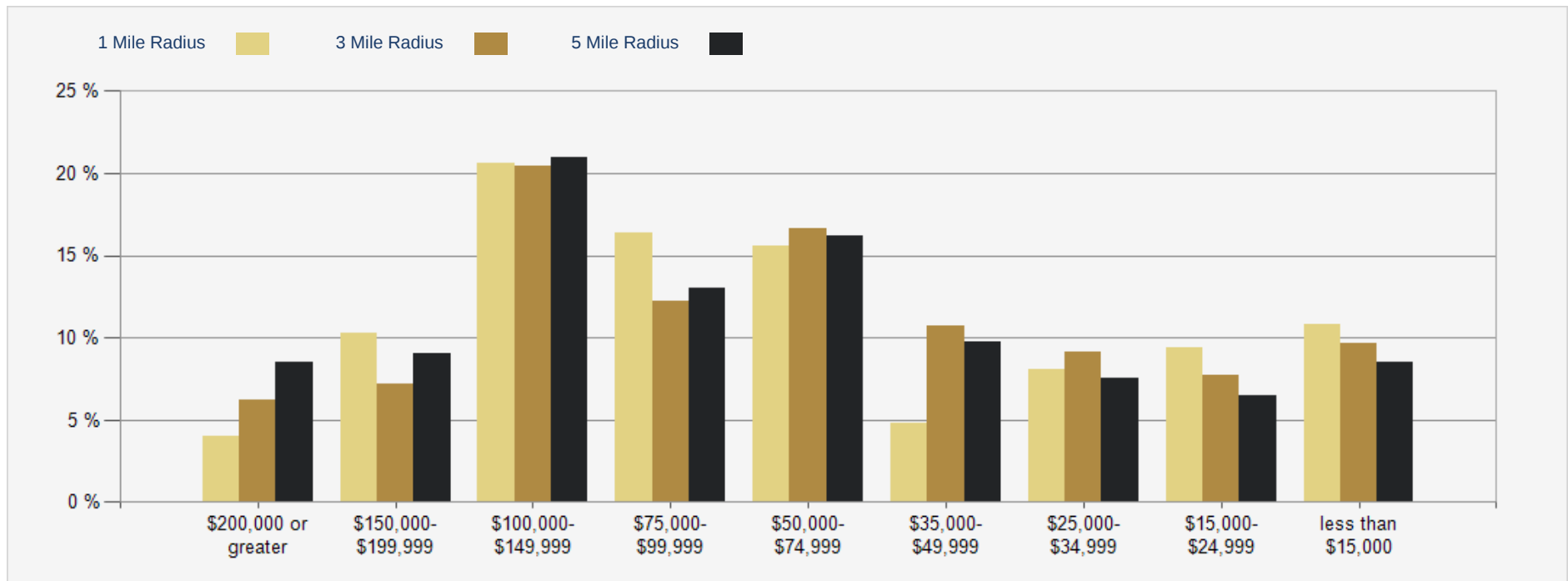
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	301	3,003	5,392
2021 Population Age 35-39	287	3,039	5,547
2021 Population Age 40-44	273	2,697	5,188
2021 Population Age 45-49	246	2,369	4,751
2021 Population Age 50-54	262	2,372	4,717
2021 Population Age 55-59	321	2,831	5,408
2021 Population Age 60-64	358	2,906	5,588
2021 Population Age 65-69	281	2,605	5,099
2021 Population Age 70-74	192	2,080	4,162
2021 Population Age 75-79	151	1,441	2,806
2021 Population Age 80-84	101	1,018	1,888
2021 Population Age 85+	92	1,103	1,876
2021 Population Age 18+	3,476	33,719	63,600
2021 Median Age	42	39	40

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,552	\$76,798	\$80,861
Average Household Income 25-34	\$87,170	\$89,587	\$94,638
Median Household Income 35-44	\$93,630	\$100,682	\$104,513
Average Household Income 35-44	\$96,440	\$105,188	\$115,721
Median Household Income 45-54	\$82,588	\$87,363	\$100,276
Average Household Income 45-54	\$91,955	\$104,112	\$121,488
Median Household Income 55-64	\$80,129	\$73,927	\$83,365
Average Household Income 55-64	\$92,064	\$92,838	\$107,887
Median Household Income 65-74	\$65,880	\$54,014	\$61,326
Average Household Income 65-74	\$84,316	\$79,707	\$90,788
Average Household Income 75+	\$61,175	\$51,230	\$56,965

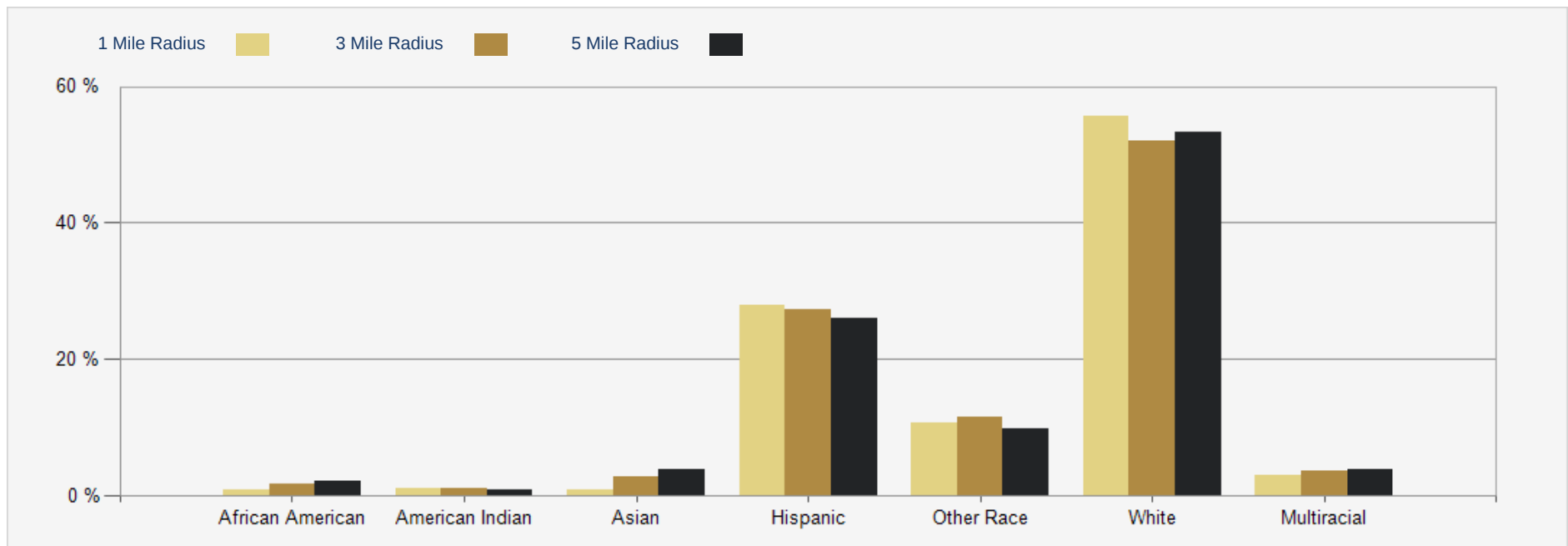
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	290	3,375	6,100
2026 Population Age 35-39	336	3,378	6,266
2026 Population Age 40-44	350	3,193	5,831
2026 Population Age 45-49	294	2,686	5,186
2026 Population Age 50-54	269	2,358	4,691
2026 Population Age 55-59	285	2,391	4,709
2026 Population Age 60-64	358	2,811	5,283
2026 Population Age 65-69	371	2,864	5,436
2026 Population Age 70-74	277	2,446	4,736
2026 Population Age 75-79	197	1,880	3,662
2026 Population Age 80-84	132	1,208	2,273
2026 Population Age 85+	103	1,195	2,068
2026 Population Age 18+	3,806	35,301	66,365
2026 Median Age	44	40	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,143	\$84,906	\$88,873
Average Household Income 25-34	\$99,172	\$101,685	\$107,719
Median Household Income 35-44	\$104,432	\$104,427	\$109,564
Average Household Income 35-44	\$110,527	\$117,813	\$129,880
Median Household Income 45-54	\$91,581	\$98,121	\$108,010
Average Household Income 45-54	\$105,998	\$119,260	\$137,279
Median Household Income 55-64	\$90,183	\$82,046	\$95,043
Average Household Income 55-64	\$107,953	\$106,503	\$124,157
Median Household Income 65-74	\$81,548	\$63,458	\$71,730
Average Household Income 65-74	\$102,632	\$95,908	\$107,251
Average Household Income 75+	\$77,212	\$62,815	\$68,911

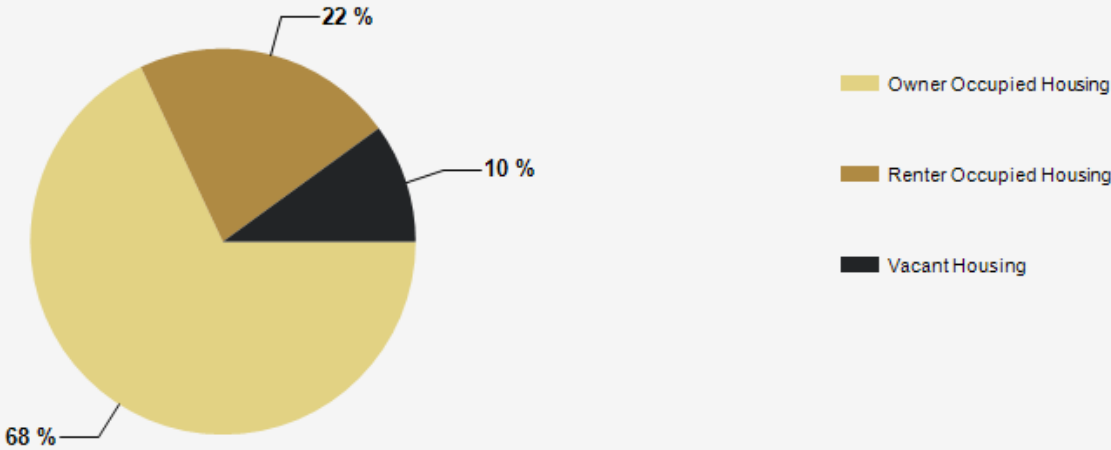
2021 Household Income



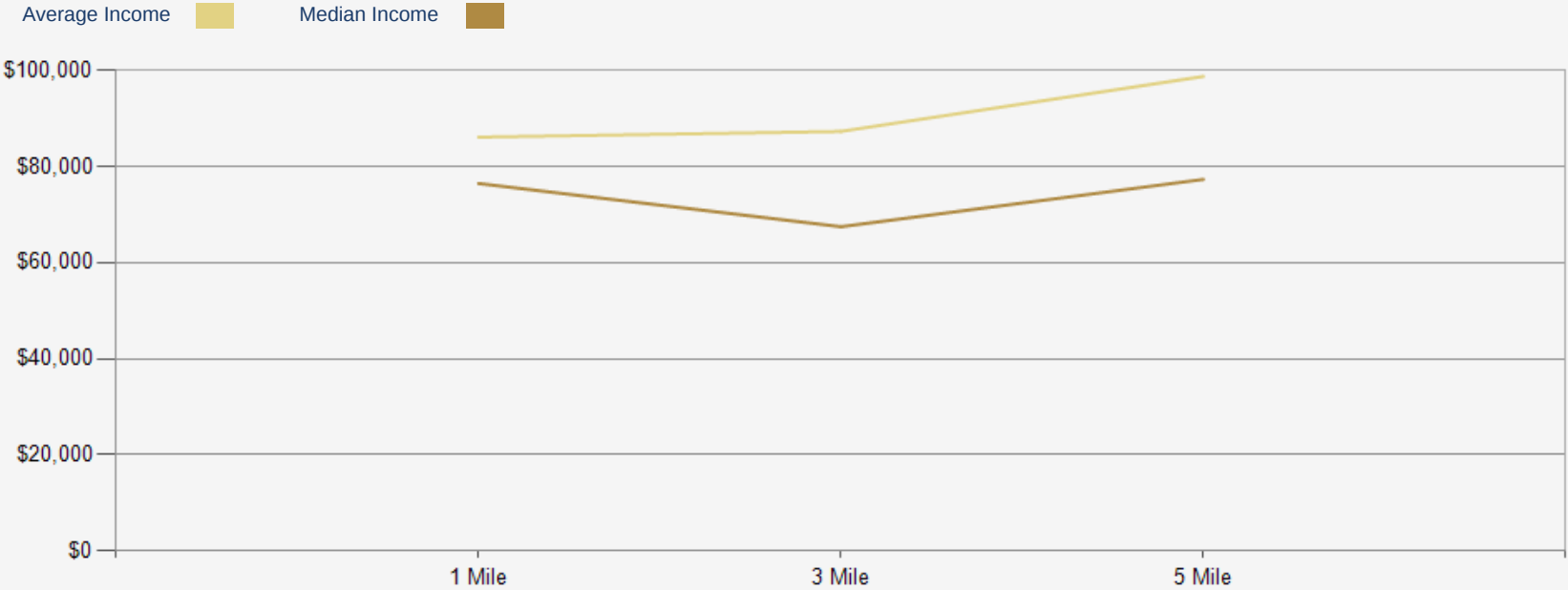
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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Inquire today:

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