

PRIME RETAIL DEVELOPMENT SITE



27.66 Acres of Raw Land

36240 Cherry Valley Blvd, Calimesa, CA 92320



- Ideal Cherry Valley Location
- Adjacent to Yucaipa and Beaumont
- At I-10 Freeway On/Offramps
- Calimesa Specific Plan Zone C-R
Regional Commercial | FAR 75:1
- Rapidly Growing Area!



Exclusively offered by

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**BERKSHIRE
HATHAWAY**
HomeServices

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Property Details

36240 Cherry Valley Blvd

Land Area	1,064,171± SF
Acres	24.43
Zoning	W2
Building Area	1,276± SF SFR (2 Bedrooms/1 Bath)
Year Built	1978
Stories	One
APN	413-270-015

No Address

Land Area	140,699± SF
Acres	3.23
Zoning	W2
Building Area	None
APN	413-270-003

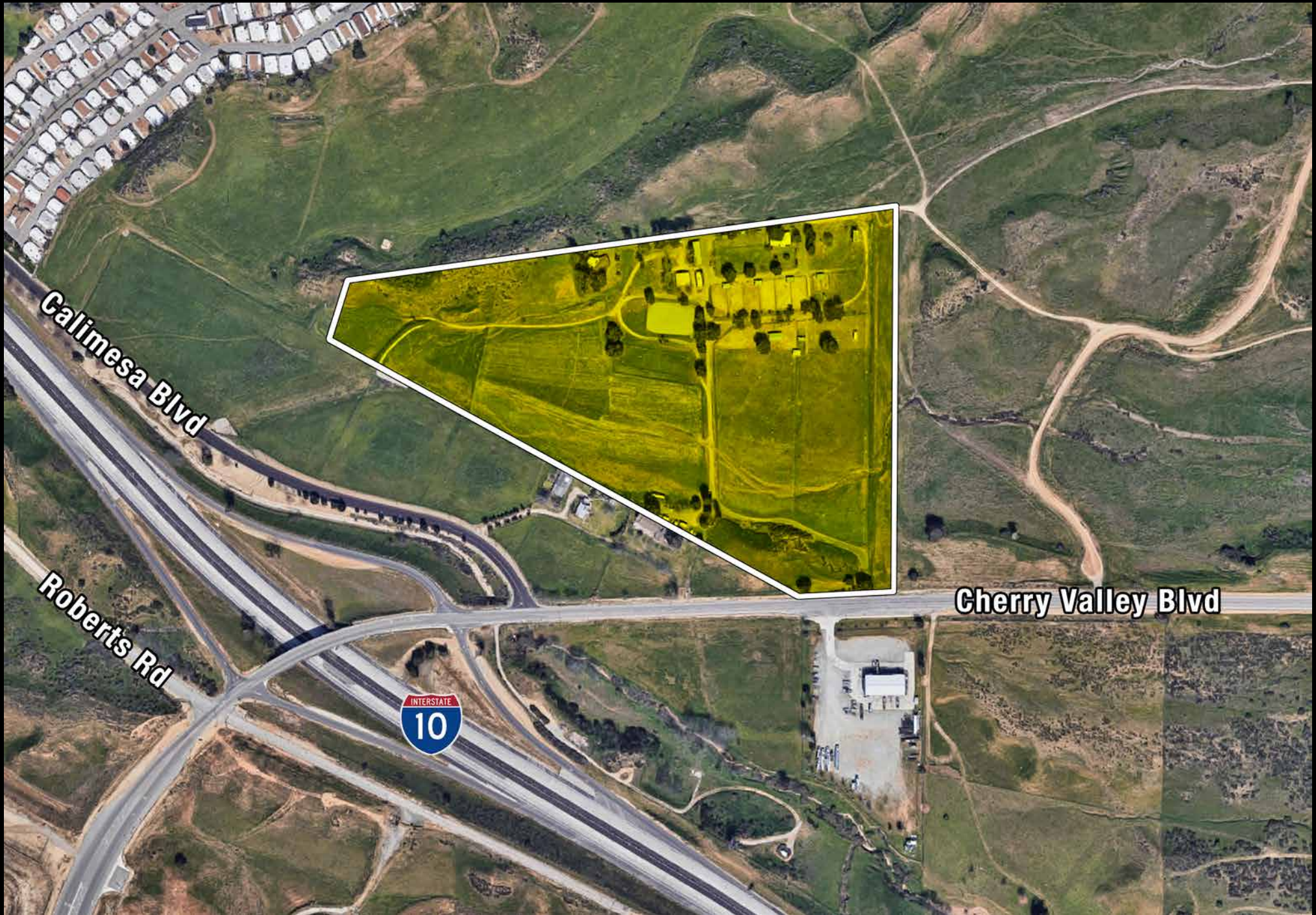
County	Riverside
School District	Beaumont Unified

- Prime retail development site
- 27.66 acres of raw land
- Ideal for shopping center, big-box store, etc.
- Calimesa Specific Plan Zone C-R (Regional Commercial) — FAR 75:1
- Fantastic Cherry Valley location
- At I-10 Freeway on/offramps
- Adjacent to Yucaipa, Beaumont and Oak Glen
- 10 miles to Redlands — 32 miles to Palm Springs
- Close to Big Bear and Lake Arrowhead
- Calimesa Planning Department has recently approved two retail developments of 75,000 SF and 575,000 SF
- *Seller shall retain the right to a leaseback for up to 6 months with a monthly rental of \$1.00*

Asking Price: \$7,000,000 (\$5.81 Per SF Land Value)

All Cash to Seller

Property Aerial



Assessor's Parcel Map

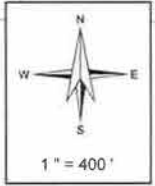
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. SEC 3 T.3S., R. 1W
CITY OF BEAUMONT

TRA 022-008
022-010
022-011
022-072
022-014
022-019
022-057
022-064
022-079

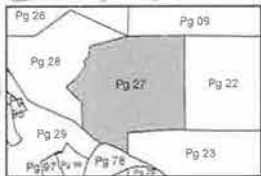
413-27

15-24-5



Legend

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- Lease Area
- ▬ Subdivision To Mark



INTERSTATE 10
STATE HIGHWAY 1-10
ROBERTS RD DESERT LAWN DR

CHERRY VALLEY BLVD.

BLK 4



ASSESSOR'S MAP BK413 PG 27
Riverside County, Calif

Bruce Diaz

Data
STATE HWY. MAP VIII RV 26A
85/92

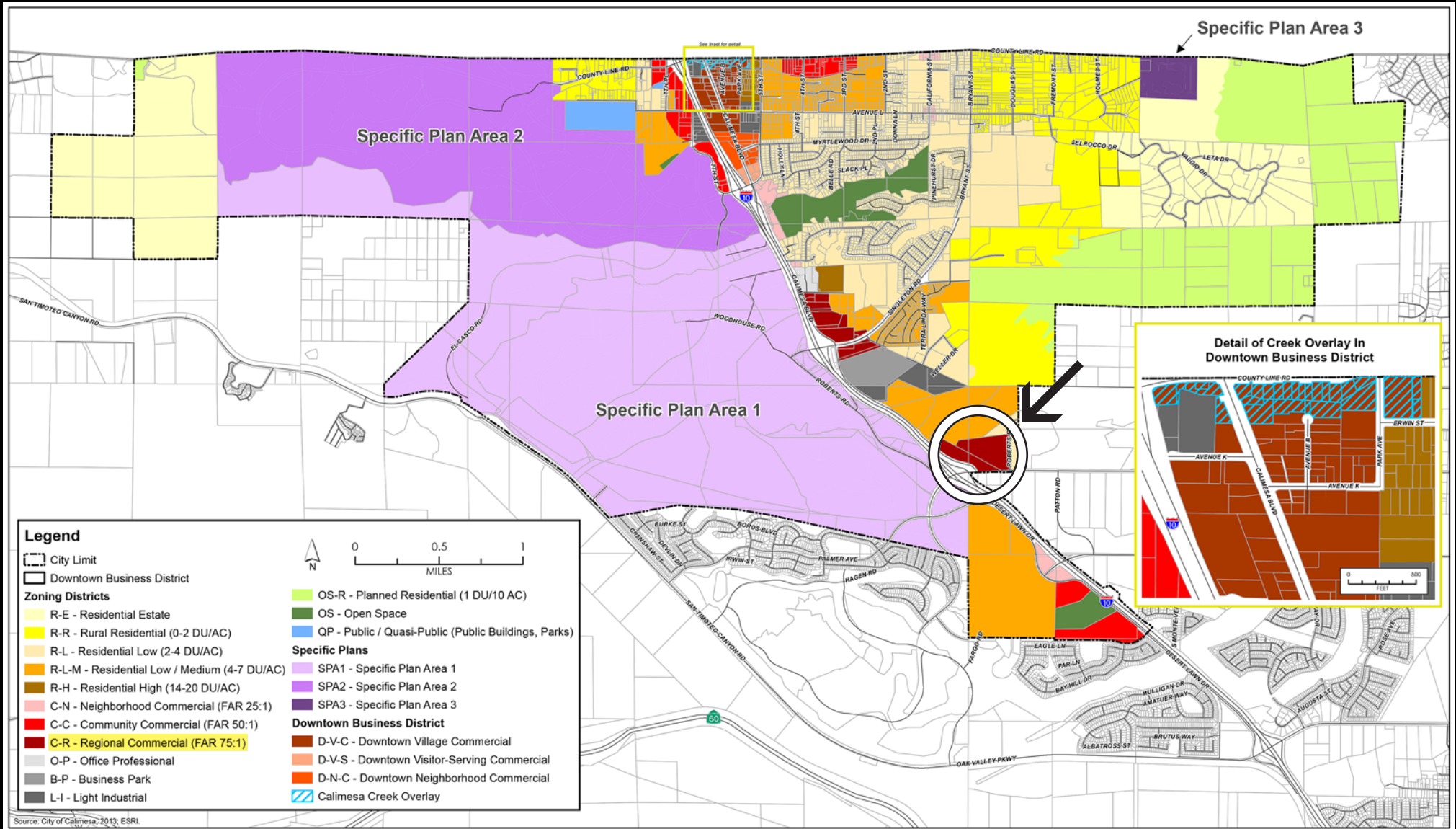
Map Reference

M.B. 1/60 S.B. LANDS OF JAMES SINGLETON
M.B. 13/47 - 56 KADOTA - CITY - FIG GROVES, TRACT NO. 14

Date	Old Number	New Number
2/11/574	11	14
5/11/574	10	15
12/11/578	PM ST	16
12/11/588	16	T ST
2/11/588	5	17
2/11/588	6	18
2/11/588	17, 18	20, 21
3/18/2000	12, 13	22

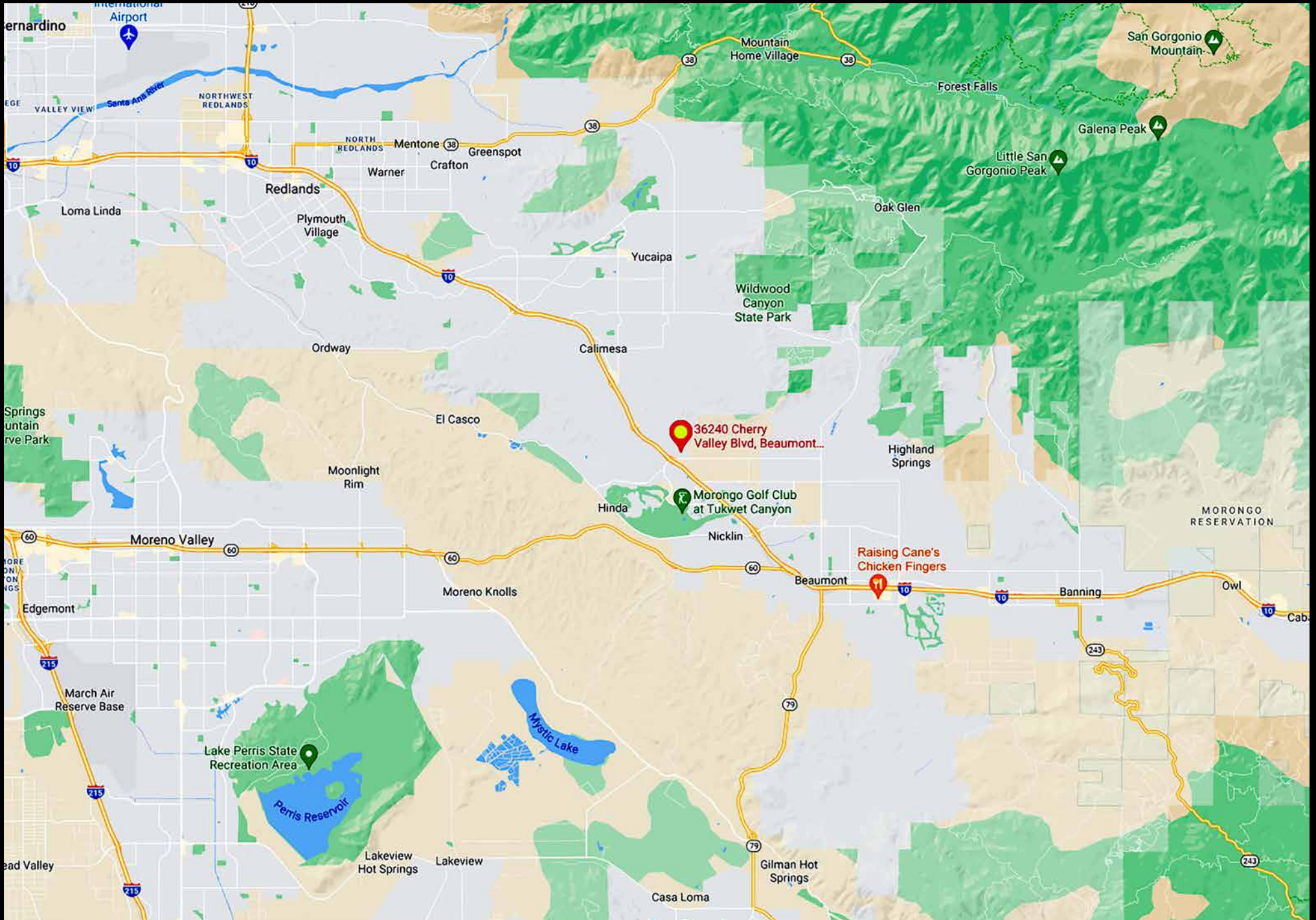
Apr 2020

Calimesa Zoning Districts Map

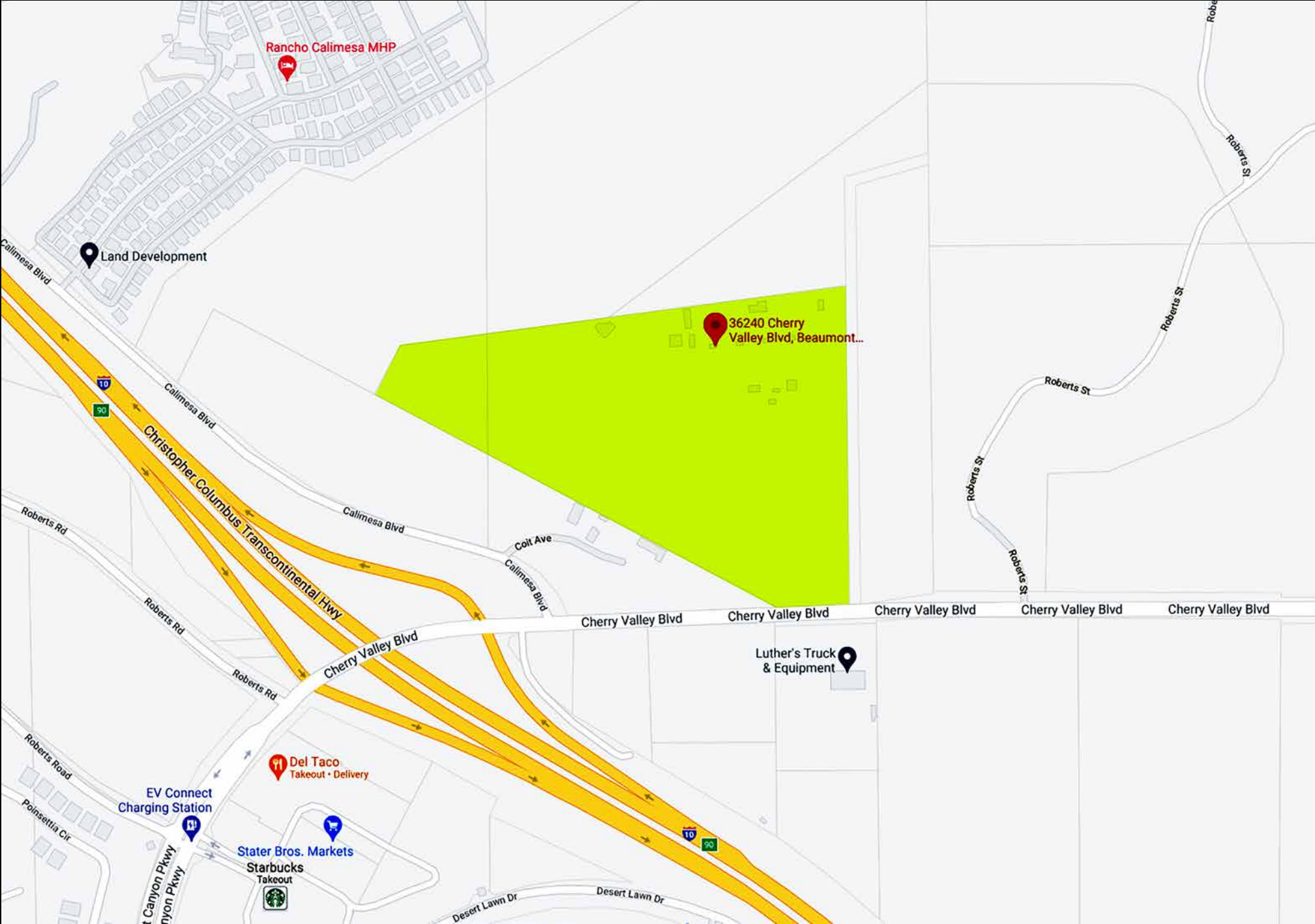


Source: City of Calimesa, 2013; ESRI

Region Map

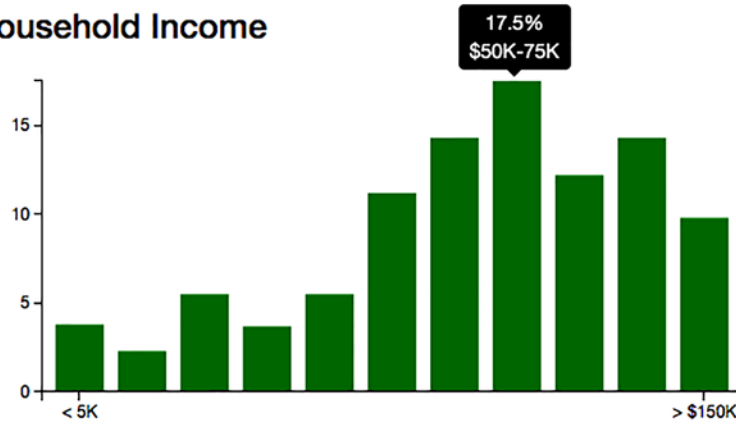


Area Map



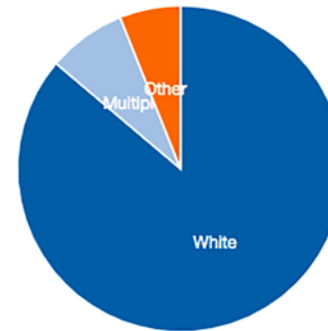
Demographics for Zip Code 92320

Household Income



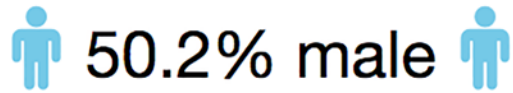
Median household: \$56,051
Median individual: \$27,015

Race




Mode: 79.8% White


Gender



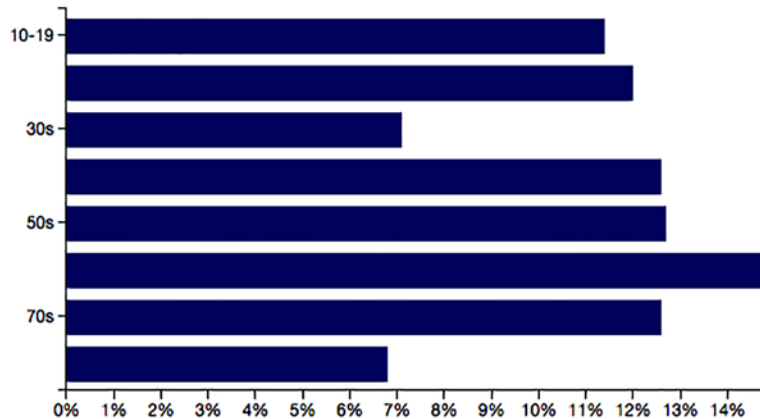
Rent

 \$1135 / month

Median House Value

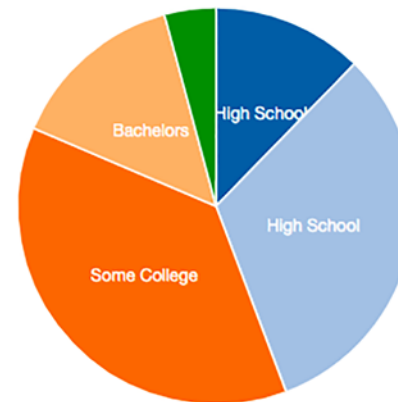
 \$218,885

Age



Median: 47.9 years old

Education



With at least college degree: 18.6%
With STEM degree: 46.3%

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1,204,870± Sq.Ft. of Land
27.66 Acres



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