

SUMMARY REPORT



34790 FREDERICK ST, WILDOMAR, CA

Market Comparable Analysis

Camelot West has conducted a targeted sales comparison analysis across Wildomar, Murrieta, and Temecula to evaluate how the current listing at 34790 Frederick St in Wildomar aligns with recent market activity. This assessment draws from completed land sales throughout Riverside County, offering insights into regional pricing dynamics and validating the listing's competitive position.

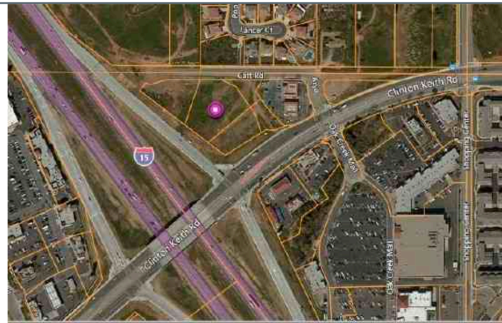
The following slides present ten carefully selected sales comparables, detailing the sale date, total sale price, land area (in acres), price per acre, price per SF, and zoning designation.

To further illustrate the property's market alignment, a graphical breakdown will showcase how its price per square foot compares within the broader regional range.

23825 Catt Road, Wildomar, CA

Sale Summary

Sold	5/31/2023
Sale Price	\$3,000,000
Land Area SF	120,661
Land Area AC	2.77
Price/SF Land	\$24.86
Price/AC Land	\$1,083,034
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6418205
Parcel Numbers	380-240-001 +4



Contacts

Type	Name	Location	Phone
Recorded Buyer	CCG Catt LLC	Murrieta, CA 92563	-
True Buyer	Rancho Development Partners	Murrieta, CA 92562	-
Contacts	Brandon Humann (405) 650-5238		
Recorded Seller	Choa Murrieta LLC	Escondido, CA 92026	-
True Seller	Choa Group	-	(760) 445-8165
Contacts	Steve Kwak (714) 865-3707		
Listing Broker	Chang H. Bou CPA/Broker	Temecula, CA 92592	(213) 760-8600
Contacts	Chang Bou (213) 760-8600		

Property Details

Topography	Sloping	On-Sites	Finish grade
Zoning	C-P-S		
Proposed Use	Commercial, Hotel, Retail		
Improvements	None		
Frontage	380' on I-15 Fwy		

Transaction Details

Sale Date	5/31/2023	Sale Price	\$3,000,000
Land Price	\$25/SF (\$1,083,034.29/SF)	Sale Type	Investment
Recording Date	5/31/2023	Zoning	C-P-S
Document Number	0155507		
Parcel Number	380-240-052, 380-240-001, 380-240-063, 380-240-062, 380-240-064		

FEATURED SALE COMP

- Sale Date: May 31ST, 2023
- Sale Price: \$3,000,000
- Land Area AC: 2.77
- Price Per Acre: \$1,083,034
- Price Per SF: \$24.86
- Zoning: C-P-S (Scenic Hwy Commercial)

34790 Frederick st, Wildomar, CA

- Current Listing Price: \$4,899,000
- Land Area AC: 5.28
- Price Per Acre: \$927,840.90
- Price Per Sqft: \$21.30
- Current Use: Storage/Dwelling
- Zoning: M-SC Light Industrial

18730 Central Ave, Lake Elsinore, CA

Sale Summary

Sold	2/6/2023
Sale Price	\$3,300,000
Land Area SF	221,285
Land Area AC	5.08
Price/SF Land	\$14.91
Price/AC Land	\$649,606
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6302999
Parcel Numbers	377-372-040



Contacts

Type	Name	Location	Phone
Recorded Buyer	PGP Holdings RL LLC	-	-
True Buyer	Pacific Growth Properties	San Diego, CA 92119	(619) 723-3734
Contacts	Chris LaFornara (619) 280-5585		
Buyer Broker	eXp Commercial	Temecula, CA 92592	(951) 888-3730
Contacts	Jason Graham (951) 852-4757, Kris McGee (970) 846-2105		
Recorded Seller	Self Box Storage, Inc.	Anaheim, CA 92807	-
True Seller	Self Box Storage, Inc.	Anaheim, CA 92807	-
Contacts	Joseph Karaki (714) 695-9300		
Listing Broker	eXp Commercial	Temecula, CA 92592	(951) 888-3730
Contacts	Jason Graham (951) 852-4757, Kris McGee (970) 846-2105		

Property Details

Topography	Level	On-Sites	Raw land
Current Use	Vacant land	Zoning	I-P
Proposed Use	Retail, Self-Storage		
Frontage	299' on Central Ave, 225' on Central Avenue		
Zoning Description	Industrial		

Transaction Details

Sale Date	2/6/2023	Sale Price	\$3,300,000
Land Price	\$15/SF (\$649,605.71/SF)	Sale Type	Investment
Hold Period	15 Months	Recording Date	2/6/2023
Transfer Tax	\$3,630	Zoning	I-P
Document Number	0034322		
Parcel Number	377-372-040		

FEATURED SALE COMP

- Sale Date: Feb 2nd, 2023
- Sale Price: \$3,300,000
- Land Area AC: 5.08
- Price Per Acre: \$649,606
- Price Per SF: \$14.91
- Current Use: **Vacant Raw Land**
- Zoning: I-P (Industrial Park)

34790 Frederick st, Wildomar, CA

- Current Listing Price: \$4,899,000
- Land Area AC: 5.28
- Price Per Acre: \$927,840.90
- Price Per Sqft: \$21.30
- Current Use: Storage/Dwelling
- Zoning: M-SC Light Industrial

18730 Central Ave, Lake Elsinore, CA

Sale Summary

Sold	5/18/2022
Sale Price	\$4,302,000
Land Area SF	172,062
Land Area AC	3.95
Price/SF Land	\$25.00
Price/AC Land	\$1,089,114
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	6029211
Parcel Numbers	909-310-002 +3



Contacts

Type	Name	Location	Phone
Recorded Buyer	Crp Of Pdc Temecula Owner Llc	Newport Beach, CA 92660	-
True Buyer	Phelan Development Company	Newport Beach, CA 92660	(949) 720-8050
Contacts	Jeffrey Phelan (949) 720-8050		
Buyer Broker	Colliers	Irvine, CA 92614	(949) 724-5500
Contacts	Richard Schwartz (714) 943-1609		
Buyer Broker	Colliers	Ontario, CA 91764	(909) 605-9400
Contacts	Joey Reaume (626) 825-2173		
Recorded Seller	The Robert C Gilchrist III Trust	-	(858) 759-4706
True Seller	The Robert C Gilchrist III Trust	-	(858) 759-4706
Contacts	Kristen Gilchrist (858) 759-4706		
Listing Broker	Lee & Associates Commercial Real Estate Services	Murrieta, CA 92562	(951) 445-4500
Contacts	Charley Black (951) 326-0866, Sam Robles (760) 845-2835		

Property Details

Topography	Level	On-Sites	Rough graded
Zoning	LI		
Proposed Use	Industrial		
Frontage	651' on Winchester Road		
Zoning Description	Light Industrial		

Transaction Details

Sale Date	5/18/2022	Sale Price	\$4,302,000
Land Price	\$25/SF (\$1,089,113.92/SF)	Sale Type	Investment
Time On Market	6 Months	Recording Date	5/18/2022
Transfer Tax	\$3,606	Zoning	LI
Document Number	0230672		
Parcel Number	909-310-002, 909-310-003, 909-310-004, 909-310-005		

FEATURED SALE COMP

- Sale Date: May 18th, 2023
- Sale Price: \$4,302,200
- Land Area AC: 3.95
- Price Per Acre: \$1,089,114
- Price Per SF: \$25.01
- Current Use: **Vacant Land**
- Zoning: Light Industrial

34790 Frederick st, Wildomar, CA

- Current Listing Price: \$4,899,000
- Land Area AC: 5.28
- Price Per Acre: \$927,840.90
- Price Per Sqft: \$21.30
- Current Use: Storage/Dwelling
- Zoning: M-SC Light Industrial

9372 Mission Blvd, Jurupa Valley, CA 92509

Sale Summary

Sold	4/11/2023
Sale Price	\$3,520,000
Land Area SF	146,362
Land Area AC	3.36
Price/SF Land	\$24.05
Price/AC Land	\$1,047,616
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6359574
Parcel Numbers	170-270-015 +1



FEATURED SALE COMP

- Sale Date: April 11th, 2023
- Sale Price: \$3,520,000
- Land Area AC: 3.36
- Price Per Acre: \$1,047,616
- Price Per Sqft: \$24.05
- Current Use: 41% Improved Raw Land
- Zoning: M-SC

34790 Frederick st, Wildomar, CA

- Current Listing Price: \$4,899,000
- Land Area AC: 5.28
- Price Per Acre: \$927,840.90
- Price Per Sqft: \$21.30
- Current Use: Storage/Dwelling
- Zoning: M-SC Light Industrial

28245 El Toro Cut Off Road

Sale Summary

Sold	5/27/2022
Sale Price	\$2,500,000
Land Area SF	87,555
Land Area AC	2.01
Price/SF Land	\$28.55
Price/AC Land	\$1,243,790
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6034280
Parcel Numbers	347-090-041 +1



FEATURED SALE COMP

- Sale Date: May 27th, 2022
- Sale Price: \$2,500,000
- Land Area AC: 2.01
- Price Per Acre: \$1,243,790
- Price Per Sqft: \$28.55
- Current Use: 51.6% Improved Raw Land
- Zoning: M-SC

34790 Frederick st, Wildomar, CA

- Current Listing Price: \$4,899,000
- Land Area AC: 5.28
- Price Per Acre: \$927,840.90
- Price Per Sqft: \$21.30
- Current Use: Storage/Dwelling
- Zoning: M-SC Light Industrial

19785 Patterson Ave, Perris, CA

Sale Summary

Sold	3/1/2022
Sale Price	\$8,100,000
Land Area SF	224,334
Land Area AC	5.15
Price/SF Land	\$36.11
Price/AC Land	\$1,572,816
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	5923410
Parcel Numbers	317-140-016 +1



FEATURED SALE COMP

- Sale Date: March 1st, 2022
- Sale Price: \$8,100,000
- Land Area AC: 5.05
- Price Per Acre: \$1,572,816
- Price Per Sqft: \$36.11
- Current Use: Raw Land
- Zoning: M-SC

34790 Frederick st, Wildomar, CA

- Current Listing Price: \$4,899,000
- Land Area AC: 5.28
- Price Per Acre: \$927,840.90
- Price Per Sqft: \$21.30
- Current Use: Storage/Dwelling
- Zoning: M-SC Light Industrial

Harvill Ave @ Cajalco Rd, Perris

Sale Summary

Sold	11/22/2021
Sale Price	\$2,350,000
Land Area SF	101,495
Land Area AC	2.33
Price/SF Land	\$23.15
Price/AC Land	\$1,008,582
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	5793889
Parcel Numbers	282-140-030



FEATURED SALE COMP

- Sale Date: December 14th, 2021
- Sale Price: \$5,725,000
- Land Area AC: 4.78
- Price Per Acre: \$1,197,698
- Price Per Sqft: \$27.50
- Current Use: Raw Land
- Zoning: M-SC

34790 Frederick st, Wildomar, CA

- Current Listing Price: \$4,899,000
- Land Area AC: 5.28
- Price Per Acre: \$927,840.90
- Price Per Sqft: \$21.30
- Current Use: Storage/Dwelling
- Zoning: M-SC Light Industrial

2532 Rubidoux Blvd, Jurupa Valley

Sale Summary

Sold	12/8/2021
Sale Price	\$4,490,000 (\$796.81/SF)
GBA	5,635 SF
Price Status	Confirmed
Built	1982
Land Area	203,861 SF/4.68 AC
Sale Comp Status	Research Complete
Sale Comp ID	5792286
Parcel Numbers	178-102-001 +3
Sale Conditions	1031 Exchange
Proposed Use	Contractor Storage Yard



FEATURED SALE COMP

- Sale Date: December 8th, 2021
- Sale Price: \$4,490,000
- Land Area AC: 4.68
- Price Per Acre: \$959,401
- Price Per Sqft: \$22.00
- Current Use: 81% Improved Land
- Zoning: M-SC

34790 Frederick st, Wildomar, CA

- Current Listing Price: \$4,899,000
- Land Area AC: 5.28
- Price Per Acre: \$927,840.90
- Price Per Sqft: \$21.30
- Current Use: Storage/Dwelling
- Zoning: M-SC Light Industrial

22941 Temescal Canyon Rd, Corona, CA

Sale Summary

Sold	11/30/2021
Sale Price	\$2,100,000
Land Area SF	114,127
Land Area AC	2.62
Price/SF Land	\$18.40
Price/AC Land	\$801,528
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	5799218
Parcel Numbers	283-110-064



FEATURED SALE COMP

- Sale Date: November 30th, 2021
- Sale Price: \$2,100,000
- Land Area AC: 2.62
- Price Per Acre: \$801,528
- **Price Per Sqft: \$18.40**
- Current Use: 7.7% Improved Land
- Zoning: M-SC

34790 Frederick st, Wildomar, CA

- Current Listing Price: \$4,899,000
- Land Area AC: 5.28
- Price Per Acre: \$927,840.90
- **Price Per Sqft: \$21.30**
- Current Use: Storage/Dwelling
- Zoning: M-SC Light Industrial

21950 Temescal Canyon Rd, Corona, CA

Sale Summary

Sold	11/22/2021
Sale Price	\$2,350,000
Land Area SF	101,495
Land Area AC	2.33
Price/SF Land	\$23.15
Price/AC Land	\$1,008,582
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	5793889
Parcel Numbers	282-140-030



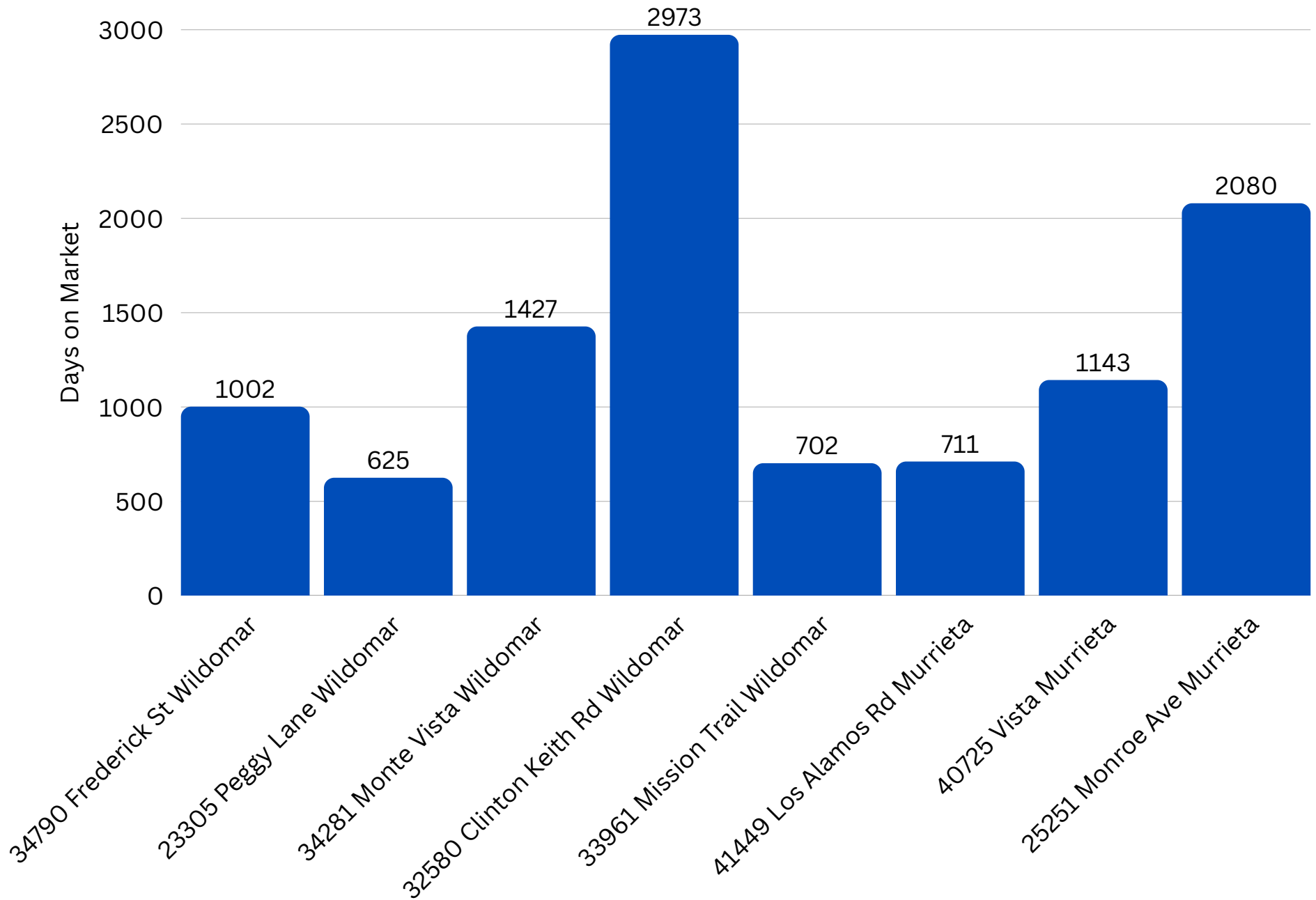
FEATURED SALE COMP

- Sale Date: November 22nd, 2021
- Sale Price: \$2,350,000
- Land Area AC: 2.33
- Price Per Acre: \$1,008,582
- Price Per Sqft: \$23.15
- Current Use: Entitled Land
- Zoning: M-SC

34790 Frederick st, Wildomar, CA

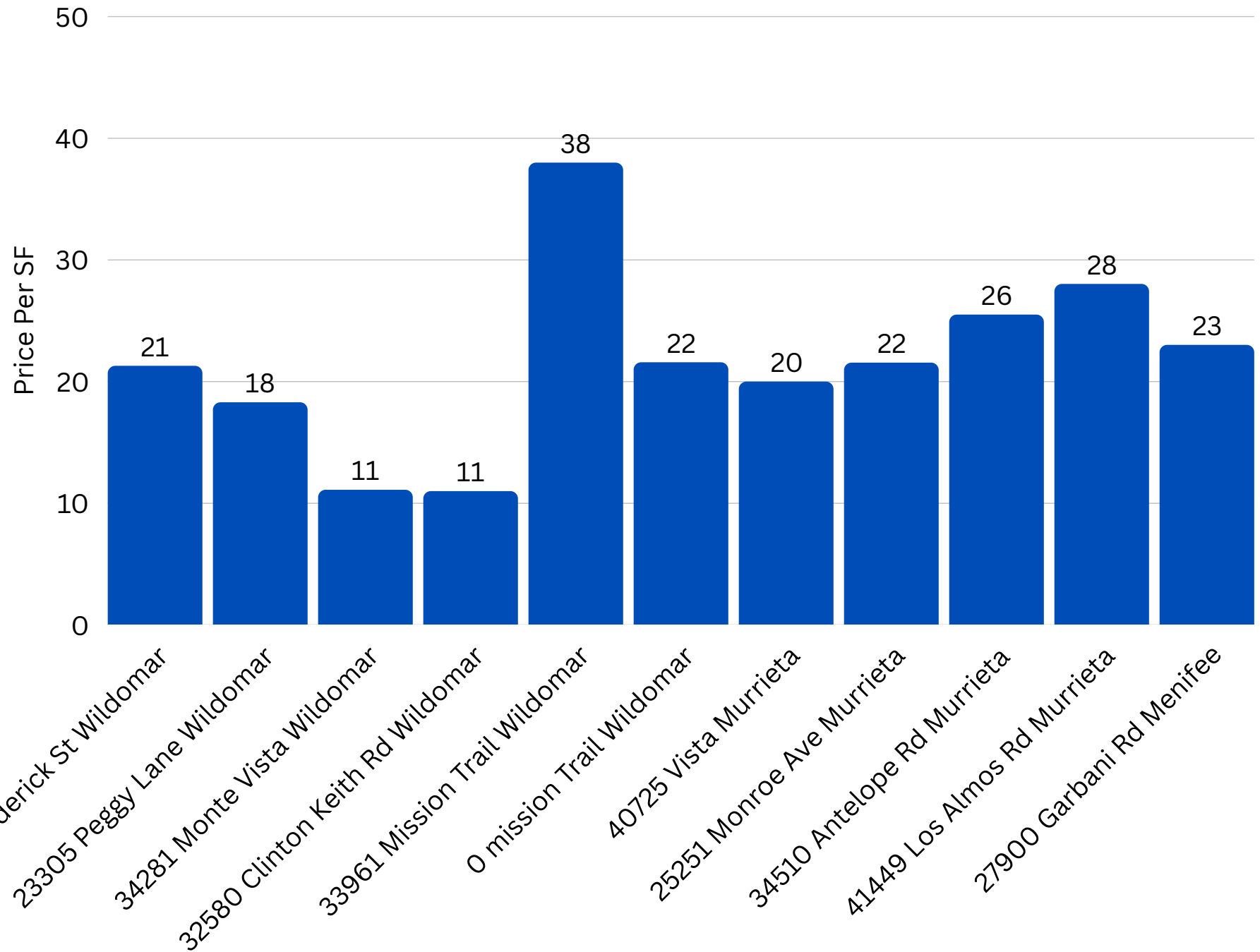
- Current Listing Price: \$4,899,000
- Land Area AC: 5.28
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- Current Use: Storage/Dwelling
- Zoning: M-SC Light Industrial

Time On Market For Active Land Listings



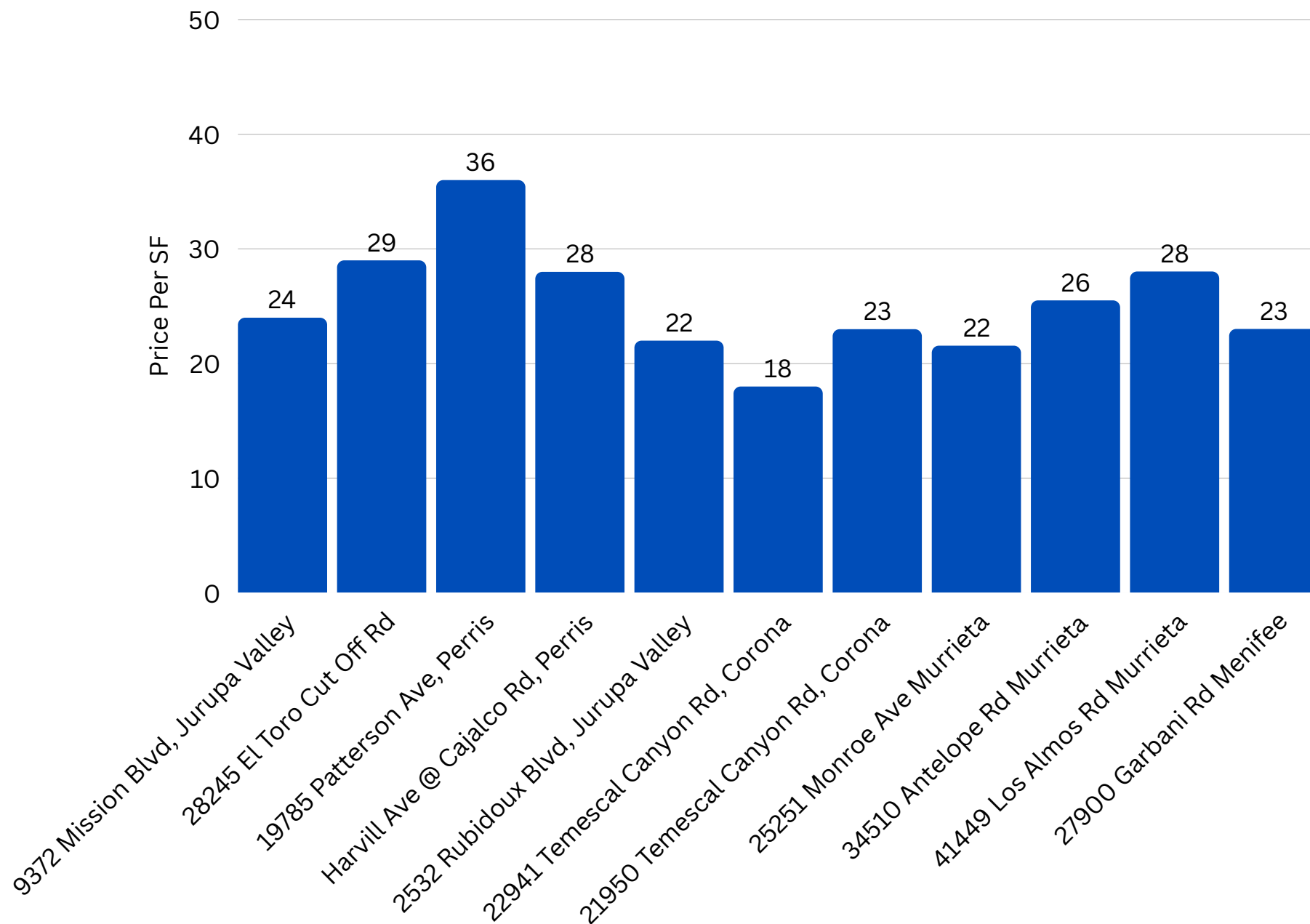
Properties Currently For Sale in Immediate Area

Properties Currently For Sale: Price Per SF



Properties Currently For Sale in the Immediate Area

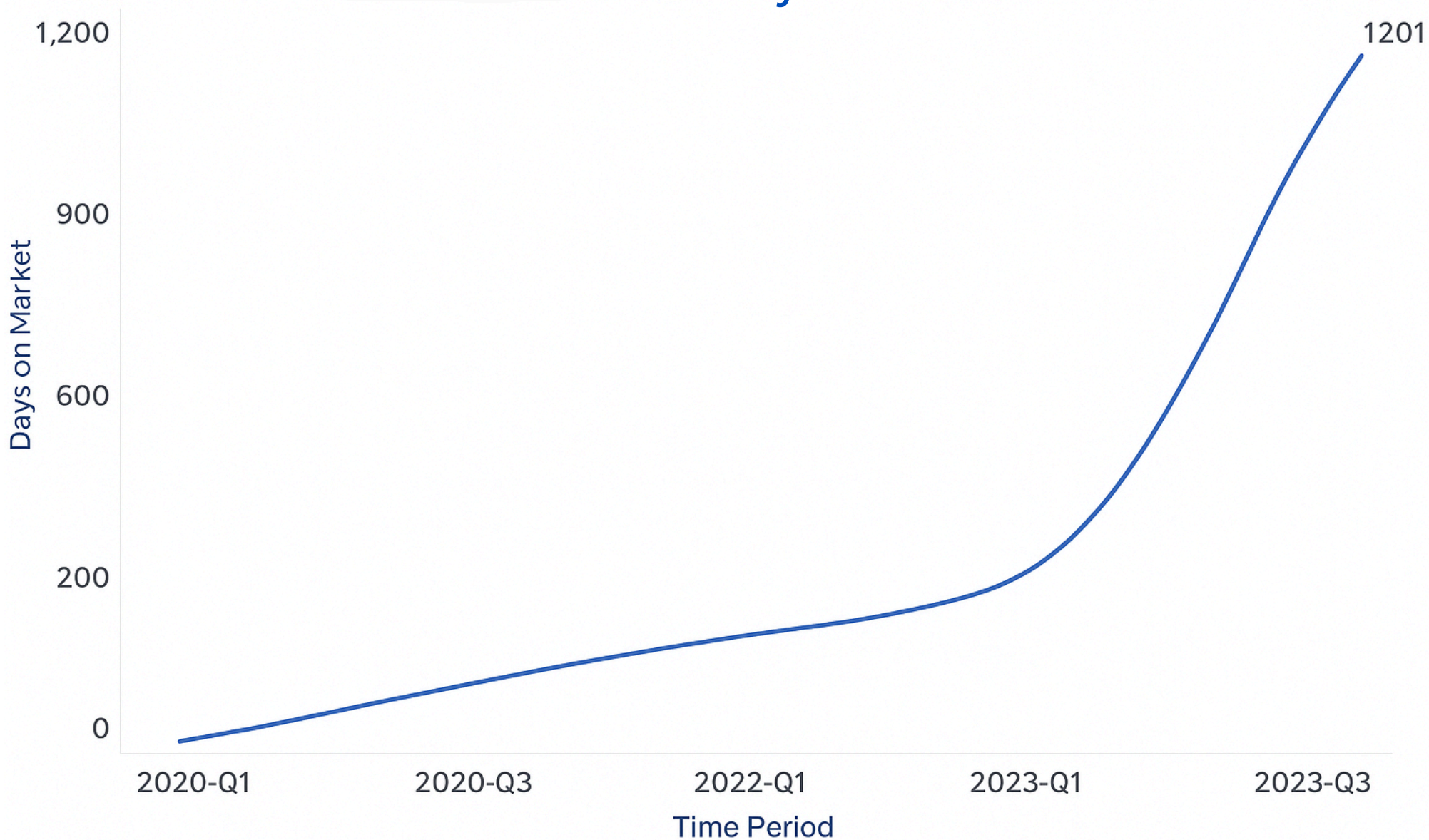
Sale Comparables 2022-2025 Zoned M-SC: Price Per SF



Quarterly Report 2021-2023

Time On Market For Land in Murrieta, CA

Riverside County: Murrieta



Market Overview

Our analysis of recent and active listings in Riverside County focuses on land with industrial and commercial designations, including M-SC (Manufacturing–Service Commercial), light industrial, and general commercial zoning.

The sales comparables specifically highlight properties with the same M-SC zoning as 34790 Frederick St, ensuring a direct and relevant comparison for sold data.

In contrast, the current active listings presented in our graphical tables include a mix of M-SC, light industrial, and commercial properties. This broader range of zoning helps illustrate where 34790 Frederick St fits within the overall market.

The quarterly trend graph from 2021 through 2025 shows that time on the market increased significantly starting in Q1 2023, indicating a general market slowdown. However, demand remains steady for properties with strategic industrial zoning, especially those with the M-SC designation, due to their limited supply.

Property Comparison

We identified several comparable properties to 34790 Frederick St in Wildomar, CA. The median price per square foot (PSF) among these properties is \$18.39, with the highest PSF recorded at \$36.11.

The subject property is listed at \$21.30 PSF, which places it well within this market range. This pricing is backed by data visualizations comparing both active listings and recently sold properties.

Importantly, many of the comparable properties are raw, vacant land, lacking water, electricity, or sewer infrastructure, and do not benefit from the M-SC zoning designation that 34790 Frederick St offers. This zoning distinction provides a strategic development advantage.

Further distinguishing it from these comparables, 34790 Frederick St is an improved site featuring grading, septic, private well water, electrical service, and a commercial-grade fire hydrant—critical infrastructure that sets it apart from raw land.