



COMMERCIAL PAD FOR SALE OR GROUND LEASE

**950 CALIMESA BOULEVARD
CALIMESA, CA 92320**



2025 POPULATION EST.:

2 MILE:	27,808
5 MILE:	54,980
10 MILE:	286,867

2025 AVERAGE HH INCOME:

2 MILE:	\$90,778
5 MILE:	\$106,341
10 MILE:	\$122,793

2025 CONSUMER SPENDING:

2 MILE:	\$339,668,770
5 MILE:	\$709,471,067
10 MILE:	\$3,766,181,804

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LAND SIZE: 36,590 SF

BUILDING SIZE: 650 SF

SALE PRICE: \$900,000

GROUND LEASE: NEGOTIABLE

PROP TAX: \$7,731 (2025)

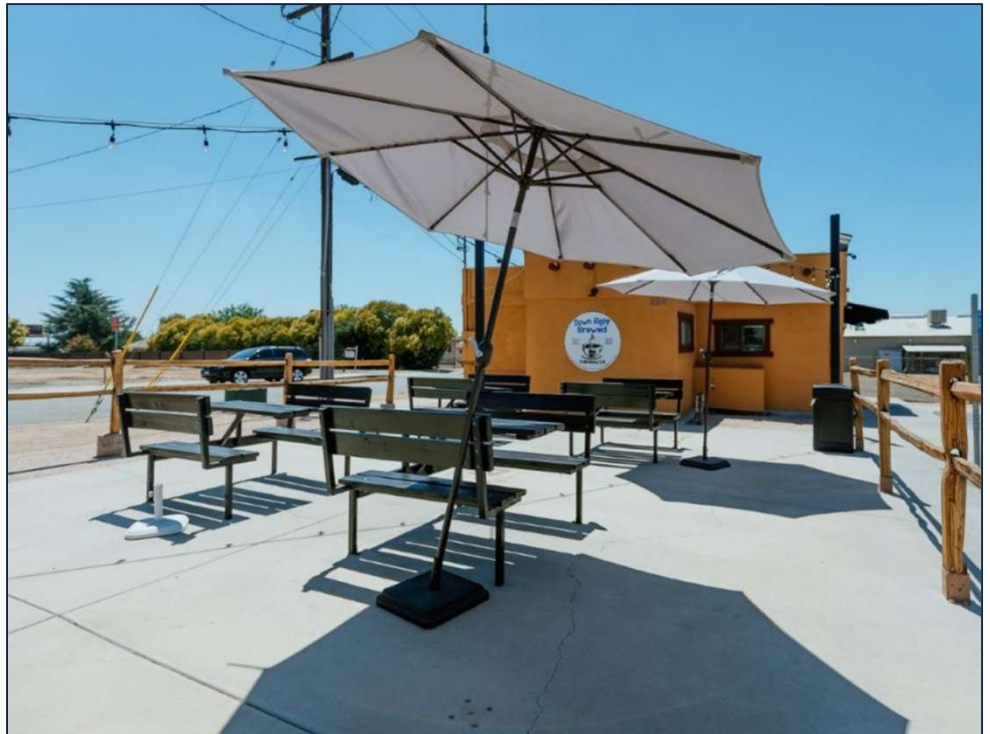
PLEASE CALL:

HANI GABRIEL

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PROPERTY INFORMATION

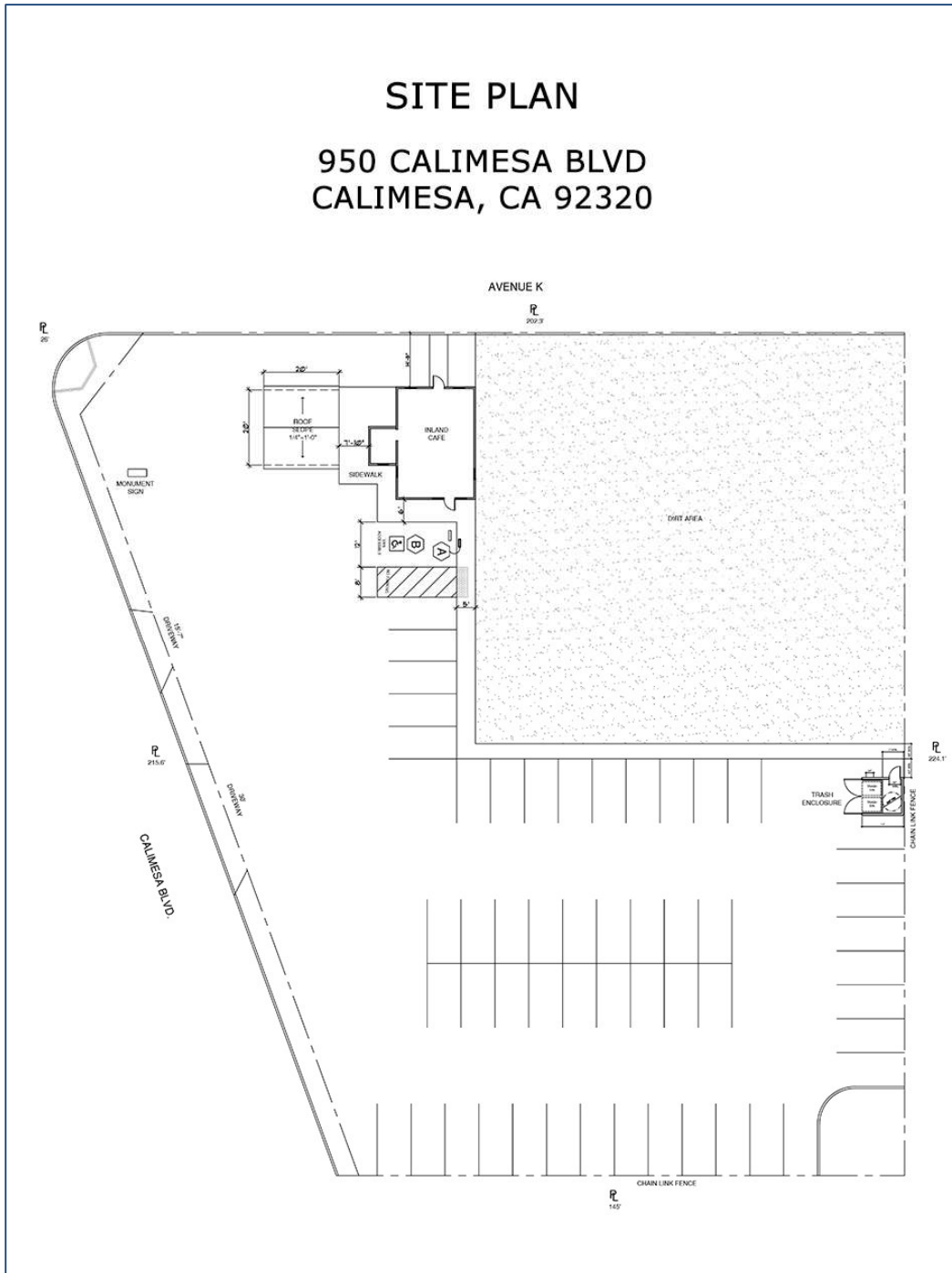
Property Features:

- The property is in the heart of historic Calimesa with very convenient access to Interstate Highway 10 with direct link to all major Inland Empire and Riverside County hubs
- This partially improved property features a pad for additional building(s) - Seller has site plans and elevations (design review documents) for the development of a drive through restaurant and two additional commercial buildings (total of 7,094 SF)
- Excellent parking ratio (currently 10/1000)
- Improved property contains a 650 SF former restaurant/coffee shop, outdoor seating areas, and concrete paved parking lot and driveways, with monument signage available
- All utilities are already in place, making it ready for immediate use
- The property is ideally suited for a variety of retail and commercial uses
- The property has great visibility, access, and versatile functionality with multiple access points (2 curb cuts on Calimesa Boulevard and one more potentially on Avenue K)
- Projected market rental rate is in the range of \$20-\$22 PSF, net to owner (per CoStar)
- Approximately 8 miles to Downtown Redlands, 19 miles to San Bernardino, 23 miles to Riverside, and 36 miles to Palm Springs, Calimesa adjoins and has direct links to the City of Yucaipa





SITE PLAN

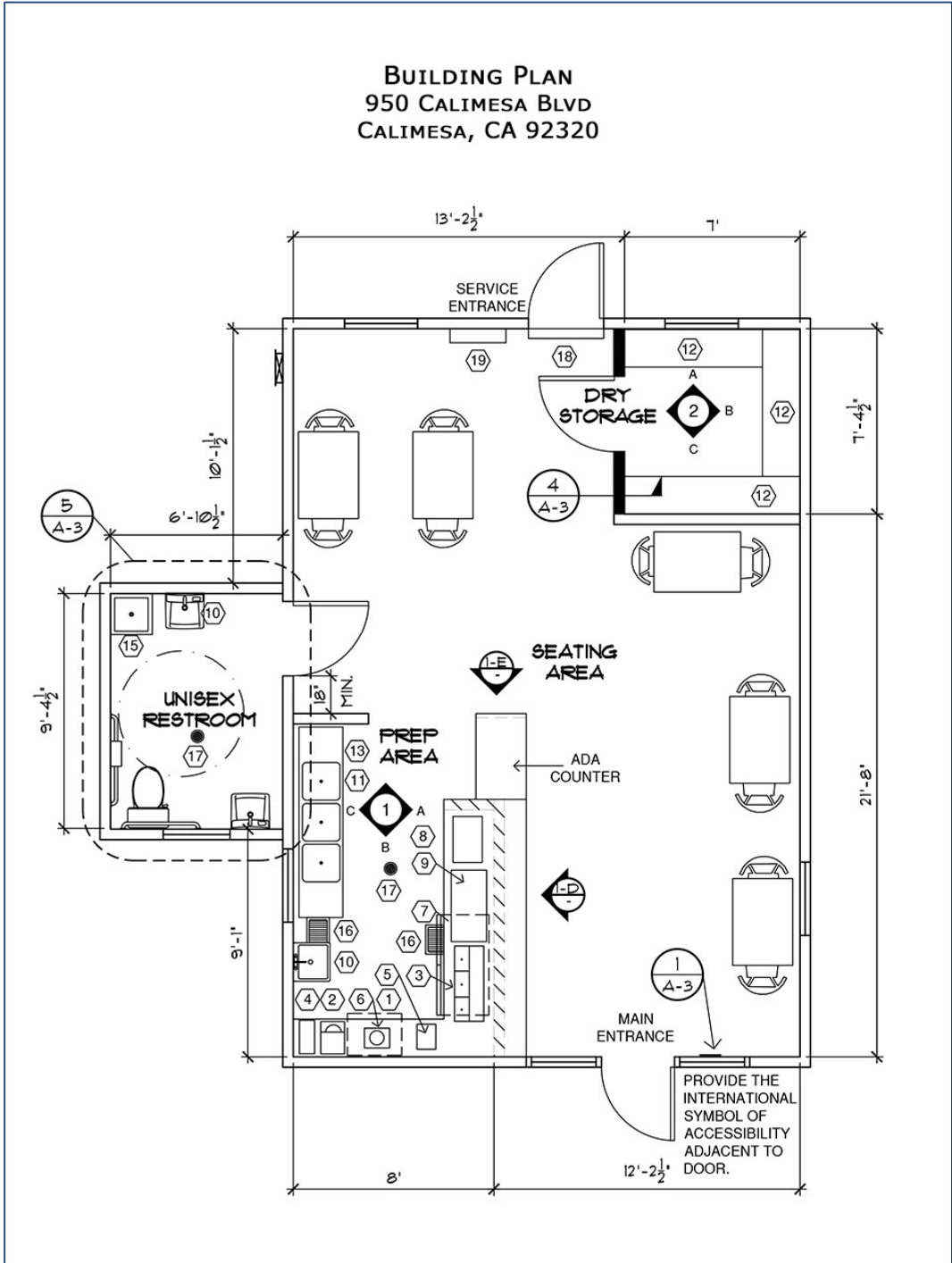


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EXISTING BUILDING PLAN

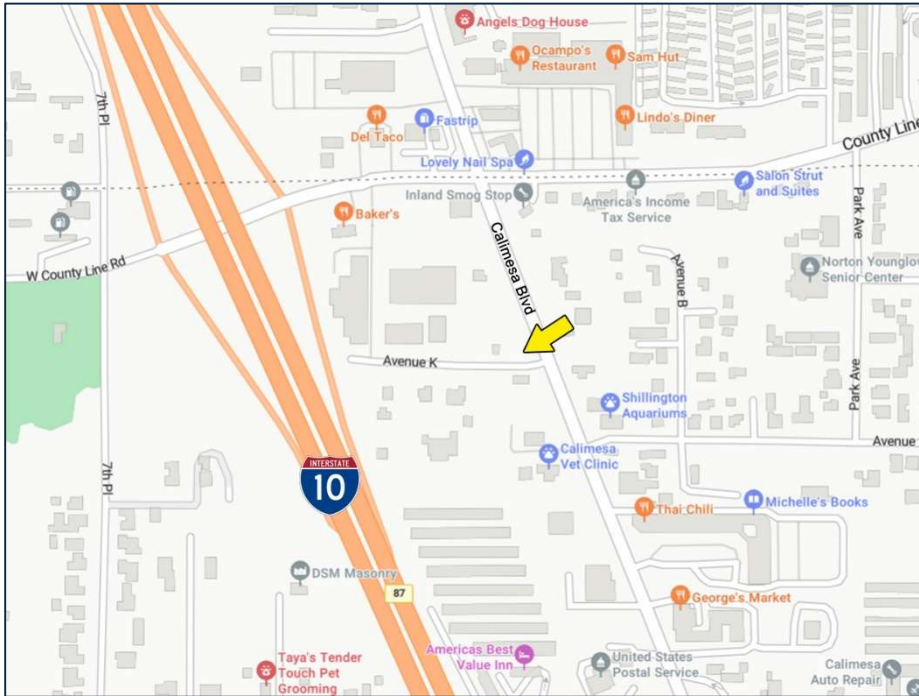




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SITE MAP



CALIMESA'S FIRST POST OFFICE WAS LOCATED DIRECTLY ACROSS THE STREET AT CALIMESA BLVD & AVENUE K (EST. 1929)



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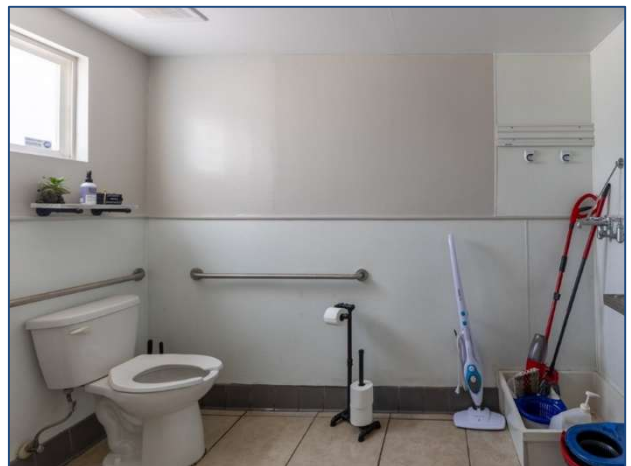
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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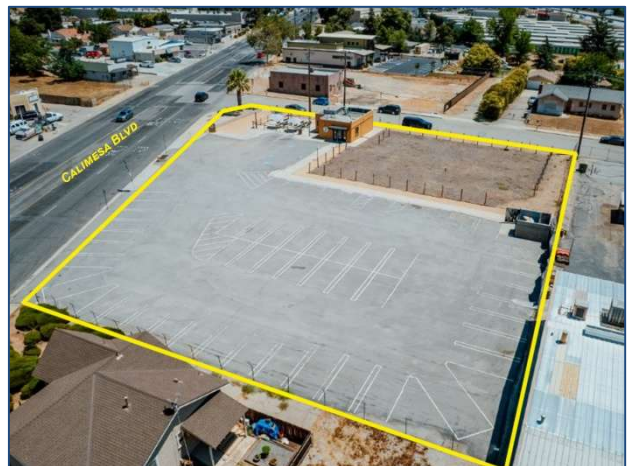
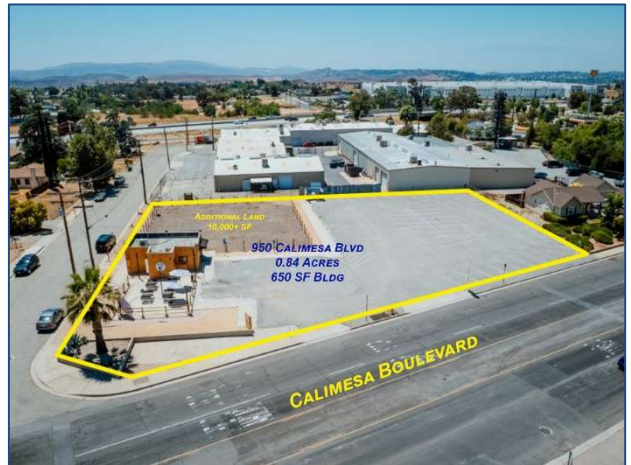
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MISC PHOTOS



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