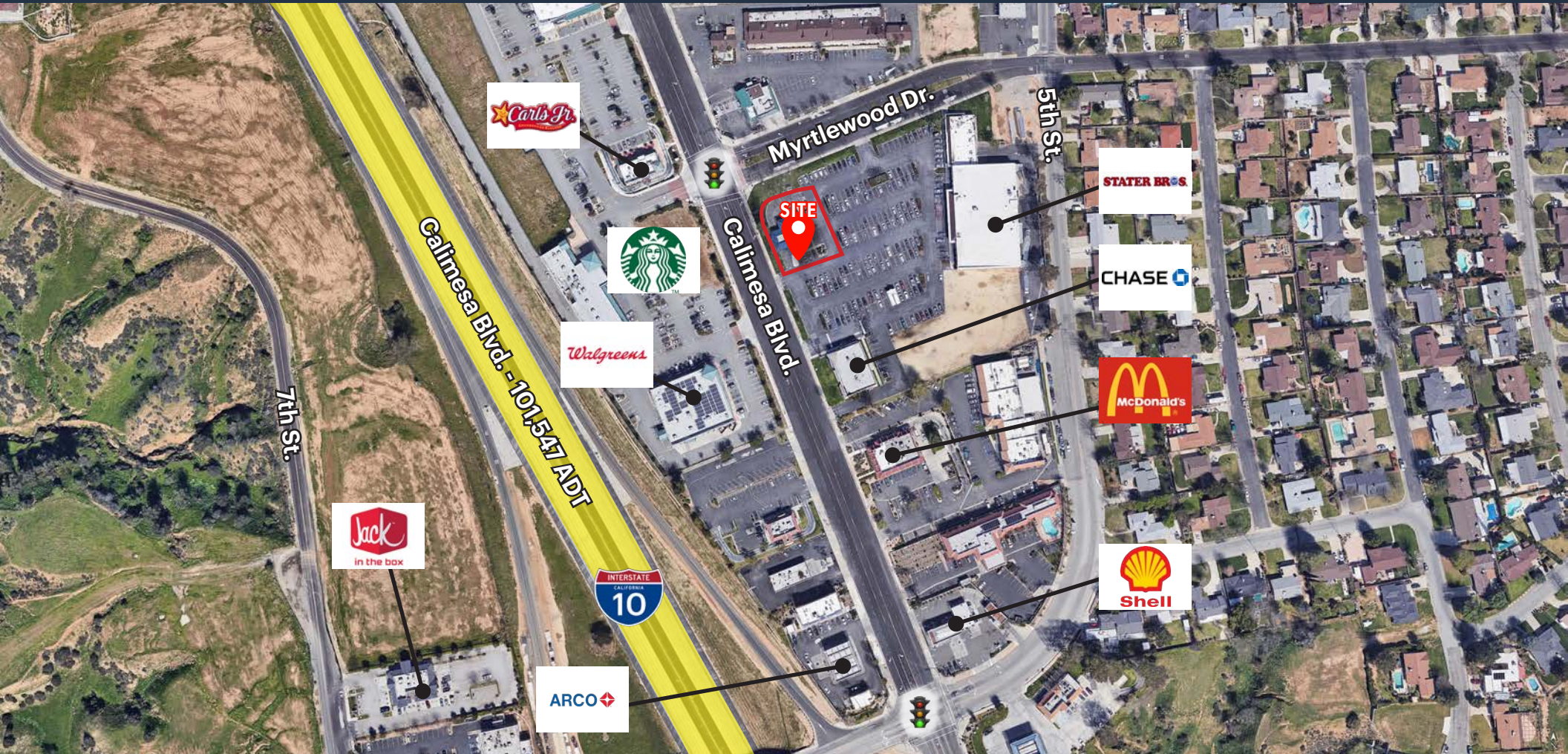


# 1139 CALIMESA BLVD.

CALIMESA, CA 92320

+2,386 SF SPACE AVAILABLE FOR SALE/LEASE



## LOCKEHOUSE

A MEMBER OF  
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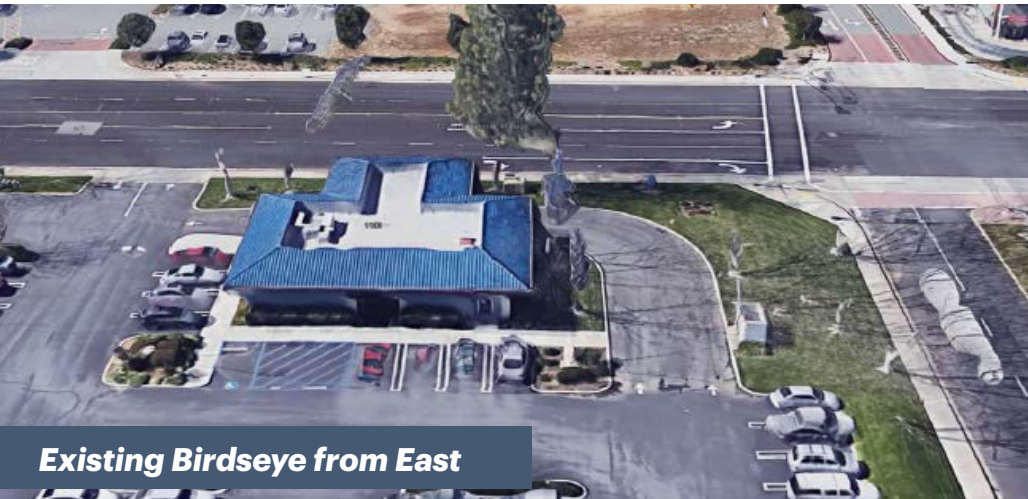
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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.



The property is well positioned on the north side of Interstate 10 along Calimesa Blvd. The subject property is a former bank with drive-thru, located at the most prominent corner within the trade area. This corner pad location is adjacent to Stater Brothers Markets, featuring excellent visibility and ease of ingress/egress at the signalized intersection. Property is allowed to build 45' pylon sign visible from the high volume vehicular traffic on I-10.

Trade area population is poised for expansion resulting from the proposed Mesa Verde Master Planned Community to include 3,292 single family homes, 348 attached dwellings and 250,000 SF of commercial, parks and schools.



**Existing Birdseye from East**



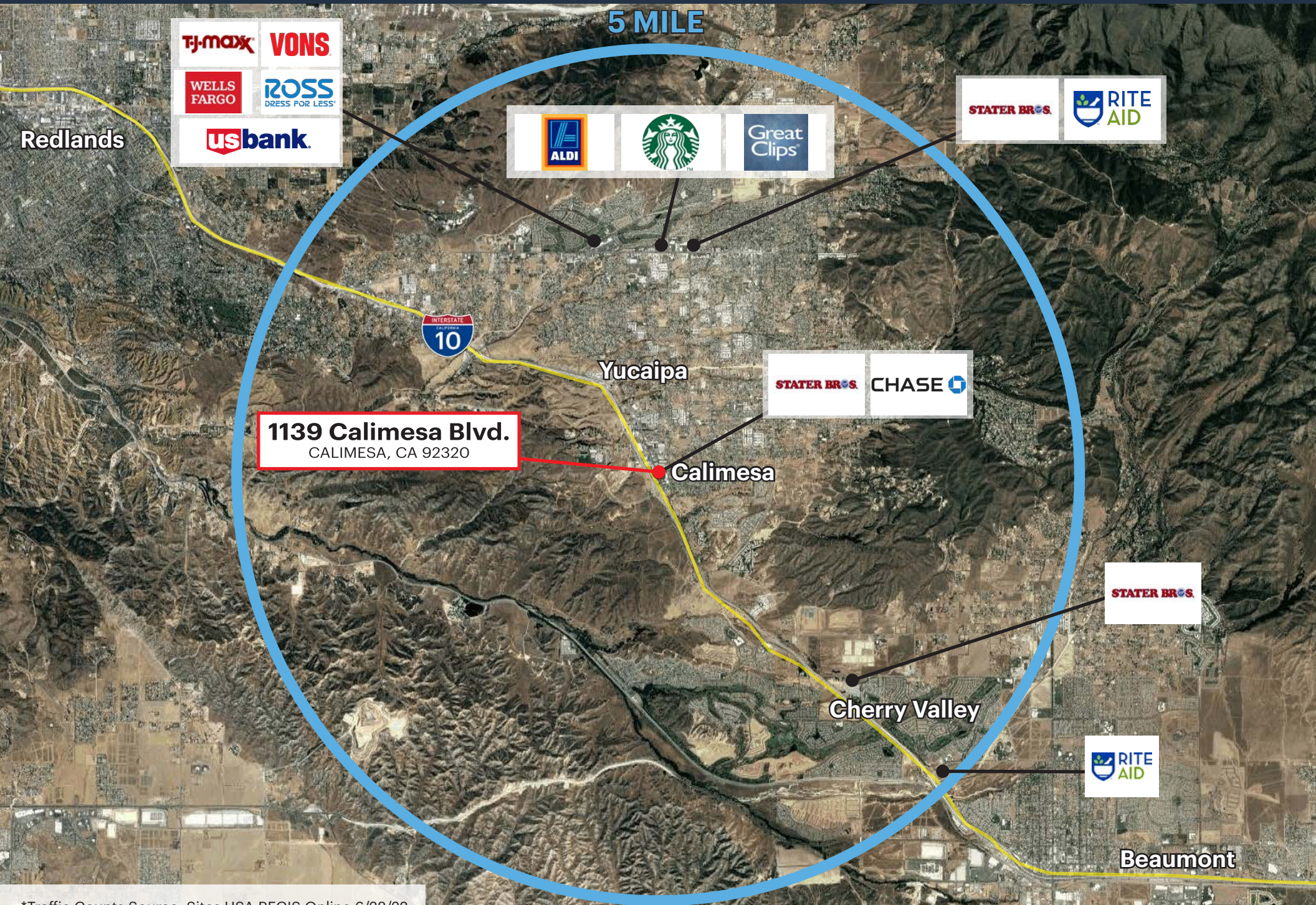
**Conceptual Birdseye from East**

## PROPERTY PROFILE

<b>BUILDING SIZE</b>	2,386 SF	
<b>LAND SIZE</b>	0.45 Acres	
<b>YEAR BUILT</b>	1980	
<b>TRAFFIC COUNTS</b>	Calimesa Blvd.	10,162 ADT
	Interstate 10	101,547 ADT
<b>RENT</b>	\$120,000/Yr. - Ground Lease	
<b>NNN</b>	Paid by Tenant Directly	
<b>ZONING</b>	DNC (Downtown Neighborhood Commercial)	
<b>PROPERTY HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• Prominent Corner in the Trade Area Adjacent to Stater Brothers Market</li> <li>• Located in the Heart of the Calimesa Retail Corridor</li> <li>• Prominent Visibility at Traffic Light with Ease of Ingress/Egress</li> <li>• 45' High Rise Pylon Sign Allowed</li> <li>• Projected Residential Expansion of 3,700 Dwellings</li> </ul>	
<b>SALE</b>	Call for Pricing	



# MARKET AERIAL



\*Traffic Counts Source: Sites USA REGIS Online 6/28/22





\*Traffic Counts Source: Sites USA REGIS Online 6/28/22





# CONCEPTUAL RENDERINGS





# DEMOGRAPHICS



## POPULATION

1 MILE	5 MILES	10 MILES
6,795	81,831	262,658



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	5 MILES	10 MILES
\$75,105	\$94,555	\$96,012



## HOUSEHOLD INCOME DISTRIBUTION

### \$200,000 or More

1 MILE	5 MILES	10 MILES
5.3%	9.1%	9.6%



## MEDIAN HOME VALUE

### \$1,000,000 or More

1 MILE	5 MILES	10 MILES
1.9%	2.5%	2.5%



## COLLEGE DEGREE

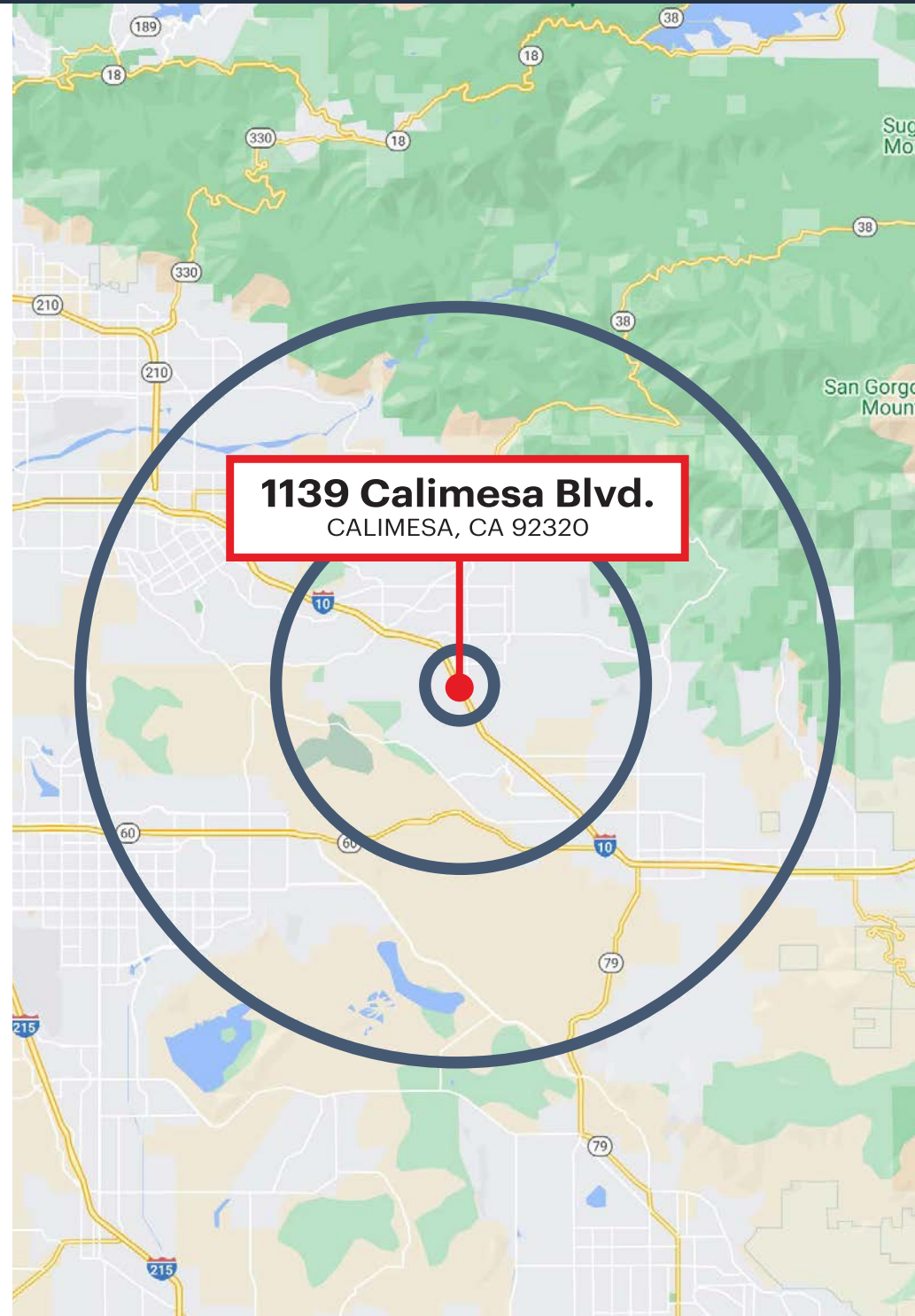
### BACHELOR DEGREE OR HIGHER

1 MILE	5 MILES	10 MILES
1,045	15,548	54,659



## TOTAL RETAIL EXPENDITURES

1 MILE	5 MILES	10 MILES
\$69.7 M	\$951.6 M	\$3 B



**1139 Calimesa Blvd.**  
CALIMESA, CA 92320

\*Demographics Source: Sites USA REGIS Online 6/28/22