

# PRIME RETAIL DEVELOPMENT SITE



***Sale Price Reduced!***

**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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HATHAWAY**  
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## 36240 Cherry Valley Blvd, Calimesa, CA 92320

### 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

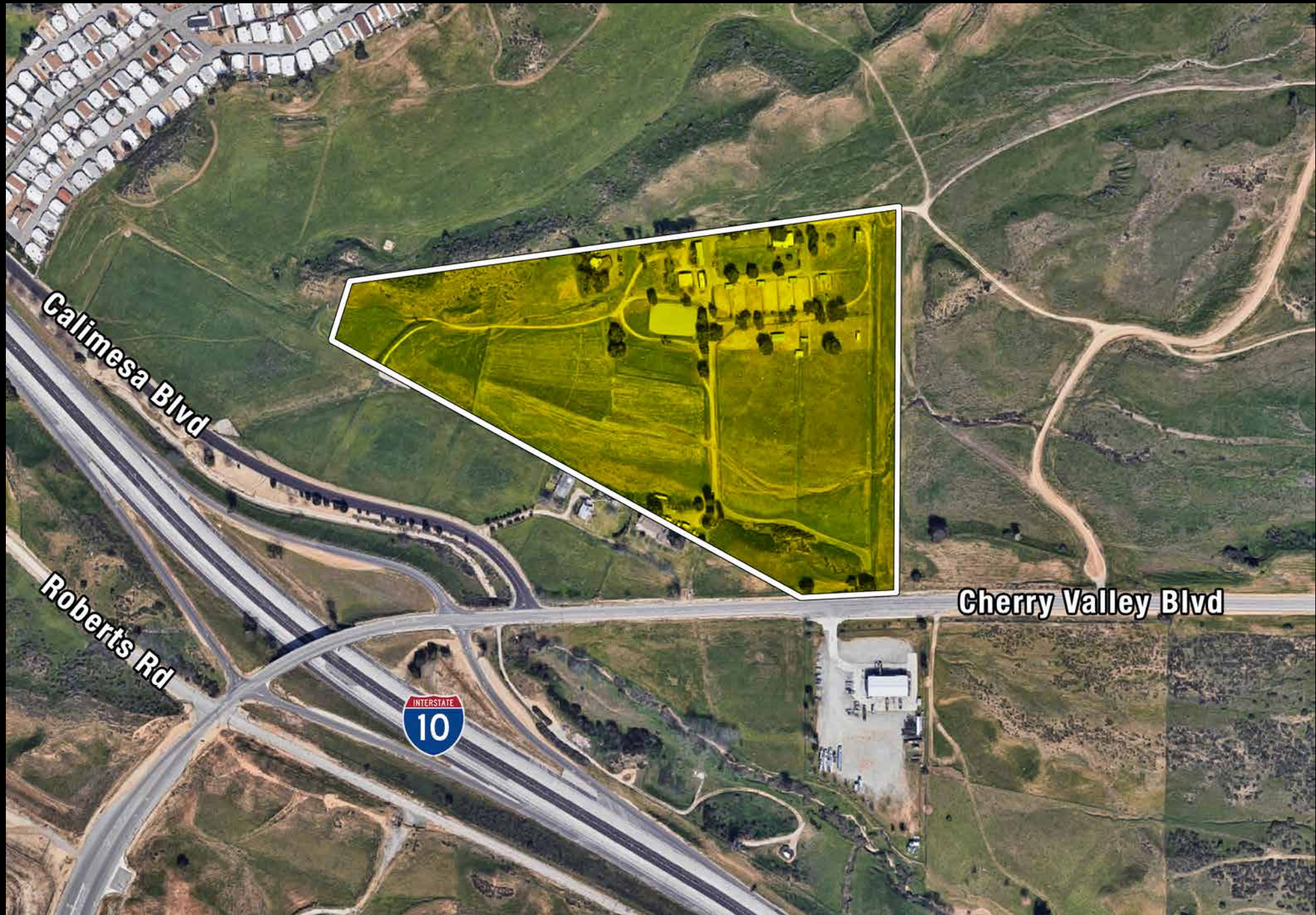
- Prime retail development site
- 27.66 acres of raw land
- Ideal for shopping center, big-box store, etc.
- Calimesa Specific Plan Zone C-R (Regional Commercial) — FAR 75:1
- Fantastic Cherry Valley location
- At I-10 Freeway on/offramps
- Adjacent to Yucaipa, Beaumont and Oak Glen
- 10 miles to Redlands — 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~~ \$6,000,000 (\$5.64 Per SF Land Value)

All Cash to Seller



# Property Aerial





# Assessor's Parcel Map

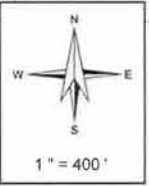
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

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



ASSESSOR'S MAP BK413 PG.27  
Riverside County, Calif

Arce Diaz

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

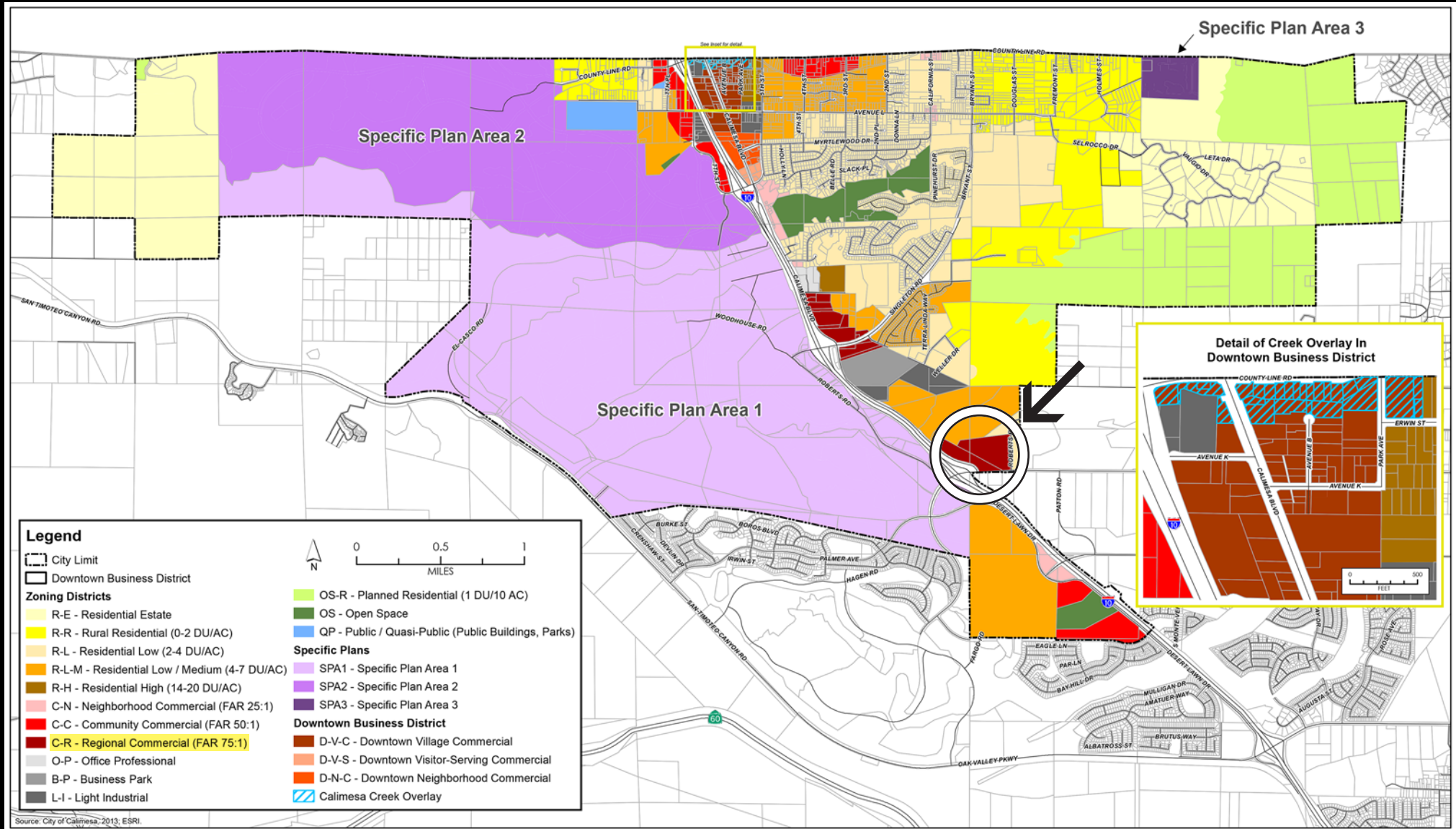
CHERRY VALLEY BLVD.

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
2/1/1974	11	14
5/1/1974	18	15
12/1/1978	PM ST	15
12/1/1988	16	T ST
2/1/1988	5	17
2/1/1988	6	18
2/1/1988	17.18	20.21
3/16/2000	12.13	22

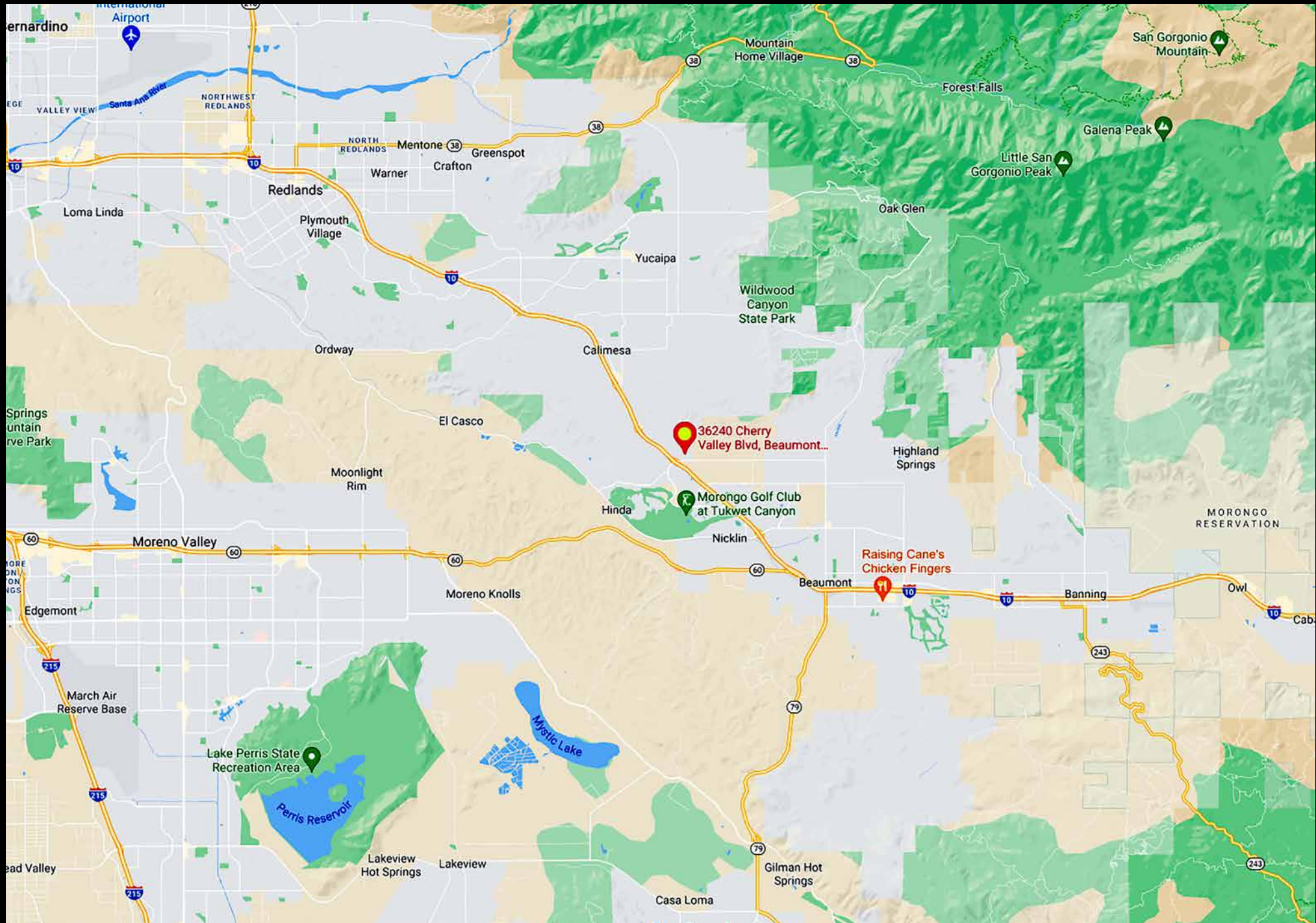
Apr 2020

# Calimesa Zoning Districts Map

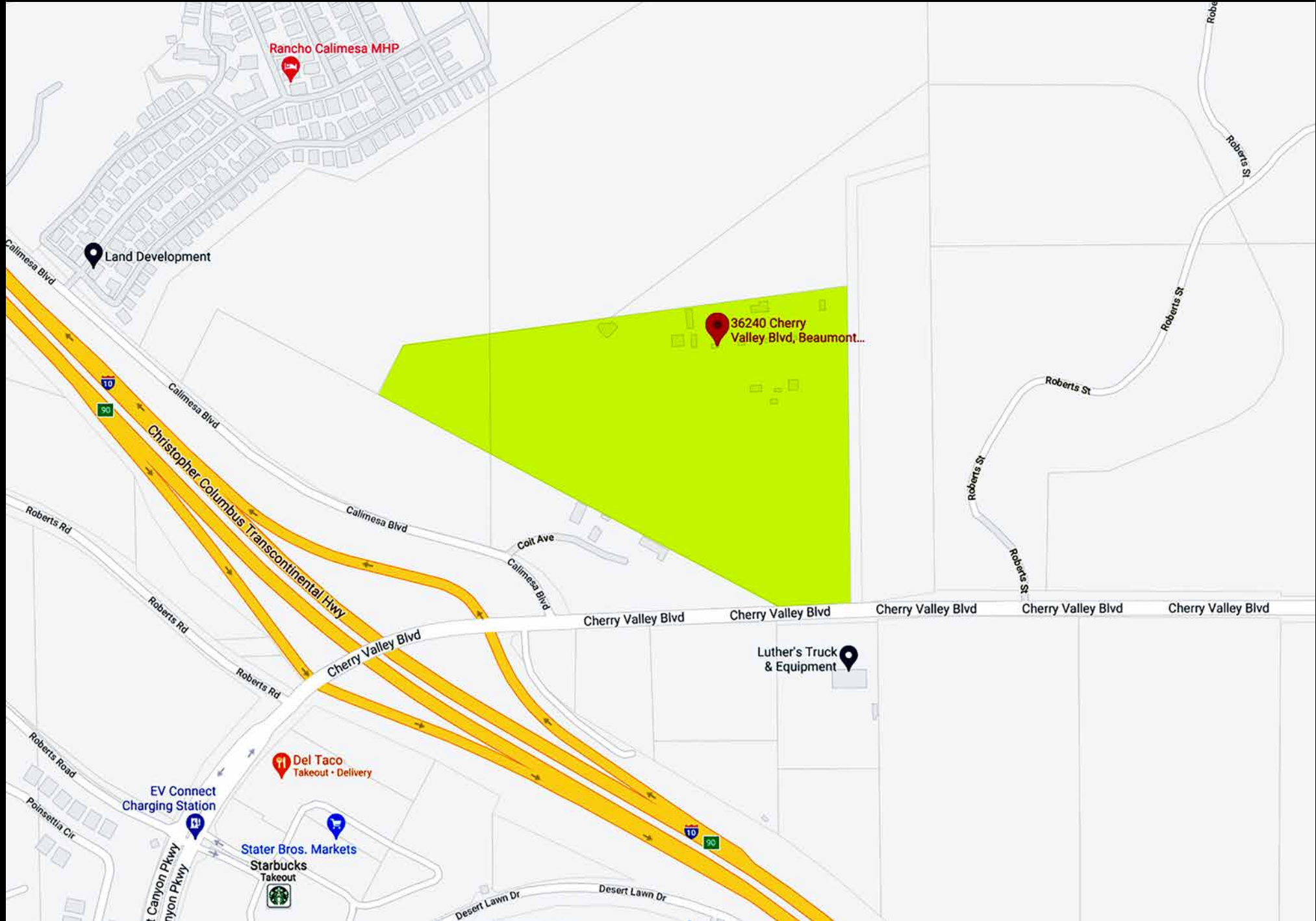




# Region Map



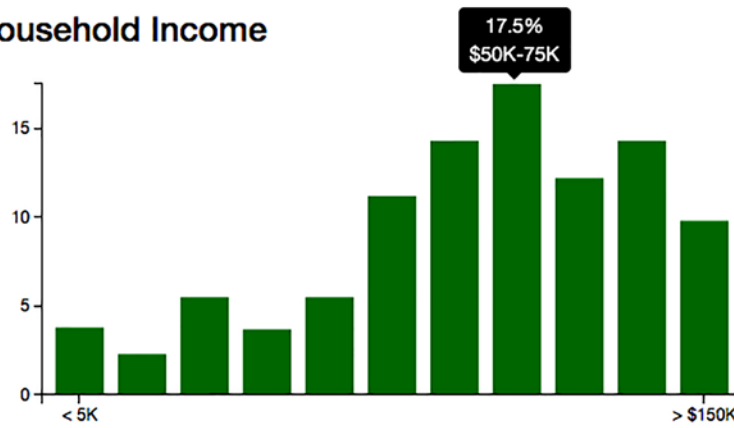
# Area Map





# Demographics for Zip Code 92320

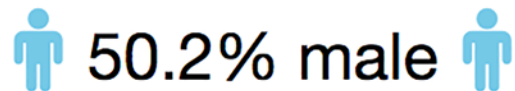
## Household Income



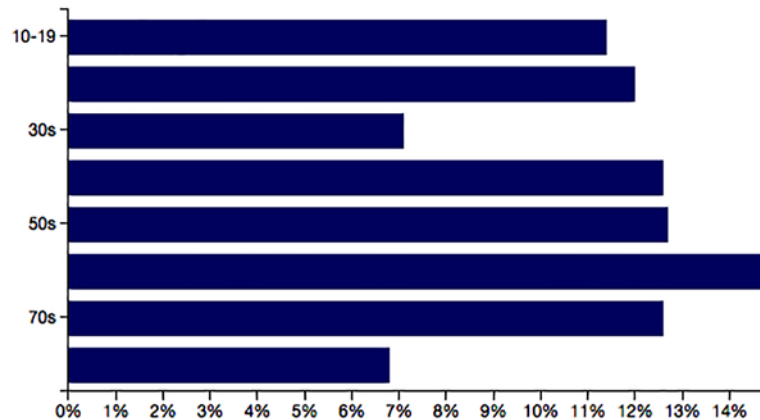
Median household: \$56,051

Median individual: \$27,015

## Gender

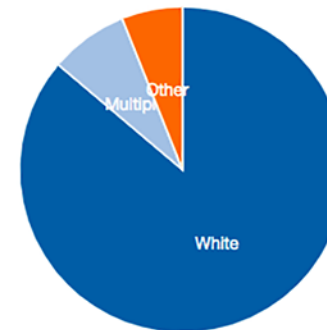


## Age



Median: 47.9 years old

## Race



Mode: 79.8% White

## Rent



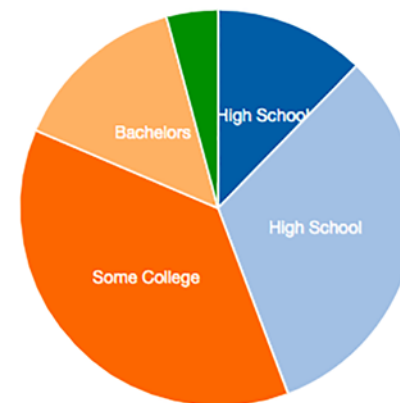
\$1135 / month

## Median House Value



\$218,885

## 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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