

**INLAND EMPIRE, CALIFORNIA
ZONED LITE INDUSTRIAL
△ THE CITY OF WILDOMAR, CA
DEVELOPMENT OPPORTUNITY**

*All information is deemed
reliable, but is not
guaranteed.

Jennifer Esser
Sr. Broker/Principal
BRE License #00833875
Armando Olivares
Broker
BRE License #01700781
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com



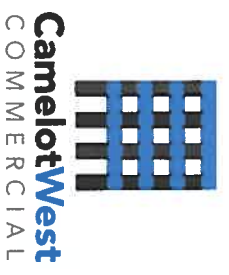


MANUFACTURING | DISTRIBUTION

34790 Frederick, Wildomar, CA 92595 5.28 ACRES

*All information is deemed reliable, but is not guaranteed.

Jennifer Esser
Sr. Broker/ Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com





PRICE \$7,500,000

TOTAL SQ. FT 5.28 Acres
(229,997 SQ.FT)

CAP RATE N/A

YEAR BUILT N/A

PARKING 92

PARCEL # 367-300-001

BUILDINGS Contact Broker

*All information is deemed reliable, but is not guaranteed.

Jennifer Esser
Sr. Broker/ Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com





INVESTMENT OVERVIEW

CITY OF WILDOMAR – RARE I.E. LITE INDUSTRIAL

**HARD TO FIND LITE INDUSTRIAL PROPERTY ZONE M-SC
GENERAL PLAN LAND USE: LITE INDUSTRIAL.
(MANUFACTURING-SERVICE COMMERCIAL ZONE)**

- THE THRIVING CITY OF WILDOMAR SITS AT THE FOREFRONT OF THE MOST IMPORTANT DISTRIBUTION LOCATION- THE INLAND EMPIRE.
- DIRECT FREIGHT LINES INTO LOS ANGELES AND LONG BEACH MAKE THIS PARTICULAR PROPERTY A RARE FIND AS INVESTORS, DISTRIBUTION, AND FLEX BUSINESSES HAVE SATURATED THE MARKET IN THE INLAND EMPIRE.
- POSITIONED ALONGSIDE TO I-15 FREEWAY
- THIS LOCATION PROVIDES ACCESS THROUGHOUT THE INLAND EMPIRE, INCLUDING LOS ANGELES, LONG BEACH, AND SAN DIEGO.



*All information is deemed reliable, but is not guaranteed.

Jennifer Esser
Sr. Broker/ Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com



CamelotWest
COMMERCIAL



PROPERTY

- ZONED LITE INDUSTRIAL
- LOGISTICS | MANUFACTURING
- DISTRIBUTION OPPORTUNITY
- CITY PLANNERS POSITIVE FEEDBACK
- IMMEDIATE FREEWAY ACCESS TO I-15



Jennifer Esser
Sr. Broker/ Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com

*All information is deemed reliable, but is not guaranteed.

INVESTMENT SUMMARY

- FULLY GRADED
- LONG DRIVEWAY ENTRANCE IN PLACE
- DEVELOPMENT OPPORTUNITY
- UTILITIES
- NATURAL WELL WATER
- FULLY RENTED TRUCK AND TRAILER PARKING/STORAGE
- FULLY RENTED DUPLEX AND MANUFACTURED HOME
- SPECIFIC PROJECT SUBJECT TO APPROVAL BY CITY PLANNERS

Jennifer Esser
Sr. Broker/ Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
jennifer@camelotwest.com



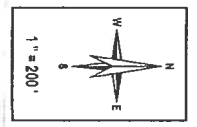
*All information is deemed reliable, but is not guaranteed.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESOR'S OFFICE MAY NOT CORRECT WITH LOCAL LOT SPLIT OR BOUNDARY SITE DISCREPANCIES

S 1/2, SW 1/4 OF SEC. 25 T.6S, R.14W
CITY OF WILDOMAR

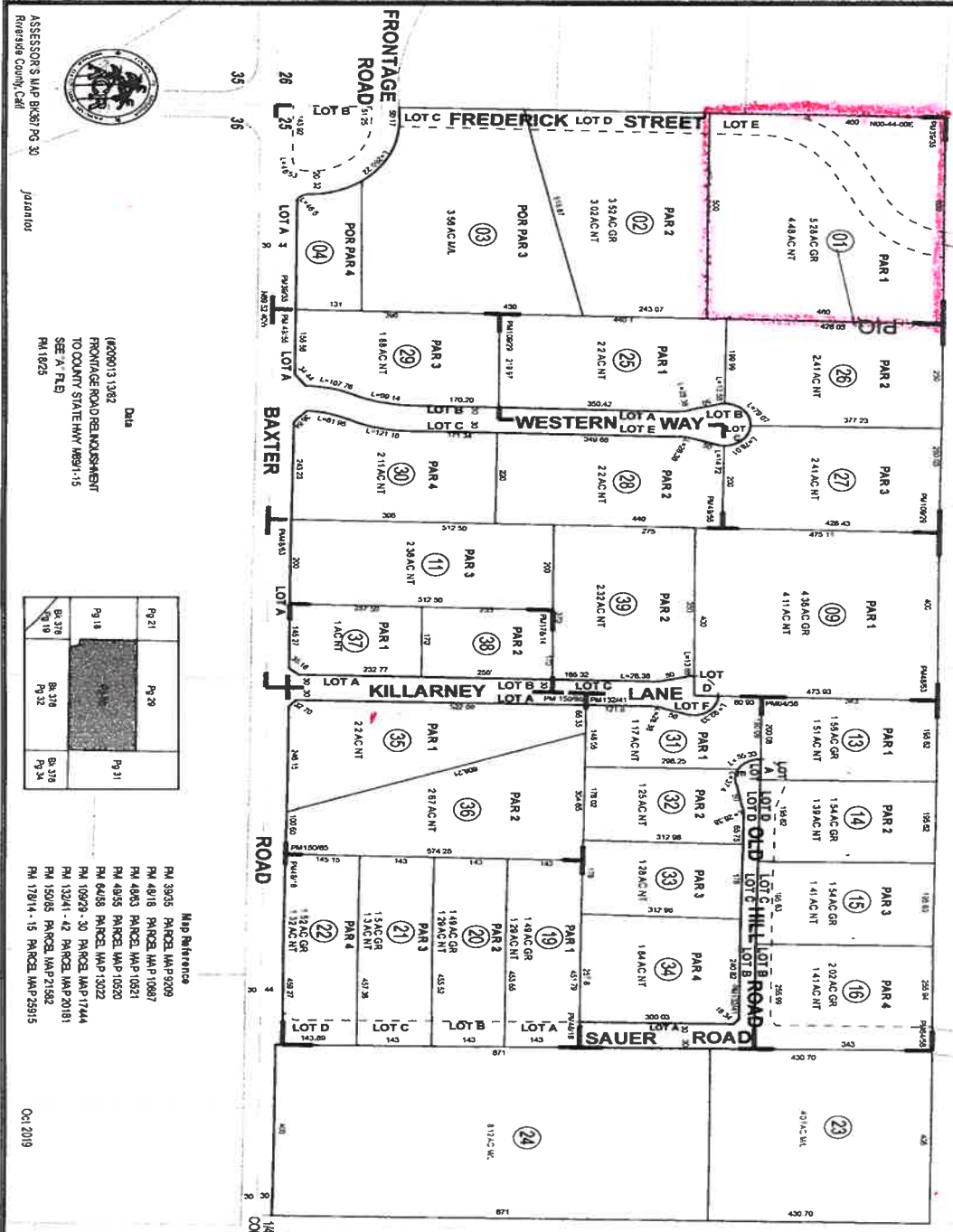
TRA 025-011

367-30
367-20



Legend

- LOT LINES
- BOUNDARIES
- OBLIQUE
- BOUNDARY DOWNS
- OVERLAP
- LIGHTNING
- EASEMENT
- EASEMENT



ASSESSOR'S MAP BOOK PG 30
Riverside County, Calif



Date
10/20/2013 13:52
FRONTAGE ROAD ENCUMBRANCE
TO COUNTY STATE HW 16291.15
SEE A, F, B
RM 1625

Pg 21	Pg 29
Pg 18	Pg 31
Bk 318 Pg 18	Bk 318 Pg 31
Bk 318 Pg 32	Bk 318 Pg 34

Map Reference

- RM 3035 PARCEL MAP 0209
- RM 4818 PARCEL MAP 1067
- RM 4833 PARCEL MAP 10521
- RM 4935 PARCEL MAP 10520
- RM 6438 PARCEL MAP 13022
- RM 10929-30 PARCEL MAP 17444
- RM 15241-42 PARCEL MAP 20181
- RM 15205 PARCEL MAP 21582
- RM 17214-15 PARCEL MAP 25915

01-2019

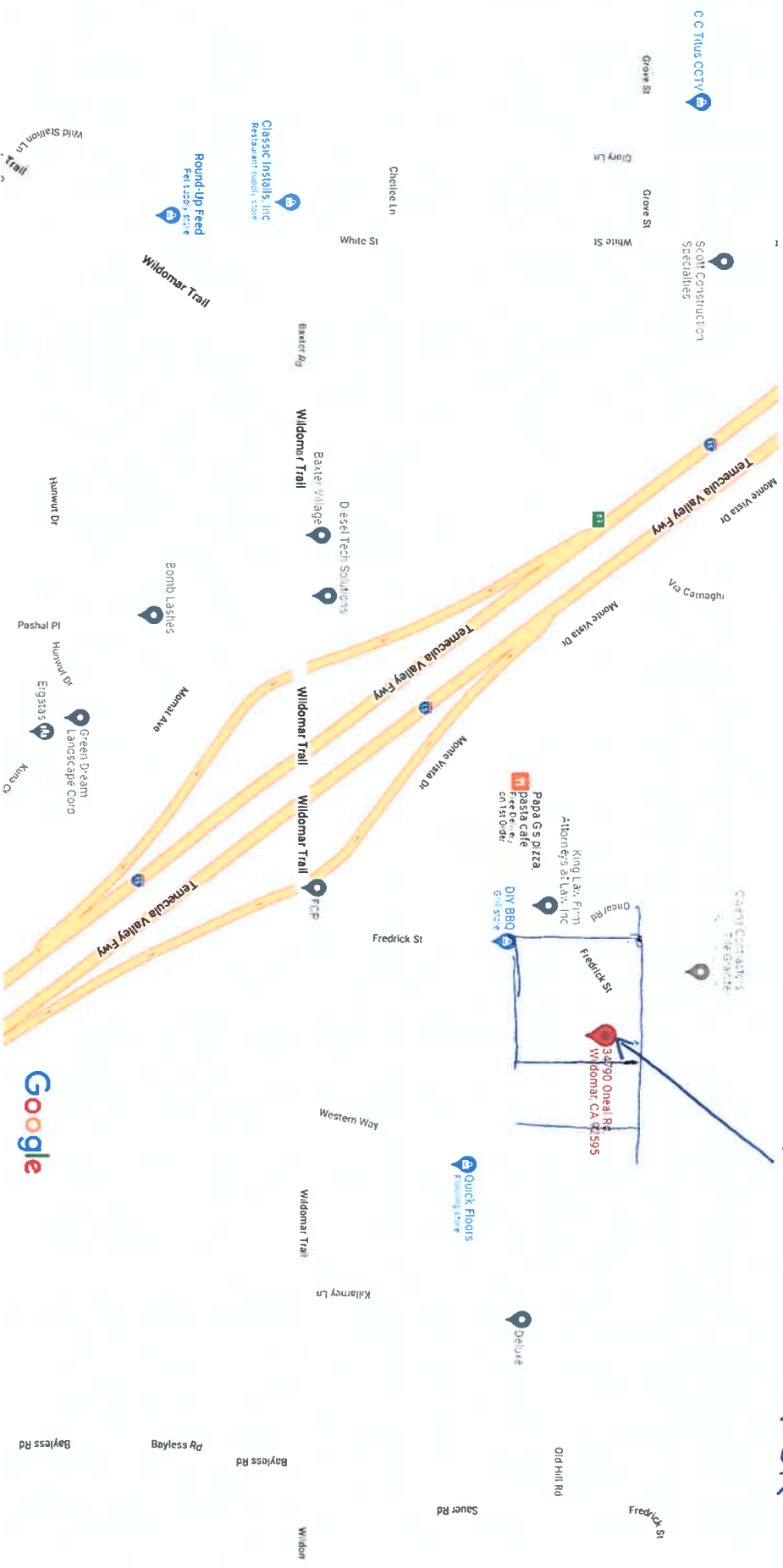
Size **Out/In** **Area**

1/4	1/4	5.00
1/2	1/2	10.00
3/4	3/4	15.00
1	1	20.00
1 1/4	1 1/4	25.00
1 1/2	1 1/2	30.00
1 3/4	1 3/4	35.00
2	2	40.00
2 1/4	2 1/4	45.00
2 1/2	2 1/2	50.00
2 3/4	2 3/4	55.00
3	3	60.00
3 1/4	3 1/4	65.00
3 1/2	3 1/2	70.00
3 3/4	3 3/4	75.00
4	4	80.00

This map is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Google Maps 34790 Oneal Rd

34790 FREDERICK



Map data ©2022 Google

200 ft



INLAND EMPIRE INDUSTRIAL

Listing Price	Total Units	3
\$7,500,000		
Current CAP	N/A	
Pro Forma CAP	No. of Buildings	3
	Land Acres	229,997 sq. ft.
Price Per S.F.-\$31-\$38	Loan Amount	
	Down Payment	
Expenses Per S.F.	\$n/a	
Estimated Annualized Operating Data		
Scheduled Rental Income	Current	Pro Forma
	\$195,000.00	\$
Other Income CAMS	\$ N/A	\$
Less Vacancy		\$
Gross Operating Income	\$	\$
Less Expenses	\$32,000	\$
Net Operating Income	\$163,000	\$
Pre-Tax Cash Flow	\$	\$

Estimated Annualized Expenses

	Current	Pro Forma
Projected Taxes	\$	\$
Insurance	\$	\$
Electricity	\$	\$
Gas	\$	\$
Water	\$	\$
Landscaping	\$	\$
Maintenance/Mgmt	\$	\$
Permits/Licenses	\$	\$
Total Expenses	\$	\$
Expenses Per S.F.	\$n/a	\$

Highlights

- ZONED LITE INDUSTRIAL
- DYNAMIC UPSIDE
- FREEWAY CLOSE
- LONG-TERM HOLD BENEFIT
- SEPARATE METERS

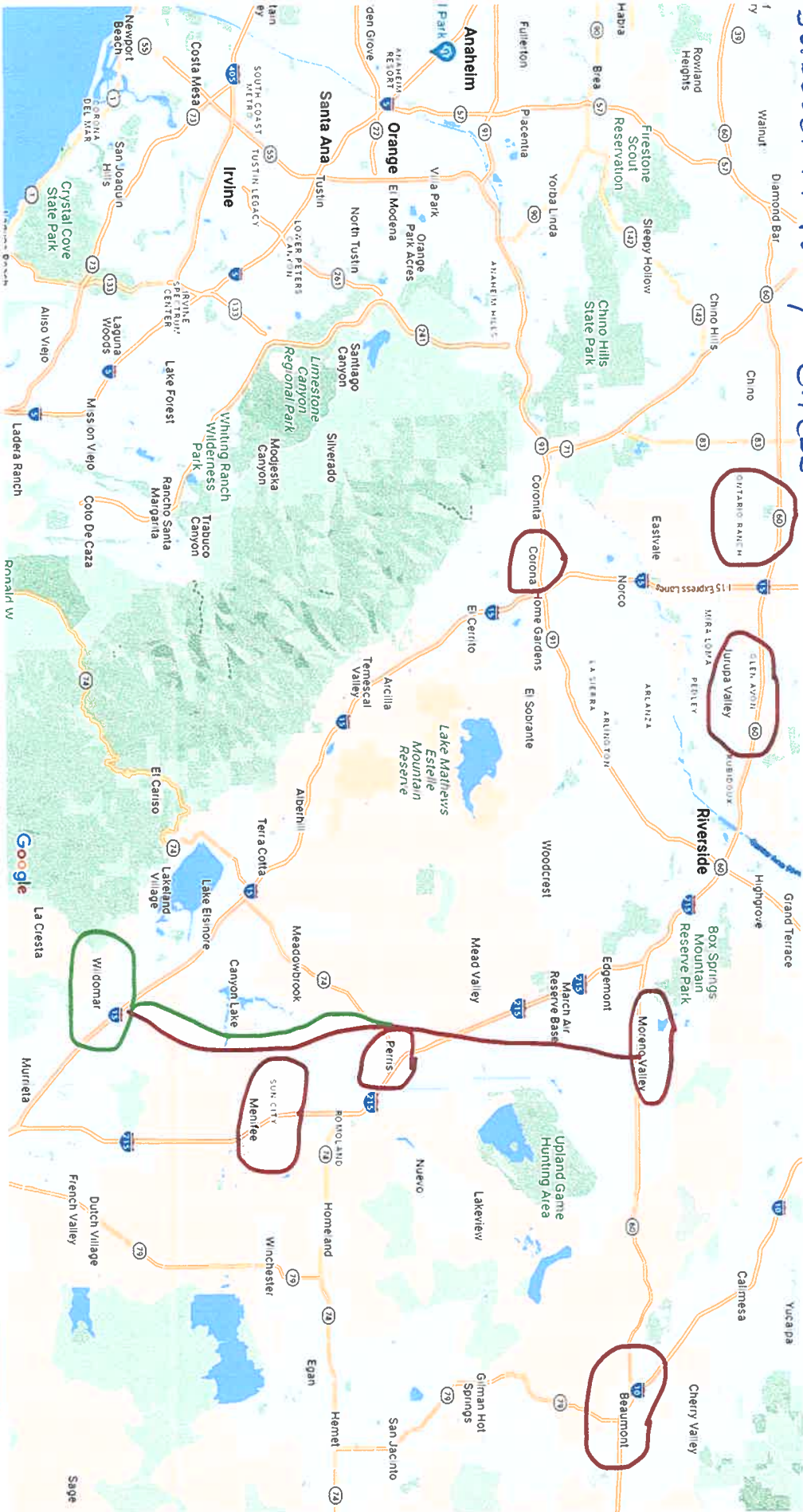
*All information is deemed reliable, but is not guaranteed.

Jennifer Esser
 Sr. Broker/ Principal
 BRE License #00833875
 714.731.7000
 949-508-6678 cell
 Jennifer@camelotwest.com



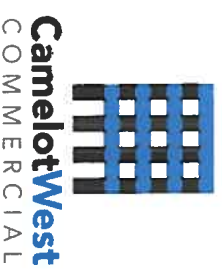
CamelotWest
 COMMERCIAL

SUBJECT PROPERTY: *Green Circle* SALE COMP MAP



*All information is deemed reliable, but is not guaranteed.

Jennifer Esser
 Sr. Broker/ Principal
 BRE License #00833875
 714.731.7000
 949-508-6678 cell
 Jennifer@camelotwest.com



SALE COMPARABLES

1 38901 Merito Ave **SOLD**


Hemel, CA 92543 **Riverside**

Recorded Seller: Mary C. Mayers
125 N Yale St
Hemel, CA 92544
(951) 658-7144 (p)

True Seller: Mary C. Mayers
125 N Yale St
Hemel, CA 92544
(951) 658-7144 (p)

Sale Date: Mar 18, 2022
Sale Price: Not Disclosed
Parcels: 442-030-001
Comp ID: 6923235
Comp Status: In Progress

Type 2 Star Land
Land Acres: 4.77 AC
Land SF: 207,781 SF
Zoning: R3



2 16894 Valley Blvd **SOLD**

Fontana, CA 92335 **Riverside**


Recorded Buyer: 16894 Valley Blvd Investors LLC

Recorded Seller: P3 Fontana Owner LLC
408 8th St
Brea, CA 90286
(714) 820-0590 (p)

True Seller: Tom Aschcraft
408 8th St
Mannheim Beach, CA 90286
(310) 620-8590 (p)

Sale Date: Mar 2, 2022
Sale Price: \$16,976,000
Parcels: 0235-141-04
Comp ID: 6918648
Comp Status: In Progress

Type 2 Star Land
Land Acres: 4.03 AC
Land SF: 175,647 SF
Zoning: MT




3 Little Mountain Dr - Little Mountain Dr **SOLD**

San Bernardino, CA 92405 **Riverside**

Recorded Seller: Phoenix Charities Llc
7574 Morningstar Dr
Indianapolis, IN 46240

Sale Date: Mar 2, 2022
Sale Price: Not Disclosed
Parcels: 0148-303-21, 0148-303-22, 0148-303-24
Comp ID: 6905681
Comp Status: Public Record

Type 2 Star Land
Land Acres: 6.83 AC
Land SF: 283,956 SF



4 210 Fwy **SOLD**


Fontana, CA 92336 **Riverside**

Recorded Buyer: Sage Citrus Fontana Llc
3837 Birch St
Newport Beach, CA 92660

Recorded Seller: D.T.M Land Company
9440 Autoplex St
Monterey, CA 91763
(909) 925-5975 (p)

Sale Date: Feb 28, 2022
Sale Price: \$3,500,000
Parcels: 0240-011-03, 0240-011-05, 0240-011-08
Comp ID: 6918648
Comp Status: In Progress

Type 2 Star Land
Land Acres: 8.19 AC
Land SF: 226,989 SF
Zoning: C-0



Jennifer Esser
Sr. Broker / Principal
BRE License #00833875
714.731.7000

949-508-6678 cell
Jennifer@camelotwest.com

*All information is deemed
reliable, but is not
guaranteed.

5 SWC Adams St & Ave 4 1

SOLD

Bermuda Dunes, CA 92203

Riverside

Recorded Buyer Black Diamond Pools & De-

Recorded Seller Birrer Franz X Trust

sign
40844 Carter Ln
Bermuda Dunes, CA 92203



Sale Date Feb 24, 2022
Sale Price \$1,125,000

Type Land
Land Acres 4.67 AC
Land SF 203,426 SF
Zoning R-1-12000

Parcels 607-160-009, 607-160-010
Comp ID 6911166
Comp Status In Progress

6 Overlook Pky & Via Vista Dr - Hawarden Vista 15 lot project

UNDER CONTRACT

Riverside, CA 92506

Riverside

Listing Broker REMAX One

302-310 Glennette St.

Laguna Beach, CA 92651

(949) 342-2244 (p)

Shawn Smithson
(949) 371-5569 (p)



Price \$5,499,000
On Market 264 Days

Status Under Contract

Parcels 268-320-017, 268-320-018, 268-320-019

Sale Type Investment
Type 2 Star Land
Land Acres 34.25 AC
Land SF 1,491,930 SF
Zoning RC

7 2849 Armstrong Rd - Quarry Center

FOR SALE

Jurupa Valley, CA 922609

Listing Broker **DAUM Commercial Real Es-**

tate Services

3595 E. Inland Empire Blvd,

Suite Bldg. 5

Ontario, CA 91764

(909) 980-1234 (p)

Riverside

Lee Spence

(909) 980-1234 (p)



Price **\$4,000,000**
On Market **1,671 Days**
Status **Escrow**

Parcels **3080-051-34**

Sale Type **Owner User**
Type **3 Star Land**

Land Acres **4.60 AC**

Land SF **196,020 SF**

Zoning **C-3**

8 2230 N Palm Canyon Dr - 2230 N Palm Canyon Drive

FOR SALE

Palm Springs, CA 92262

Listing Broker **Realty Trust Group**

600 E Tahquitz Canyon Way

Palm Springs, CA 92262

(760) 327-8000 (p)

Riverside

Michael Kassinger

(760) 668-2322 (p)



Price **\$3,600,000**
On Market **463 Days**
Status **Escrow**

Parcels **604-270-003, 604-270-005, 604-270-006**

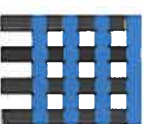
Sale Type **Owner User**

Type **Land**

Land Acres **4.68 AC**

Land SF **203,861 SF**

Zoning **C-1 and R-2**



CamelotWest
COMMERCIAL

10 Ethanac Rd - +/- 5.29 acres Perris

FOR SALE

Manifee, CA 92586

Listing Broker Camden Mckay Realty
11101 Seven Pines Dr
Rancho Cucamonga, CA 91737

Riverside

Michael Mucino
(909) 841-0243 (p)



Price \$2,500,000
On Market 0 Days
Status Pending
Parcels 329-250-011

Sale Type Investment
Type 2 Star Land
Land Acres 5.29 AC
Land SF 230,432 SF
Zoning CC

11 Ranchoero Rd

UNDER CONTRACT

Hesperia, CA 92346

Listing Broker Kidder Mathews
5 Park Plaza, Suite 1700
Irvine, CA 92614
(949) 557-5000 (p)

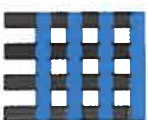
Riverside

David Burback
(949) 557-5005 (p)



Price \$2,500,000
On Market 378 Days
Status Under Contract
Parcels 0357-591-60

Sale Type Investment
Type 2 Star Land
Land Acres 6.00 AC
Land SF 261,360 SF



CamelotWest
COMMERCIAL

SOLD

1640-1650 6th St

Corona, CA 92879

Sale on 12/13/2021 for \$4,194,392 (\$35.13/SF) - Research Complete (Part of Multi-Property)
Industrial Land of 2.74 AC (119,381 SF)



See below

Jennifer Esser

Sr. Broker/ Principal

BRE License #00833875

714.731.7000

949-508-6678 cell

Jennifer@camelotwest.com

*All information is deemed reliable, but is not guaranteed.

Sale Date: 12/13/2021

Escrow Length: 180 days

Sale Price: \$4,184,392-Allocated

Sale Type: Investment

Land Area:

2.74 AC (119,381 SF)

Proposed Use: Industrial, Auto Salvage Facility, Car Wash, Cement/Gravel Plant, Contractor Storage Yard, Industrial Park, Recycling Center, Service Station, Truck Stop, Truck Terminal

Price/SF Land Gross: \$35.13 (\$1,530,464.86/AC)

Zoning: M3

Sale Conditions:

Redevelopment Project

Transfer Tax: \$7,298.50

Topography: Level

On-Site Improv: Asphalt paved lot

Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water Legal Desc: 1.16 ACRES MIL FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS

Jennifer Esser

Sr. Broker/ Principal

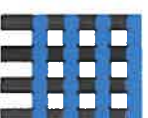
BRE License #00833875

714.731.7000

949-508-6678 cell

Jennifer@camelotwest.com

*All Information is deemed reliable, but is not guaranteed.



CamelotWest
COMMERCIAL

1640-1650 6th St SOLD Industrial Land of 2.74 AC (119,381 SF) (cont'd)

Legal Desc: **1.16 ACRES M/L FOR TOTAL DESCRIPTION SEE ASSESSOR'S MAPS**
Document No: **0733243**

Transaction Notes

This is the sale of an industrial building with a square footage of 10,900 and 2.74 acres of land. The listing broker reports an escrow length of 180 days and that there was a 1031 exchange on the seller's side. The site sits on 6th Street and Magnolia in close proximity to the 15 freeway on/off-ramp and the 91 Freeway is also nearby. The site is zoned M3, heavy industrial. The property was sold for land value and a redevelopment project is possible.

Current Land Information ID: 12040383

Zoning: **M3**

Proposed Use: **Industrial/Auto Salvage Facility/Car Wash/Cement/Gravel Plant/Contractor Storage Yard/Industrial Park/Recycling Center/Service Station/Truck Stop/Truck Terminal**

Density Allowed: **-**

Land Area:

119,381 SF (2.74 AC)

Number of Lots: **3**

On-Site Improv:

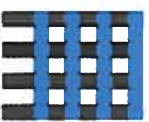
Asphalt paved lot

Max # of Units: **-**

Lot Dimensions: **-**

Jennifer Esser
Sr. Broker / Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com

*All information is deemed reliable, but is not guaranteed.



CamelotWest
COMMERCIAL

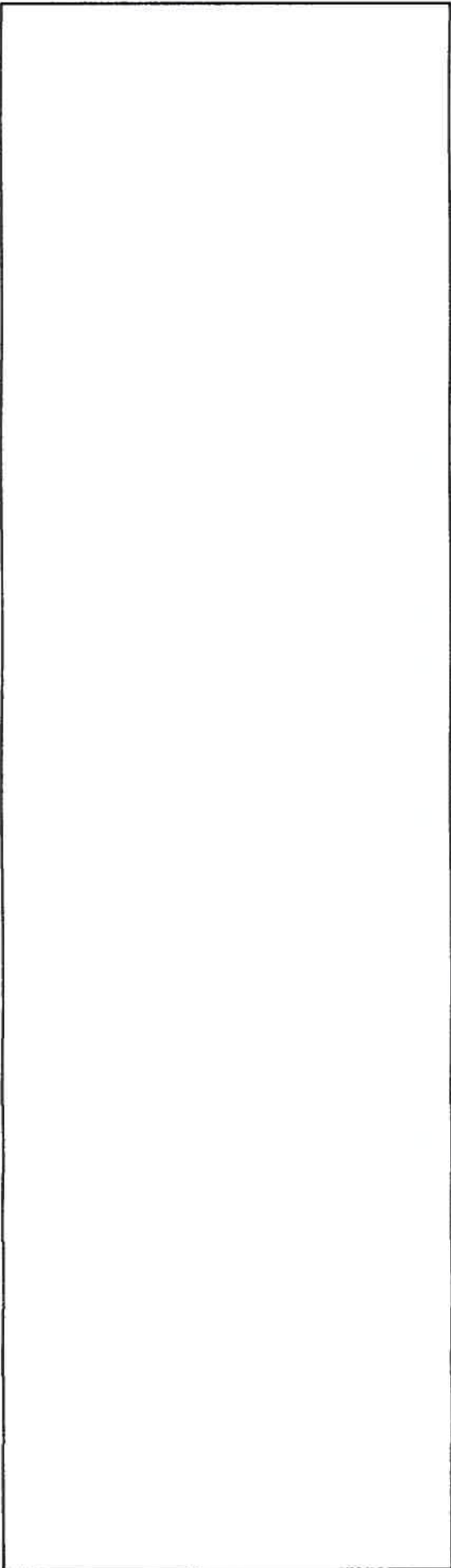


Units per Acre: -	Owner Type: Corporate/User
Improvements: -	
Topography: Level	
Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water Location Information	
Metro Market: Inland Empire (California)	
Submarket: Inland Empire Easy/Corona/Eastvale	
County: Riverside	
CBSA: Riverside-San Bernardino-Ontario, CA	
CSA: Los Angeles-Long Beach, CA	
DMA: Palm Springs, CA	

Jennifer Esser
Sr. Broker/ Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com

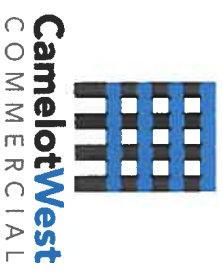
*All information is deemed
reliable, but is not
guaranteed.





Jennifer Esser
Sr. Broker/ Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com

*All information is deemed
reliable, but is not
guaranteed.



MOST RECENTLY SOLD

<p>Address: 3315 Webster, Parris, CA Price: \$61 Million (All Cash) PSF: \$25.00 Buyer: Public Reit Zoning: Light Industrial Type: Raw Land Area: East Inland Empire</p>
<p>Address: Riverside Drive, Mira Loma Price: \$11.5 Million PSF: \$35.00 Buyer: LLC in S.F. Zoning: Rough Graded Type: Raw Land</p>
<p>Address: Nance St. Parris, CA Price: \$16,650 Million PSF: \$38.00 Buyer: Industrial Group Atlanta Georgia Zoning: Rough Graded Plans: 208,000 Distribution building- Unentitled</p>

*All information is deemed reliable, but is not guaranteed.

Jennifer Esser
Sr. Broker/Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com



MOST RECENTLY SOLD

Address: 350 Iowa St, Redlands
Price: \$20.85 Million
PSF: \$51.00
Buyer: LBA Realty (Logistics)
Type: Vacant parcel

Address: 2586 Lilac, Bloomington, CA
Price: \$20.500 Million
PSF: \$51.00
Buyer: Industrial Buyer Texas

Address: 21660 Main St. Grand Terrace, CA
Price: \$8 Million (Cash)
PSF: \$18.00
Buyer: Condor Energy Storage

*All information is deemed reliable, but is not guaranteed.

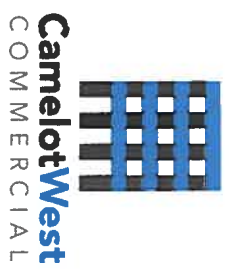
Jennifer Esser
Sr. Broker/ Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com



<p>Address: 1640 6th St. Corona, CA Price: \$4.1 Million PSF: \$35.00 Buyer: Irvine Buyer Type: Redevelopment</p>
<p>Address: 27955 Dawson Rd. Menifee, CA Price: \$4.65 Million PSF: \$24.00 Buyer: Core Industrial Type: Assemblage</p>
<p>Address: Kendall Dr. San Bernadino, CA Price: \$4.5 Million (cash) PSF: \$18.00 Buyer: Irvine Buyer Type: Raw Land/ Future Development- Unentitled</p>

Jennifer Esser
Sr. Broker/ Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com

*All information is deemed
reliable, but is not
guaranteed.



SOLD

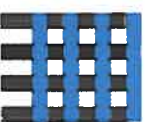
Address: 210 Fwy Fontana, CA 92336
Sale Date: Feb 25th, 2022
Price: \$5,500,000
Acres: 5.19
SQ FT: 225,989
Zoning: C-G
Price per SQ Ft: \$23.93

Address: 15894 Valley Blvd. Fontana, CA 92335
Sale Date: March 2nd, 2022
Sale Price: \$15,975,000
Acres: 4.03
SQ FT: 175,547
Zoning: M1
Price per SQ FT: \$91

Address: 26230 Jefferson Ave Murrieta, CA 92562
Price: 3,155,922
Status: Under Contract
Acre: 4.83
SQ FT: 210,395

*All information is deemed
reliable, but is not
guaranteed.

Jennifer Esser
Sr. Broker/ Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com



CamelotWest
COMMERCIAL

SOLD

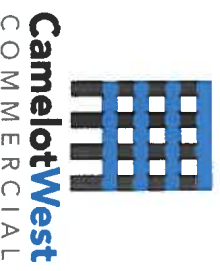
Address: 853 E 1st St Beaumont, CA 92223
Sale Date: June 30 2022
Sale Price: \$5,400,000
Buyer: Brookfield Properties Atlanta based company
Land SF: 218,236 SF
Zoning: Industrial
Price per SQ Ft: \$25

Address: 150 Harley Knox Blvd. Parris, CA 92571
Sale Date: Apr 22, 2022
Sale Price: \$5,250,000
Buyer: Clayco Inc. Chicago based company
Land SF: 388,991 SF
Zoning: RAS
Price per SQ FT: \$13

Address: E Oleander Ave- & Harley Knox Parris, CA 92571
Sale date: Mar 11, 2022
Sale Price: \$15,661,000
Buyer: First Industrial Realty Trust
Land SF: 372,874 SF
Zoning: M/APZ
Price per SQ FT: \$42

*All information is deemed reliable, but is not guaranteed.

Jennifer Esser
Sr. Broker/ Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com



SOLD

Address: 19785 Patterson Ave Perris, CA 92570 Sale Date: Mar 1, 2022 Sale Price: \$8,100,000 Buyer: Blusv Ca Patterson Ave LLC Land SF: 224,334SF Zoning: M-SC Price per SQ Ft: \$36	Address: 2985 Wilson Ave Perris, Ca 92571 Sale Date: Jan 31, 2022 Sale Price: \$4,113,500 Buyer: Clayco Inc. Missouri based company Land SF: 432,986 SF Zoning: LI Price per SQ FT: \$10
--	--

Jennifer Esser
Sr. Broker/ Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com

*All information is deemed
reliable, but is not
guaranteed.





SALE COMPARABLES SUMMARY

Looking at the comparable sales:

E-commerce buying has risen to such great heights over the last two years, causing more development of Industrial land. For the past seven years, the net absorption rate has exceeded expectations, causing an overwhelming need for industrial space.

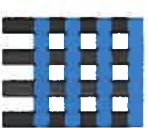
Manufacturing, Logistics, and distribution are key enterprises ideal for this location and price point.

\$31.65 per SQ FT minimum for the land - \$36.95 per SQ FT Maximum

PRICE PER FOOT COMPARABLE

Jennifer Esser
Sr. Broker/ Principal
BRE License #00833875
714.731.7000
949-508-6678 cell
Jennifer@camelotwest.com

*All information is deemed
reliable, but is not
guaranteed.



CamelotWest
COMMERCIAL