

# AVAILABLE FOR SALE & LEASE

CONSTRUCTION HAS COMMENCED!

## OAK VALLEY TOWN CENTER

SOUTH SIDE OF I-10 BETWEEN CHERRY VALLEY BLVD & SINGLETON RD, CALIMESA, CA



# OAK VALLEY

town center



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±165,008

### PROJECTED POPULATION GROWTH

\* ±11,637 additions expected



\$92,134

household income



159,382

population



Over 4,655

UPCOMING NEW HOMES  
(Construction Starts 2023)

### PROPERTY FEATURES

- Approved I-10 freeway eastbound off-ramp and west bound on-ramp planned for Singleton Rd. as well as access to Cherry Valley Blvd.
- Large void area for a multitude of users.  
**Seeking: Anchors, small box, restaurants, single tenant drive thru's, entertainment and hospitality.**
- Surrounding community of ±159,000 people.
- More than ±4,600 residences expected to be completed by 2023.
- Population projected to increase by almost 10%.
- Average daily traffic count at I-10 freeway and Oak Valley, over 300,000 cars per day.
- One of the fastest growing areas of the Inland Empire.
- Three major golf courses, trails, amenities and easy access to the I-10, 5, 60, 91 and 215 freeways.



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| Trade Area                                       | Trade Area |
|--|------------|
| <b>Population</b>                                |            |
| 2021 Estimated Population                        | 159,382    |
| 2026 Projected Population                        | 167,024    |
| 2020 Census Population                           | 158,053    |
| 2010 Census Population                           | 141,906    |
| Projected Annual Growth 2021 to 2026             | 1.0%       |
| Historical Annual Growth 2010 to 2021            | 1.1%       |
| 2021 Median Age                                  | 40.2       |
| <b>Households</b>                                |            |
| 2021 Estimated Households                        | 58,405     |
| 2026 Projected Households                        | 62,050     |
| 2020 Census Households                           | 57,838     |
| 2010 Census Households                           | 50,985     |
| Projected Annual Growth 2021 to 2026             | 1.2%       |
| Historical Annual Growth 2010 to 2021            | 1.3%       |
| <b>Race and Ethnicity</b>                        |            |
| 2021 Estimated White                             | 55.9%      |
| 2021 Estimated Black or African American         | 4.4%       |
| 2021 Estimated Asian or Pacific Islander         | 7.0%       |
| 2021 Estimated American Indian or Native Alaskan | 1.6%       |
| 2021 Estimated Other Races                       | 31.2%      |
| 2021 Estimated Hispanic                          | 38.7%      |
| <b>Income</b>                                    |            |
| 2021 Estimated Average Household Income          | \$92,134   |
| 2021 Estimated Median Household Income           | \$80,100   |
| 2021 Estimated Per Capita Income                 | \$33,913   |

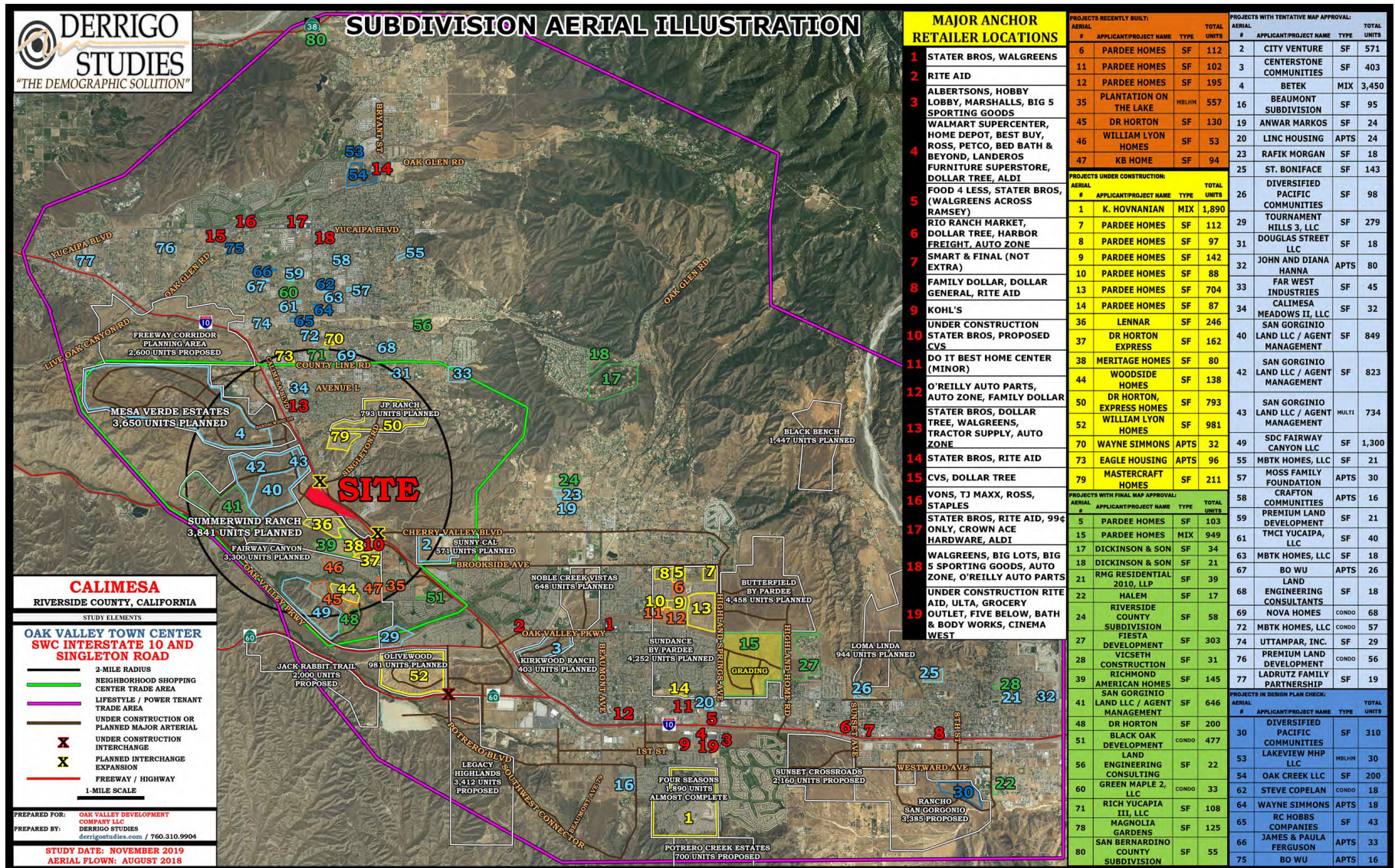
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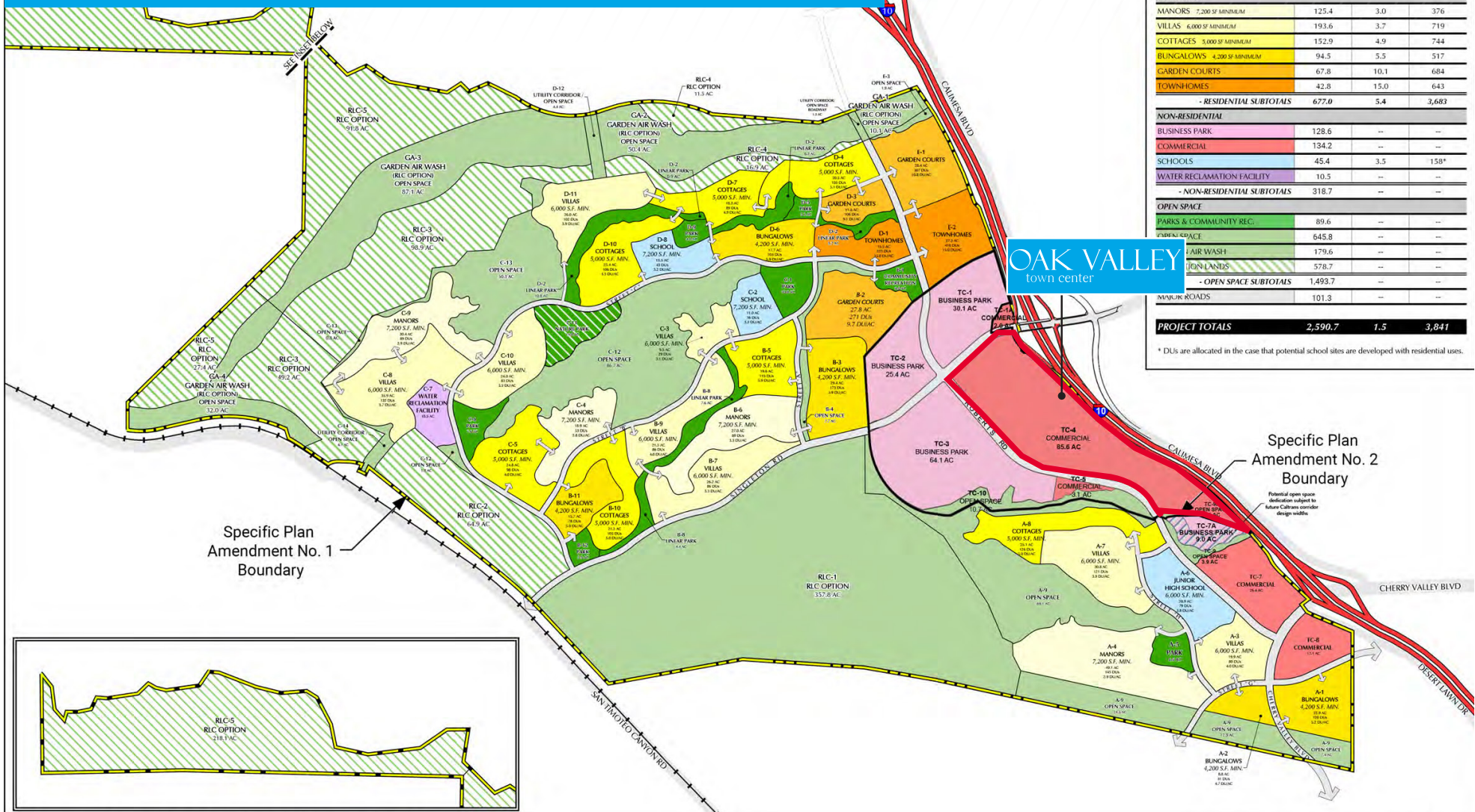


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## OAK VALLEY TOWN CENTER SOUTH SIDE OF I-10 BETWEEN CHERRY VALLEY BLVD & SINGLETON RD, CALIMESA, CA



| STATISTICAL SUMMARY                |                |            |              |
|------------------------------------|----------------|------------|--------------|
| LAND USE                           | ACRES          | DENSITY    | DUs          |
| <b>RESIDENTIAL</b>                 |                |            |              |
| MANORS 7,200 SF MINIMUM            | 125.4          | 3.0        | 376          |
| VILLAS 6,000 SF MINIMUM            | 193.6          | 3.7        | 719          |
| COTTAGES 3,000 SF MINIMUM          | 152.9          | 4.9        | 744          |
| BUNGALOWS 4,200 SF MINIMUM         | 94.5           | 5.5        | 517          |
| GARDEN COURTS                      | 67.8           | 10.1       | 684          |
| TOWNHOMES                          | 42.8           | 15.0       | 643          |
| <b>- RESIDENTIAL SUBTOTALS</b>     | <b>677.0</b>   | <b>5.4</b> | <b>3,683</b> |
| <b>NON-RESIDENTIAL</b>             |                |            |              |
| BUSINESS PARK                      | 128.6          | --         | --           |
| COMMERCIAL                         | 134.2          | --         | --           |
| SCHOOLS                            | 45.4           | 3.5        | 158*         |
| WATER RECLAMATION FACILITY         | 10.5           | --         | --           |
| <b>- NON-RESIDENTIAL SUBTOTALS</b> | <b>318.7</b>   | <b>--</b>  | <b>--</b>    |
| <b>OPEN SPACE</b>                  |                |            |              |
| PARKS & COMMUNITY REC.             | 89.6           | --         | --           |
| AIR WASH                           | 645.8          | --         | --           |
| WATER RECLAMATION FACILITY         | 179.6          | --         | --           |
| OPEN SPACE                         | 578.7          | --         | --           |
| <b>- OPEN SPACE SUBTOTALS</b>      | <b>1,493.7</b> | <b>--</b>  | <b>--</b>    |
| MINOR ROADS                        | 101.3          | --         | --           |
| <b>PROJECT TOTALS</b>              | <b>2,590.7</b> | <b>1.5</b> | <b>3,841</b> |

\* DUs are allocated in the case that potential school sites are developed with residential uses.

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### ABOUT CALIMESA

Calimesa is one of the fastest growing residential markets in Riverside County. It is located in the Yucaipa Valley section of Southern California's Inland Valley, and at the western edge of the San Geronio Pass between San Bernardino and Palm Springs. Neighboring cities include Yucaipa, Redlands, Moreno Valley and Beaumont.

The city is immediately accessible from Interstate-10, providing access through the San Geronio Pass, which stretches through the center of the city, serving as a key transportation corridor to Arizona and desert communities at its east as well as the Los Angeles Metropolitan area to the west. The city limits of Calimesa also extend south to the City of Beaumont, California.

#### *Quickly Expanding Residential*

Everything about this city is blossoming. Even with the current market conditions, there is still a demand for close-in grocery and casual food from the area's growing residential population. There are currently multiple projects under development in Calimesa, including both commercial and residential plans to expand the city. Country Club Village, and Garland at Summerwind Ranch are some of those residential planned developments currently making progress in Calimesa. Also, Rancho Citrus Business Park, a mixed-use commercial and light industrial park, which is currently being built, received a one-year development extension in November 2020.

Part of the expected growth in Calimesa includes a strong housing growth including double digit projected population and household growth which is expected within the next 5 years. The median home value in Calimesa is currently \$384,000, which is up 15.3% over the past year and is projected to increase by 4.7% over the next year. Currently, the Inland Empire East is experiencing a historical low vacancy rate of 4.8% and is home to several notable businesses including Amazon, Ashley Furniture, DMSI, Floor & Décor, Home Depot, Kohl's, Ross Stores, Target, Under Armour, and Wayfair. There is no similar competition for approximately 4 miles and steady housing growth on the rise. This makes Calimesa a prime location with an extensive growing residential market and little to no current retail.



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