

Market Positioning and Pricing Analysis



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SWC County Line Road and 7th Place
Calimesa, Ca

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Property Overview

Google Earth



CALIMESA

The Offering

Land Price	\$650,000
Land Price/SF	\$35.53
Land Price/Acre	\$1,547,619
Development Type	Land
Floor Area Ratio (FAR)	N/A
Density	N/A

Financing

New Acquisition Financing All Cash

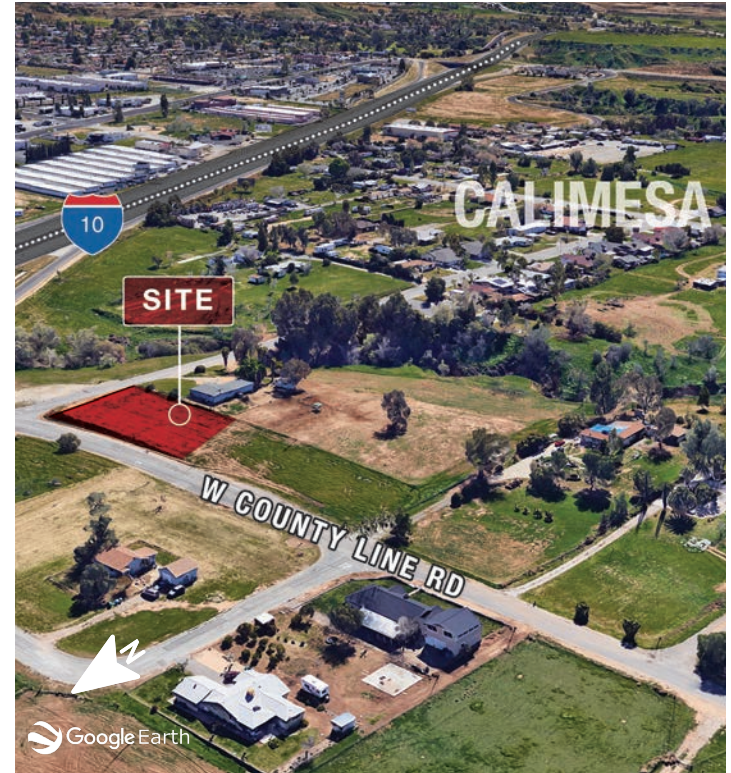
NAI Capital is pleased to announce the offering of a commercial land pad of approximately 18,186 square feet (0.42 acres). The subject property is located at the southwest corner of County Line Road and 7th Place, Calimesa, California. The land is situated at the on/off ramps of the Interstate-10 and County Line Road, offering easy access to the site. Additionally, County Line Road is one of the city's major transportation corridors.

APN: 411-040-004

Calimesa is a city in Riverside County, California, located in the San Gorgonio Pass between San Bernardino and Palm Springs. It was incorporated on December 1, 1990. Neighboring cities include Yucaipa, Redlands, Moreno Valley and Beaumont. The city is accessible from the Interstate-10, which stretches west toward Los Angeles and east toward Arizona.

PROPERTY OVERVIEW

Located Near Interstate-10
Located on Major Transportation Corridor
Over 94,000 Cars Per Day on the California Interstate-10



Aerial Photo



Retail Map

