

±3.59 Acres

(Potential Medium High Density Residential Land)

South of the Corner of Winchester Road and Patterson Avenue, Winchester, CA

FOR SALE

\$450,000



APN: 465-310-015-9

For More Information, please contact:

RICK MARCUS

Vice President

RickM@cbcsocalgroup.com

(760) 747-8899

License # 00816072

404 Camino Del Rio South

Suite 510

San Diego, CA 92108

858.300.6777



SC

www.cbcsocalgroup.com

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. License # 01998652

±3.59 Acres

 (Potential Medium High Density Residential Land)

FOR SALE

\$450,000

South of the Corner of Winchester Road and Patterson Avenue, Winchester, CA

3.59 Acres of Vacant Land

OVERVIEW:

The property is located south of the corner of Winchester Road and Patterson Avenue, Winchester, California, near the 79 and 74 freeways and less than 1 mile from I-215.

PROPERTY DETAIL

APN 465-310-015-9

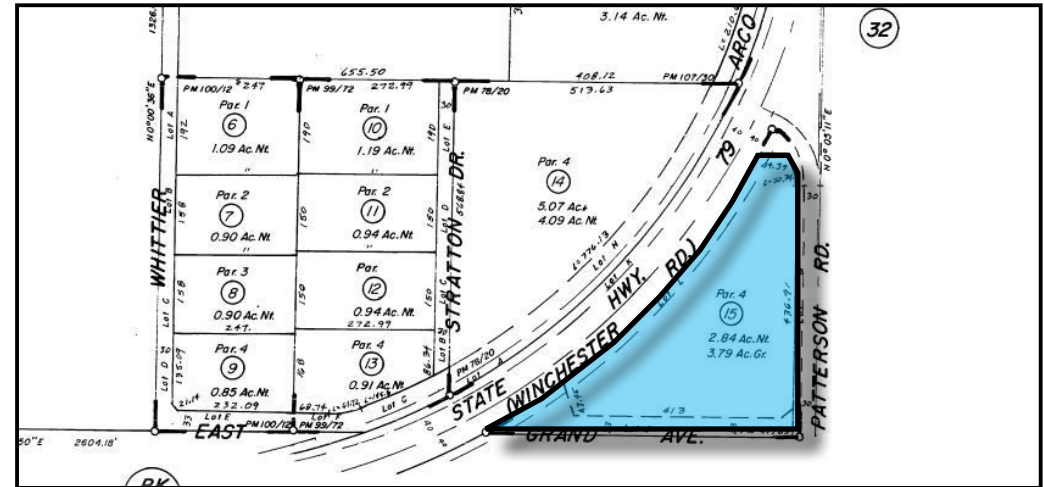
Lot Size ±3.59 Acres Gross

Plan Winchester Community Plan (<http://planning.rctlma.org/AdvancedPlanning/WinchesterCommunityPlan.aspx>)

Topography Flat

Zoning Proposed Medium High Density Residential (MHDR)

County of Riverside Planning has submitted General Plan Amendment (GPA) # 01207 changing the density of the parcels. The current proposed density is MHDR (Medium High Density Residential), or 5-8 Dwelling Units per acre.



For More Information, please contact:

RICK MARCUS

Vice President
RickM@cbcsocalgroup.com
(760) 747-8899
License # 00816072

404 Camino Del Rio South
Suite 510
San Diego, CA 92108
858.300.6777



SC

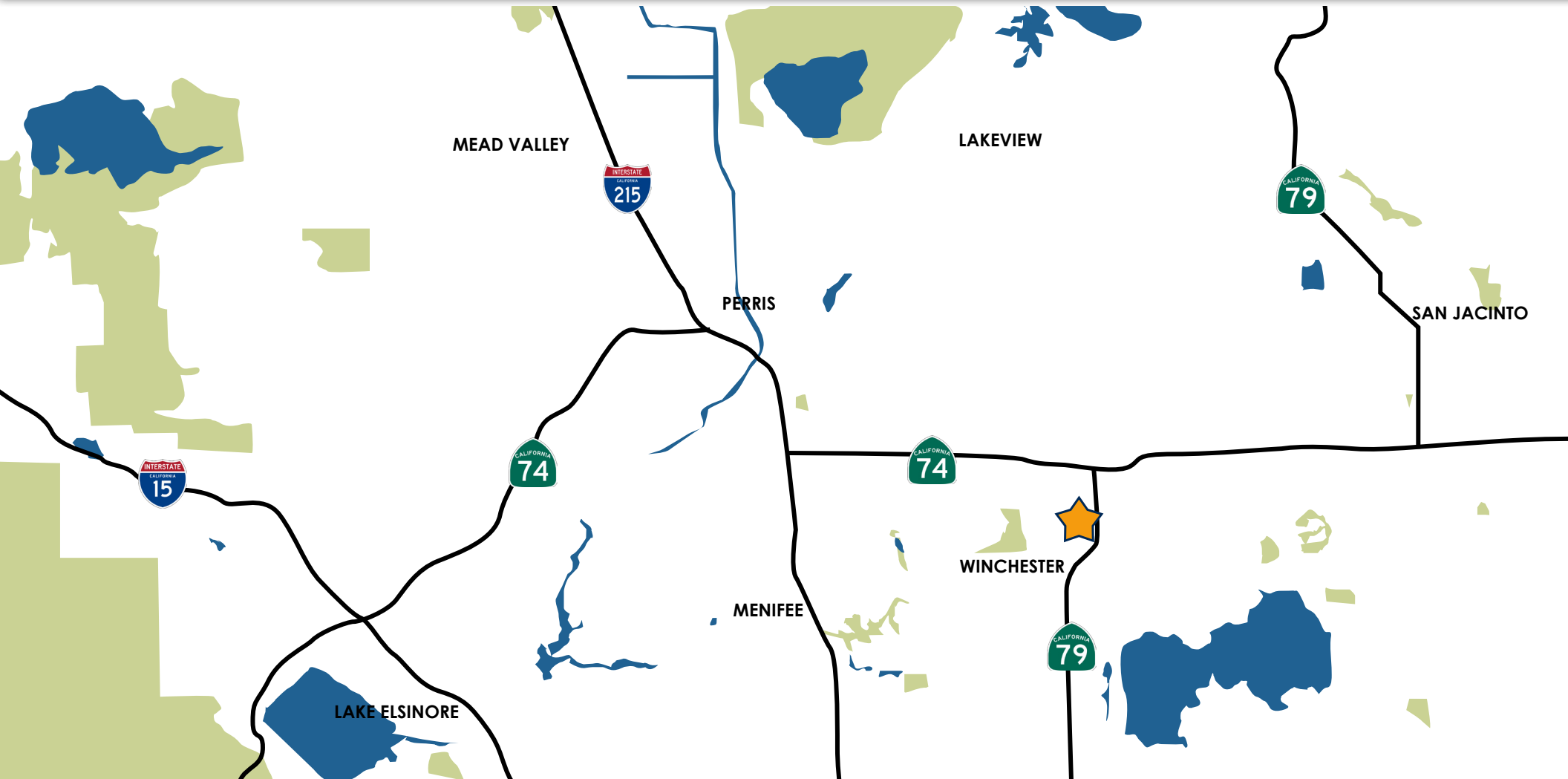
www.cbcsocalgroup.com

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. License # 01998652

±3.59 Acres (Potential Medium High Density Residential Land)

South of the Corner of Winchester Road and Patterson Avenue, Winchester, CA

FOR SALE
\$450,000



For More Information, please contact:

RICK MARCUS

Vice President

RickM@cbcsocalgroup.com

(760) 747-8899

License # 00816072

404 Camino Del Rio South
Suite 510
San Diego, CA 92108
858.300.6777



SC

www.cbcsocalgroup.com

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. License # 01998652

±3.59 Acres (Potential Medium High Density Residential Land)

FOR SALE

South of the Corner of Winchester Road and Patterson Avenue, Winchester, CA



Demographics

	1 Mile	3 Miles	5 Miles
Population 2018 (Est):	1,645	10,515	58,351
Population 2023 (Est):	1,974	11,991	65,307
2018 Average HH Income:	\$125,332	\$70,174	\$81,957

For More Information, please contact:

RICK MARCUS

Vice President
RickM@cbcsocalgroup.com
(760) 747-8899
License # 00816072

4250 Executive Square
Suite 530
La Jolla, CA 92037
858.300.6777



SC

www.cbcsocalgroup.com

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. License # 01998652