

FOR SALE

±1.4 ACRES OF COMMERCIAL LAND

NEC MAIN ST & FERN ST | CABAZON, CA



PROPERTY HIGHLIGHTS

- ▶ GREAT COMMERCIAL LAND WITH FREEWAY VISIBILITY
- ▶ LOCATED AT THE MAIN STREET EXIT & ENTRANCE OF I-10 FREEWAY
- ▶ C-P-S (SCENIC HIGHWAY COMMERCIAL) ZONING ALLOWS FOR A WIDE VARIETY OF USES INCLUDING COMMERCIAL, OFFICE & HOSPITALITY
- ▶ EXPOSURE TO OVER 91,000 ANNUAL AVERAGE DAILY TRAFFIC ON I-10
- ▶ CLOSE PROXIMITY TO MORONGO CASINO RESORT & SPA, CABAZON OUTLETS, & DESERT HILLS PREMIUM OUTLETS

2013 DEMOGRAPHICS	1-mile	3-mile	5-mile
Average Household Income:	\$35,727	\$37,256	\$37,432
Estimated Population:	460	2,255	6,452
Projected Population (2018):	478	2,343	6,687
Median Age:	30.8	29.7	35.1

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