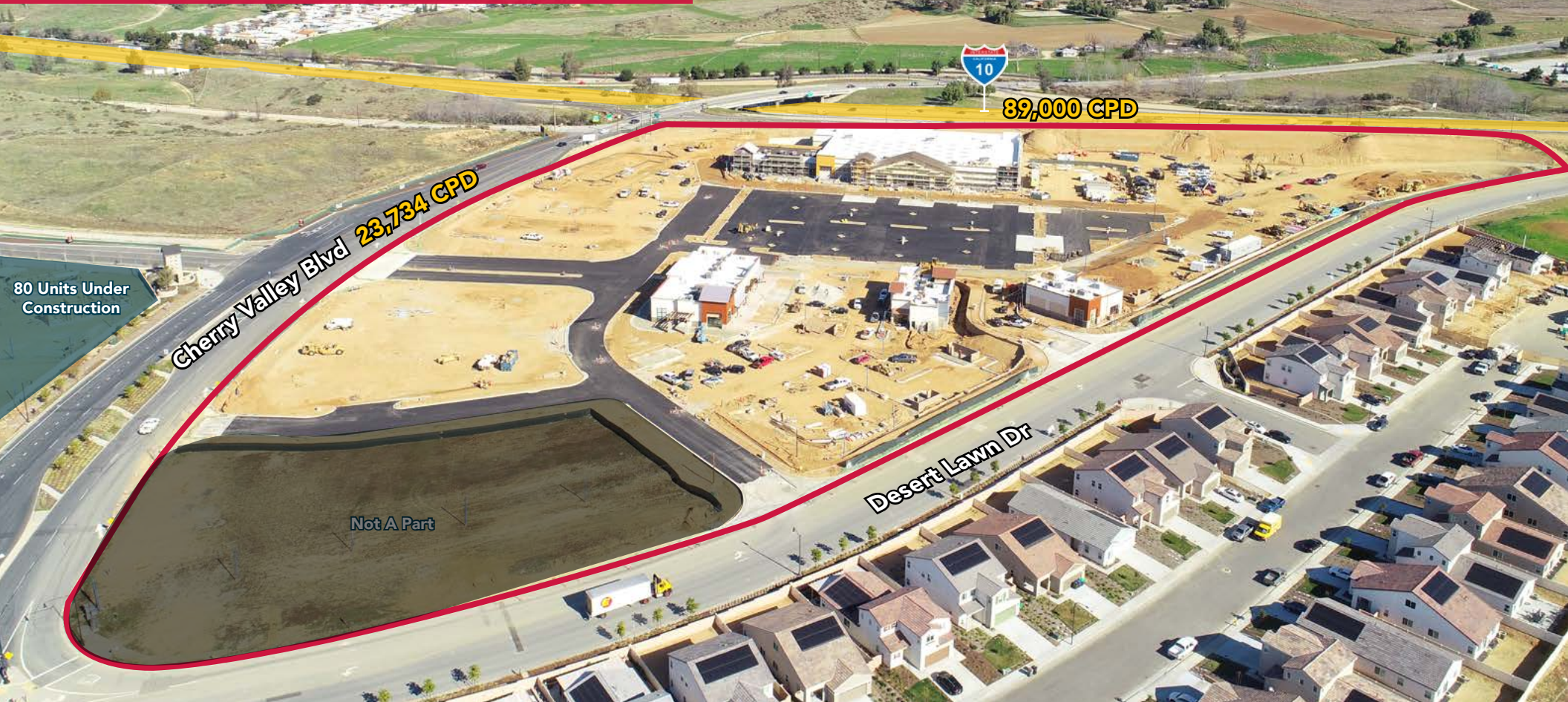


# THE MARKETPLACE AT CALIMESA

CALIMESA, CALIFORNIA 92223

Stater Bros. Anchored Shopping Center  
Shops & Pads Available



Nick Wirick | 951.276.3636 | [nwirick@lee-associates.com](mailto:nwirick@lee-associates.com) | DRE# 01304661

Jeff Stanley | 951.276.3612 | [jstanley@lee-associates.com](mailto:jstanley@lee-associates.com) | DRE# 01016436

Lewis Retail Centers

# OVERVIEW

- Opening Spring 2020
- ± 120,000 SF neighborhood center
- Average annual household income in excess of \$93,000
- Freeway visible with traffic counts exceeding 89,000 cars per day on the Interstate 10
- Average Daily Traffic Count at Cherry Valley Blvd & Interstate 10 around 23,734 cars per day
- Upscale newly developed master planned community
- Lack of competition gives a tenant the opportunity to service the trade area unencumbered by competitors



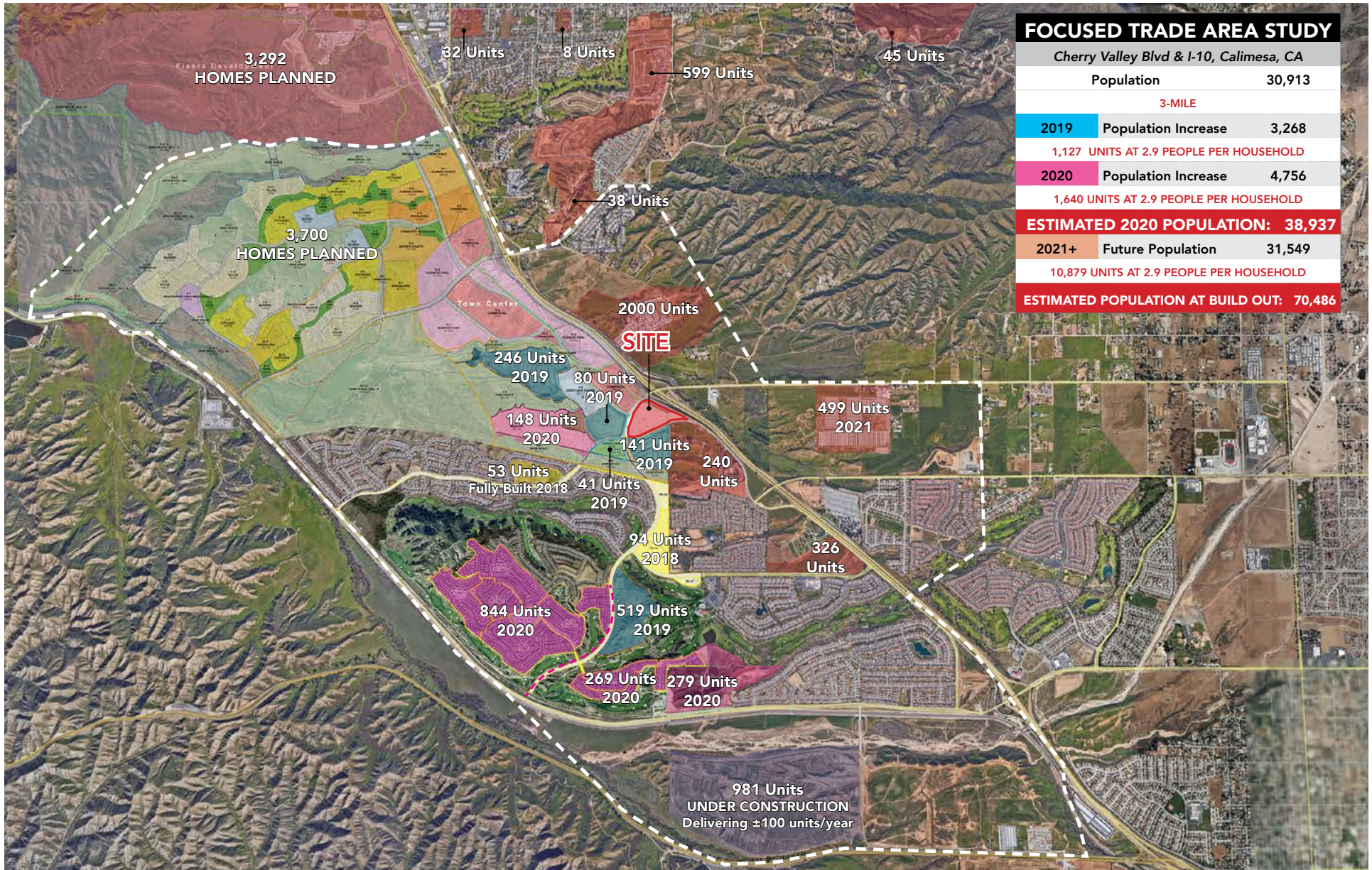
## TRADE AREA

Calimesa is located approximately 75 miles east of Los Angeles and 30 miles west of Palm Springs in Riverside County. Ontario/Los Angeles International Airport is located approximately 30 miles east of Calimesa.

Key trade area points are:

- One of the Inland Empire's fastest growth areas.
- Three 18-hole championship golf courses which bring a multitude of visitors to the trade area.
- The I-10 is the primary commuter route to the low desert communities of Palm Springs, Palm Desert and La Quinta.

# HOUSING OVERVIEW



## FOCUSED TRADE AREA STUDY

Cherry Valley Blvd & I-10, Calimesa, CA

Population 30,913

### 3-MILE

2019 Population Increase 3,268

1,127 UNITS AT 2.9 PEOPLE PER HOUSEHOLD

2020 Population Increase 4,756

1,640 UNITS AT 2.9 PEOPLE PER HOUSEHOLD

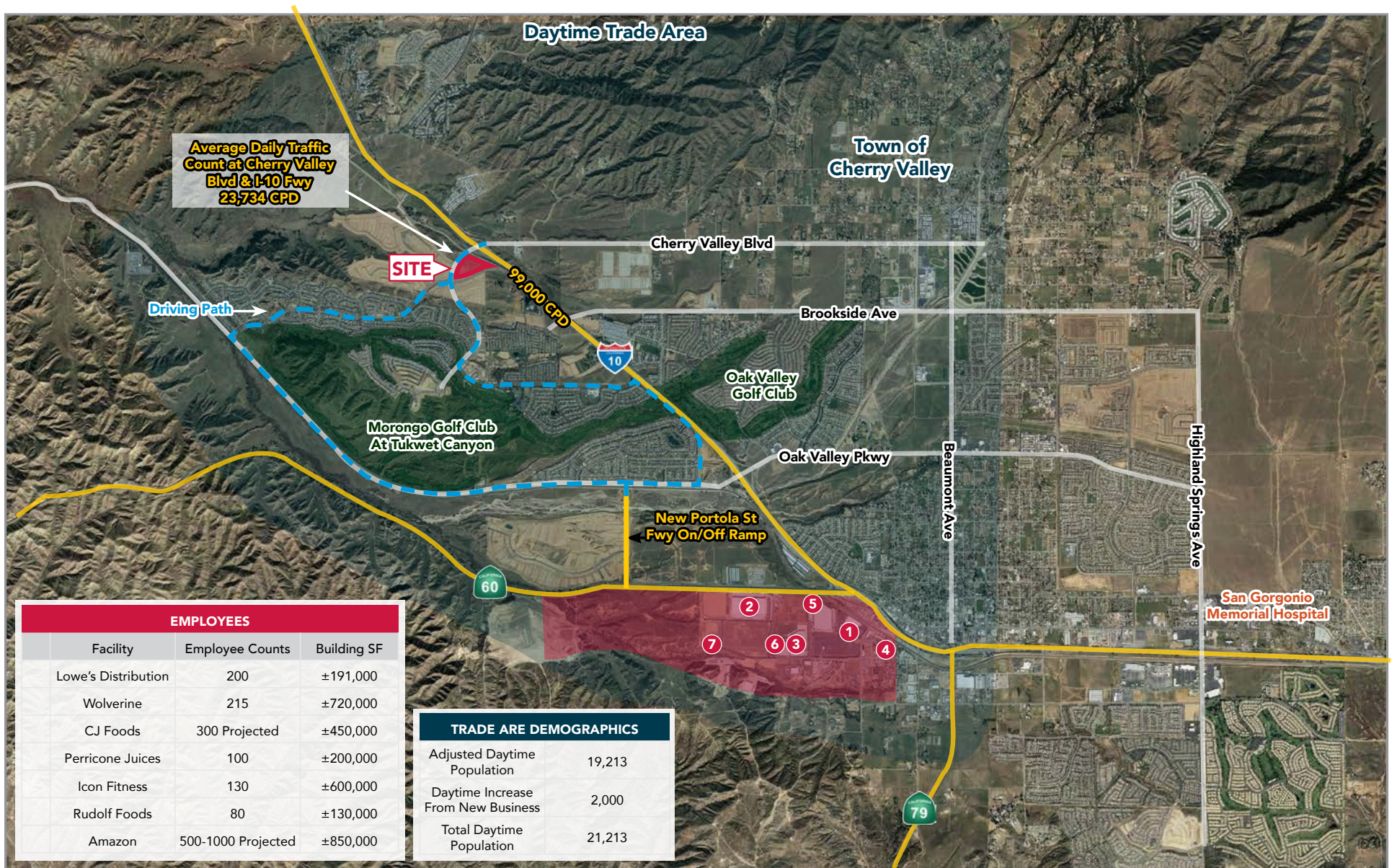
**ESTIMATED 2020 POPULATION: 38,937**

2021+ Future Population 31,549

10,879 UNITS AT 2.9 PEOPLE PER HOUSEHOLD

**ESTIMATED POPULATION AT BUILD OUT: 70,486**

# EMPLOYEE DEMOS & TRAFFIC PATTERNS



# SITE PLAN

