

FOR SALE ±6.22 ACRES

C-2 Development Site-Rita Ranch

RETAIL



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PROPERTY INFO

Development Site for Sale

Size	Price	Total
Up to 6.22 AC	\$8.50/SF	\$2,304,000
±86,387 SF (Frontage Pad)	\$16.00/SF	\$1,383,000

SITE AREA

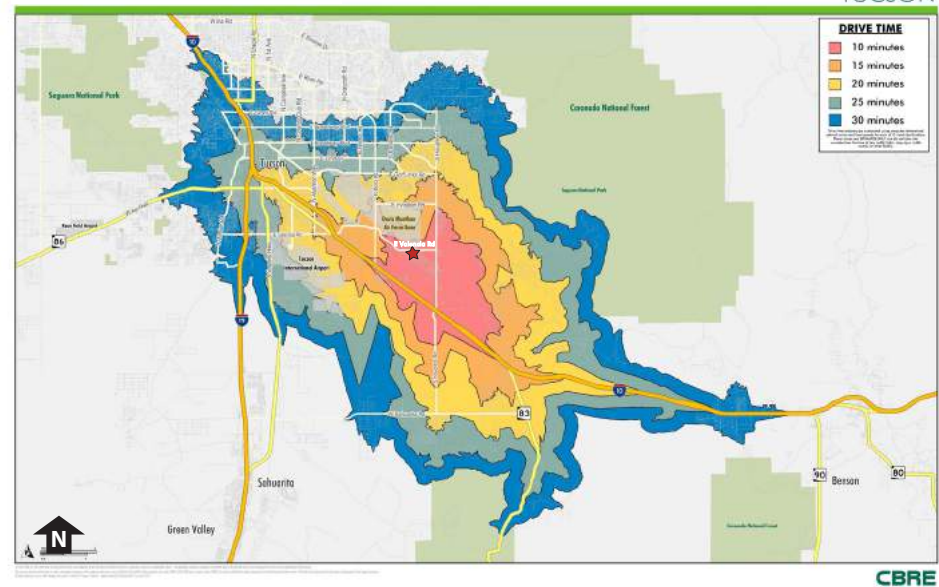
- + 318.83' of frontage on Valencia Road
- + 296' of frontage on Nexus Road

2017 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population	8,686	23,152	64,133
Avg. Household Income	\$87,436	\$85,011	\$73,601

Source: Esri 2018

Village Center at Rita Ranch



Traffic Counts

Valencia Rd to Rita Rd	
Total	13,056 vpd (2017)

Source: P.A.G.

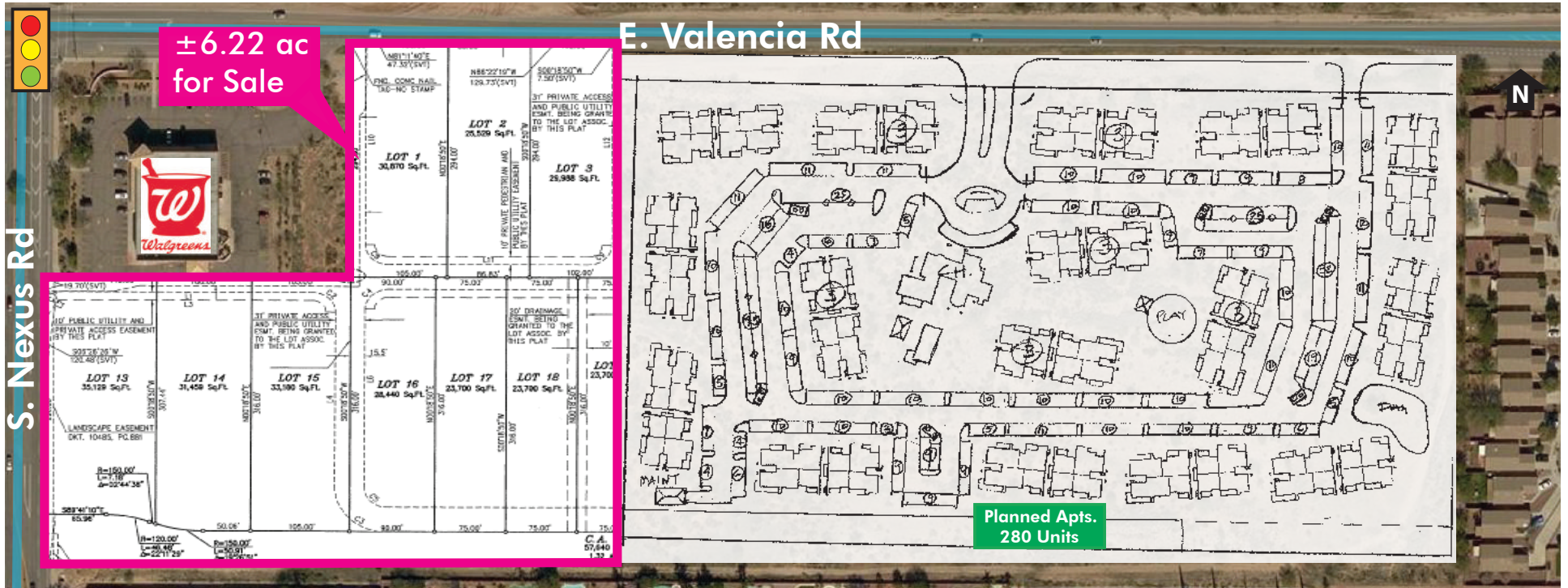
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