



THE MARKETPLACE AT CALIMESA

CALIMESA, CALIFORNIA 92223

Stater Bros. Anchored Shopping Center
Shops & Pads Available



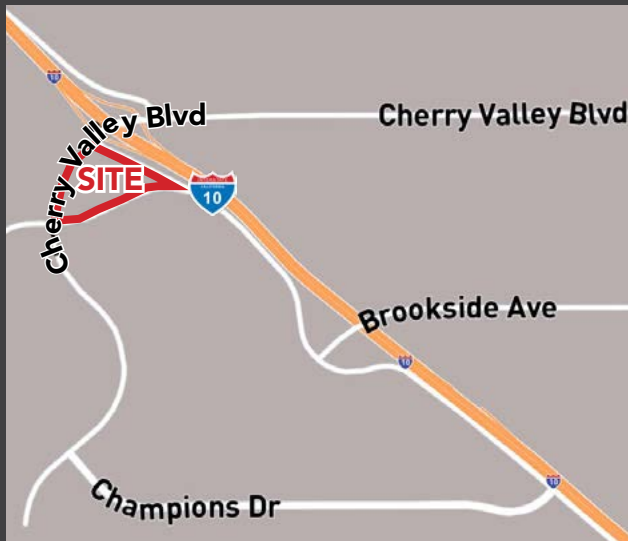
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Lewis Retail Centers

OVERVIEW

- Opening Q2 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.



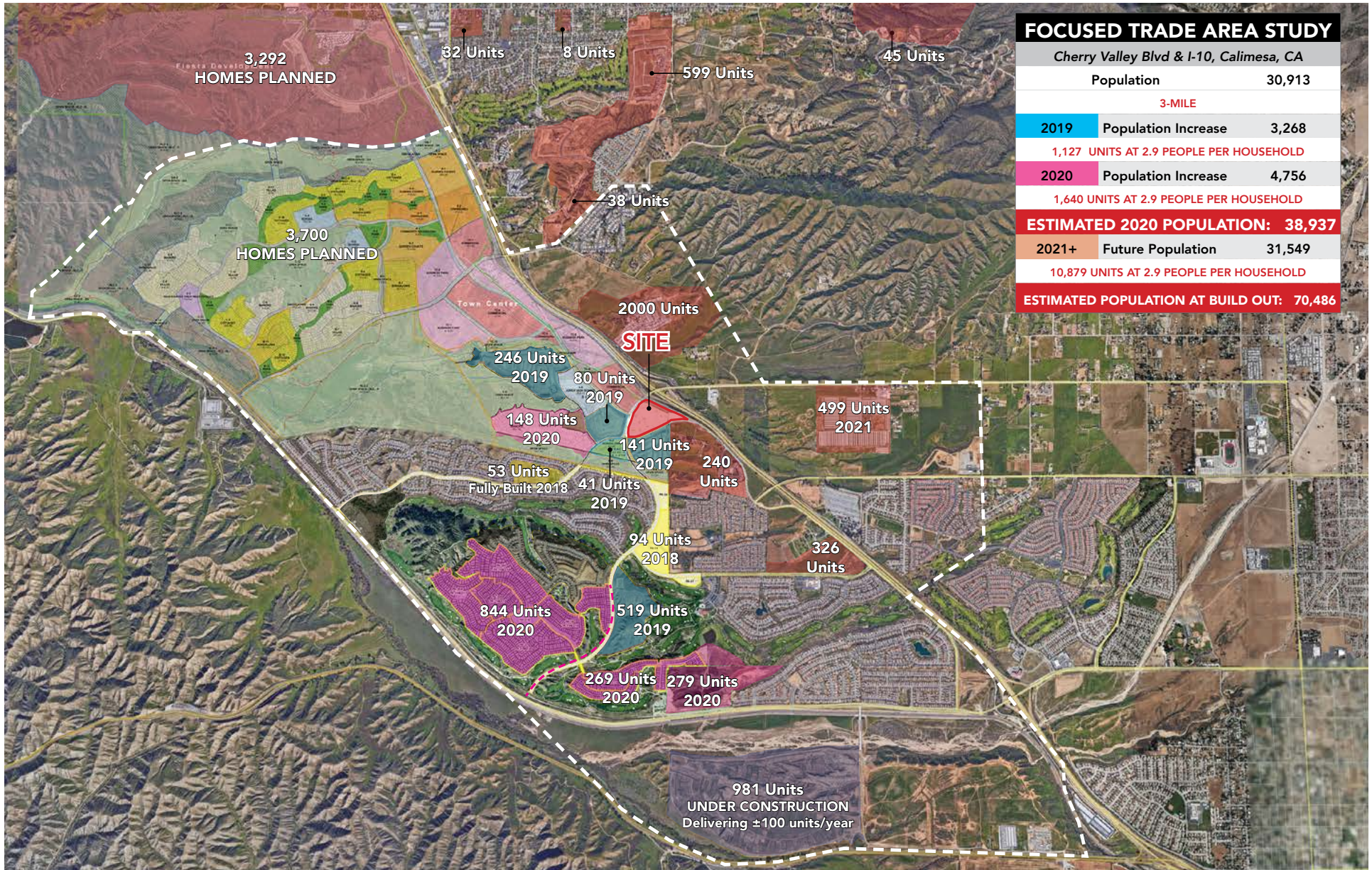
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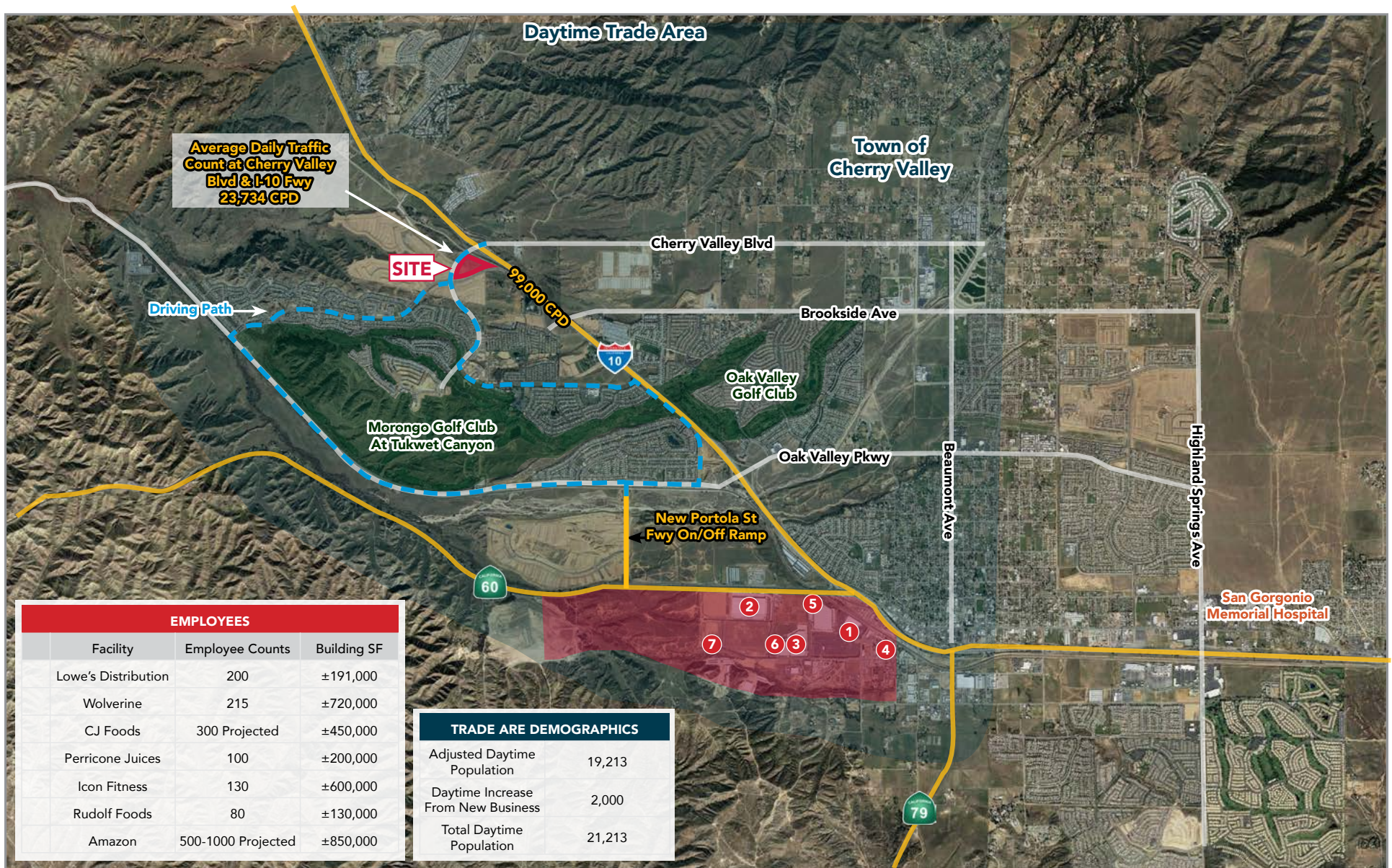
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HOUSING OVERVIEW



EMPLOYEE DEMOS & TRAFFIC PATTERNS



SITE PLAN

