

40.86 AC Grand Avenue

OFFERING
MEMORANDUM



Simpson Road

Grand Avenue

K1 Track

Winchester Road



Grand Avenue

Winchester, California



**COLDWELL
BANKER
COMMERCIAL**
Land Team

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SUBMIT OFFERS AND REQUEST INFORMATION:

MIKE PIZZAGONI,
VICE PRESIDENT
27368 Via Industria, Suite 102
Temecula, CA 92590
(951) 267-2912
mpizzagoni@cbcsocalgroup.com
CALDRE: 02200504

ERIC WASHLE,
SENIOR VP
27368 Via Industria, Suite 102
Temecula, CA 92590
(951) 297-7429
ericw@cbcsocalgroup.com
CALDRE: 02076218

BRANDON SUDWEEKS, CCIM
PRESIDENT
27368 Via Industria, Suite 102
Temecula, CA 92590
(951) 442-3763
brandons@cbcsocalgroup.com
CALDRE: 01435174



CalDre: 02089395

Executive Summary

PROPERTY OVERVIEW

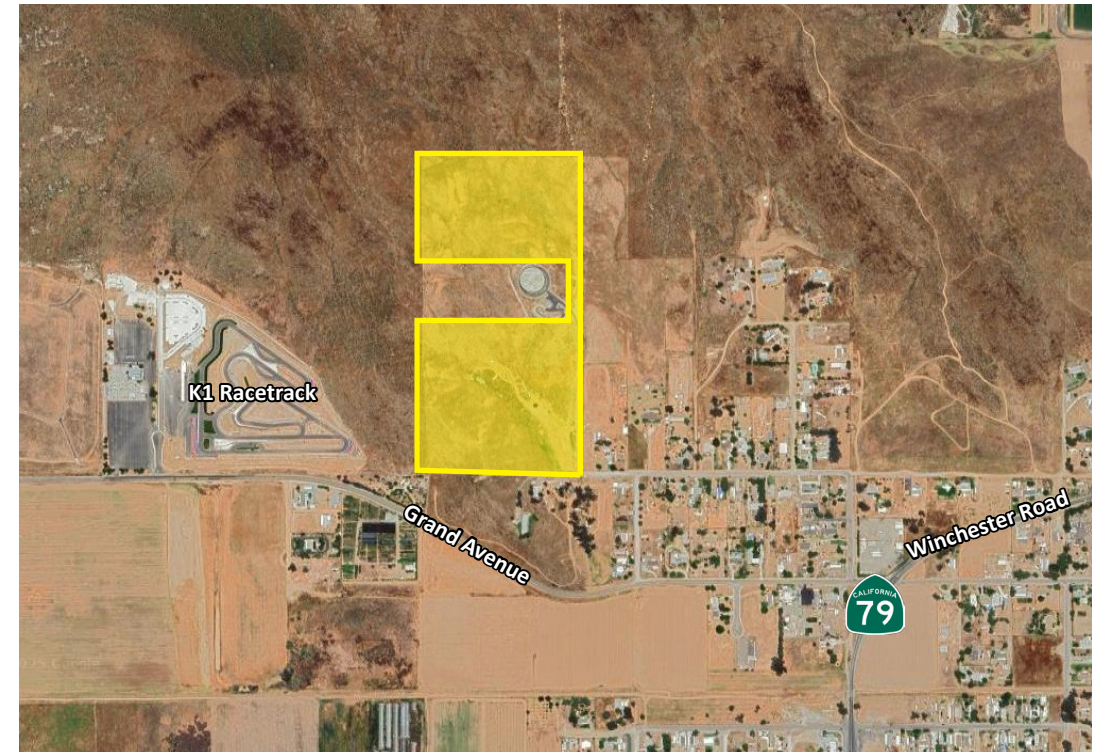
The offering consists of four parcels totaling approximately 40.86 acres of land on the north side of Winchester, just east of Winchester Road/Highway 79. The property has some flat, some rolling, and some mountainous topography and is accessible via Grand Avenue. In the middle of the property (NAP) is an EMWD water tank that is accessible via an access easement on APN 461-130-011. The Winchester area has seen an explosion of growth, especially along the Domenigoni Parkway corridor, where thousands of new residential homes have and are being built. Additionally, the adjacent parcel to the west is the new K1 racetrack facility. Please reach out to our team with any questions or interest in this opportunity.

PROPERTY FACTS

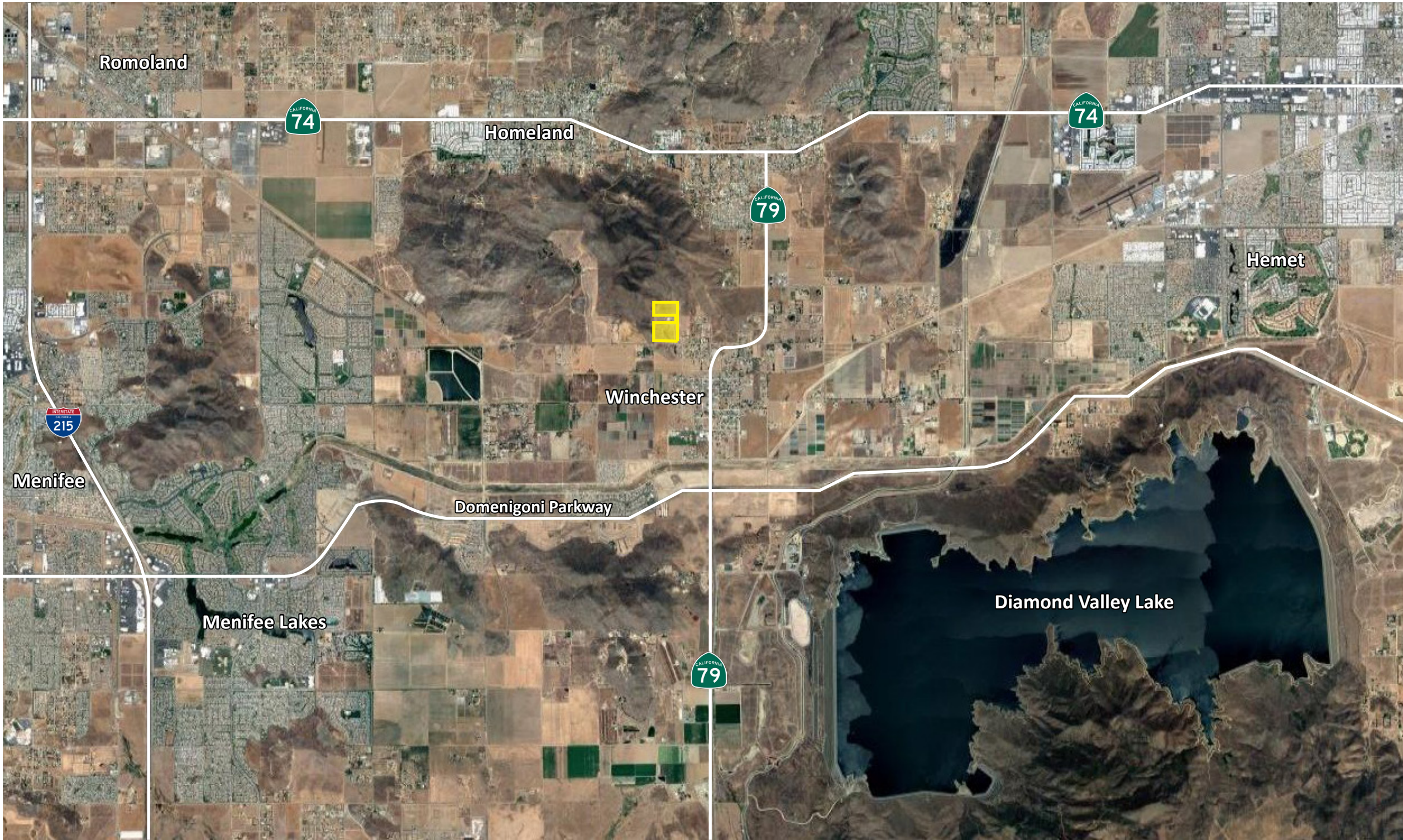
- LOCATION: Winchester, Riverside County, CA
- APN's: 461-120-002 & 461-130-011, 013, 014
- TOTAL SITE AREA: 40.86 Acres
- ZONING: Rural Residential
- GENERAL PLAN: Rural Mountainous and Very Low Density Residential
- ASKING PRICE: \$1,499,000
- PRICE/AC: \$36,686

ZONING

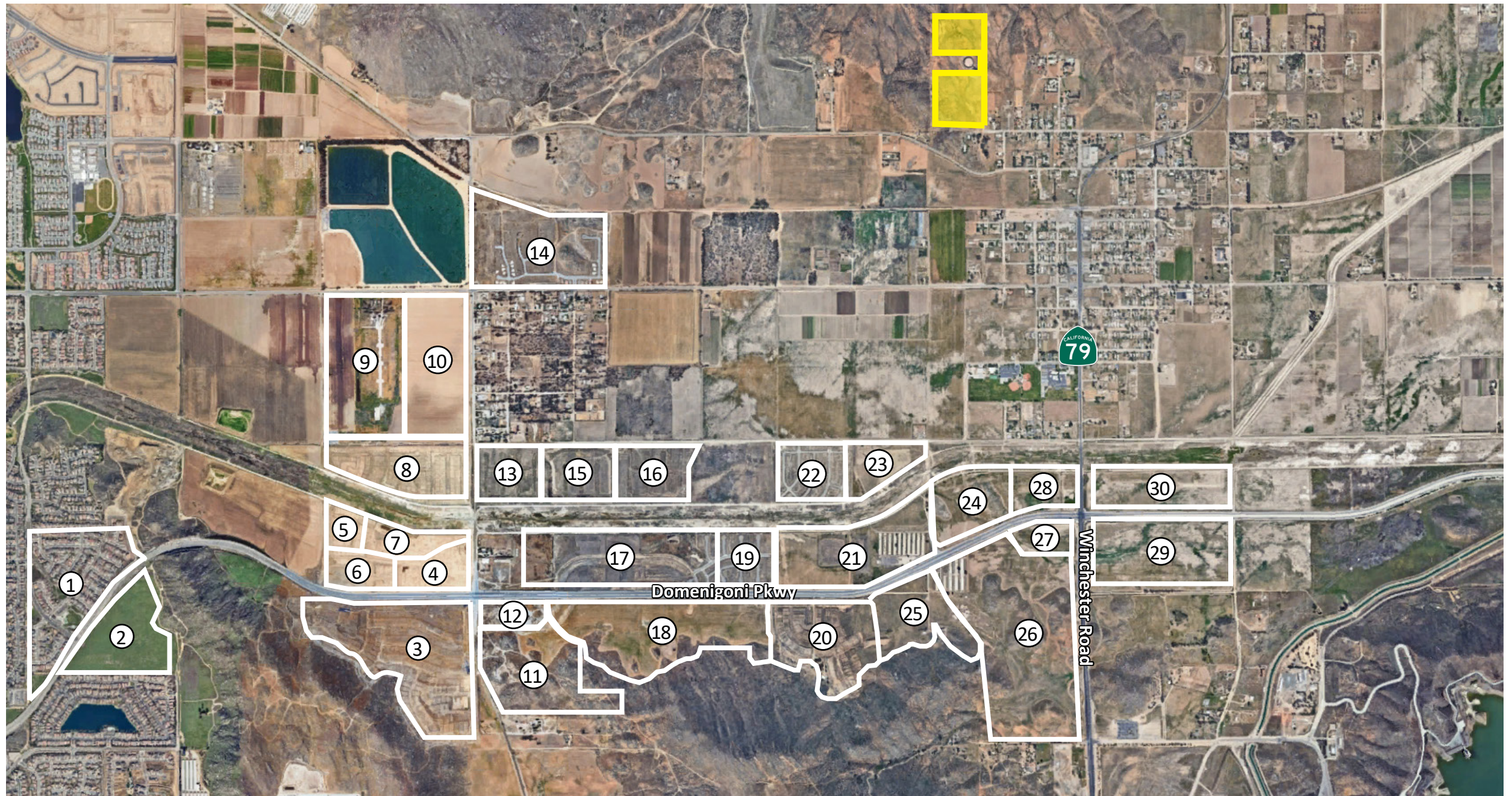
The property is located within the Harvest Valley / Winchester Area Plan of Riverside County's General Plan. It's zoning classification is Rural Residential (RR) and its land use designation is partially Rural Mountainous and partially Very Low Density Residential. Please refer to <https://planning.rctlma.org/riverside-county-general-plan> for more information.



Aerial Map



Winchester Development Activity



KEY

- Pulte Homes: #1,2
- Rancon Group: #12,26
- D.R. Horton: #3,9,14,19,22,25
- Beazer Homes: #11
- AHV Communities: #6
- Foremost / Woodbridge: #17
- Van Daele Homes: #7
- KB Homes: #5,8,23
- Capstone Advisors: #13 & #16
- Tripointe Homes: #18
- Brookfield: #10
- Pacific Communities: #15
- Lennar Homes: #20,21
- Taylor Morrison: #24
- Regent Properties: #28
- Soboba Indian Tribe: #29, 30
- Future Retail: #4,27

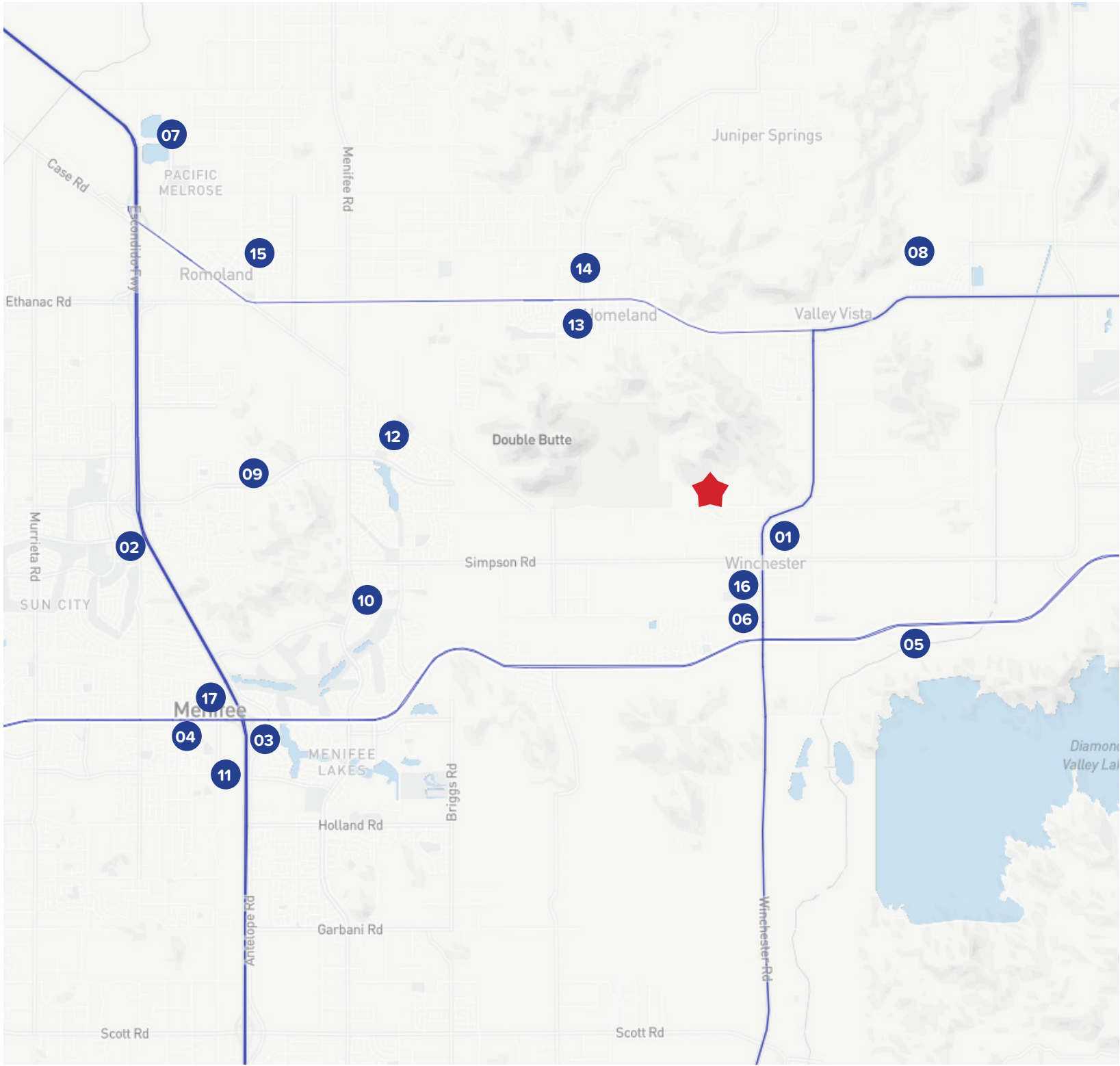
New Home Communities in Winchester

				
Builder	D.R. Horton	Tripointe Homes	KB Home	KB Home
Community Name	Pradera Pointe	Luminary at Outlook	Cheyenne at Olivebrook	Rock Meadows at Olivebrook
Submarket	Winchester	Winchester	Winchester	Winchester
Lot Sizes	3,000+ sqft	6,000+ sqft	5,000+ sqft	6,000+ sqft
Home Sizes	1,342 - 2,384 sqft	1,569 - 2,775 sqft	1,383 - 2,874 sqft	1,470 - 2,378 sqft
Price Range	From \$489,990	From \$495,000	From \$493,000	From \$504,000

New Home Communities in Menifee

				
Builder	Richmond American Homes	Lennar Homes	Pulte Homes	CalAtlantic Homes
Community Name	Braverde	Rockport Ranch	Crest at Banner Park	Newbridge at Heritage Lake
Submarket	Menifee	Menifee	Menifee	Menifee
Lot Sizes	5,000+ sqft	6,000+ sqft	6,000+ sqft	6,000+ sqft
Home Sizes	1,410 - 3,020 sqft	1,764 - 4,134 sqft	2,192+ sqft	1,843+ sqft
Price Range	From \$675,000	From \$500,000	From \$600,000	From \$490,000

Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Winchester Town Center
- 02 Sun City Shopping Center
- 03 Menifee Town Center
- 04 Town Center Marketplace
- 05 Village West Shopping Center
- 06 Boulder Crossing: 170,000 Sqft Retail Center

ENTERTAINMENT

- 07 DropZone Waterpark
- 08 Hemet Golf Club

MEDICAL FACILITIES

- 09 Menifee Global Medical Center

EDUCATION

- 10 Freedom Crest Elementary School
- 11 Santa Rosa Academy
- 12 Mesa View Elementary School
- 13 Heritage High School
- 14 Harvest Valley Elementary School
- 15 Romoland Elementary School
- 16 Winchester Elementary School

GOVERNMENT FACILITIES

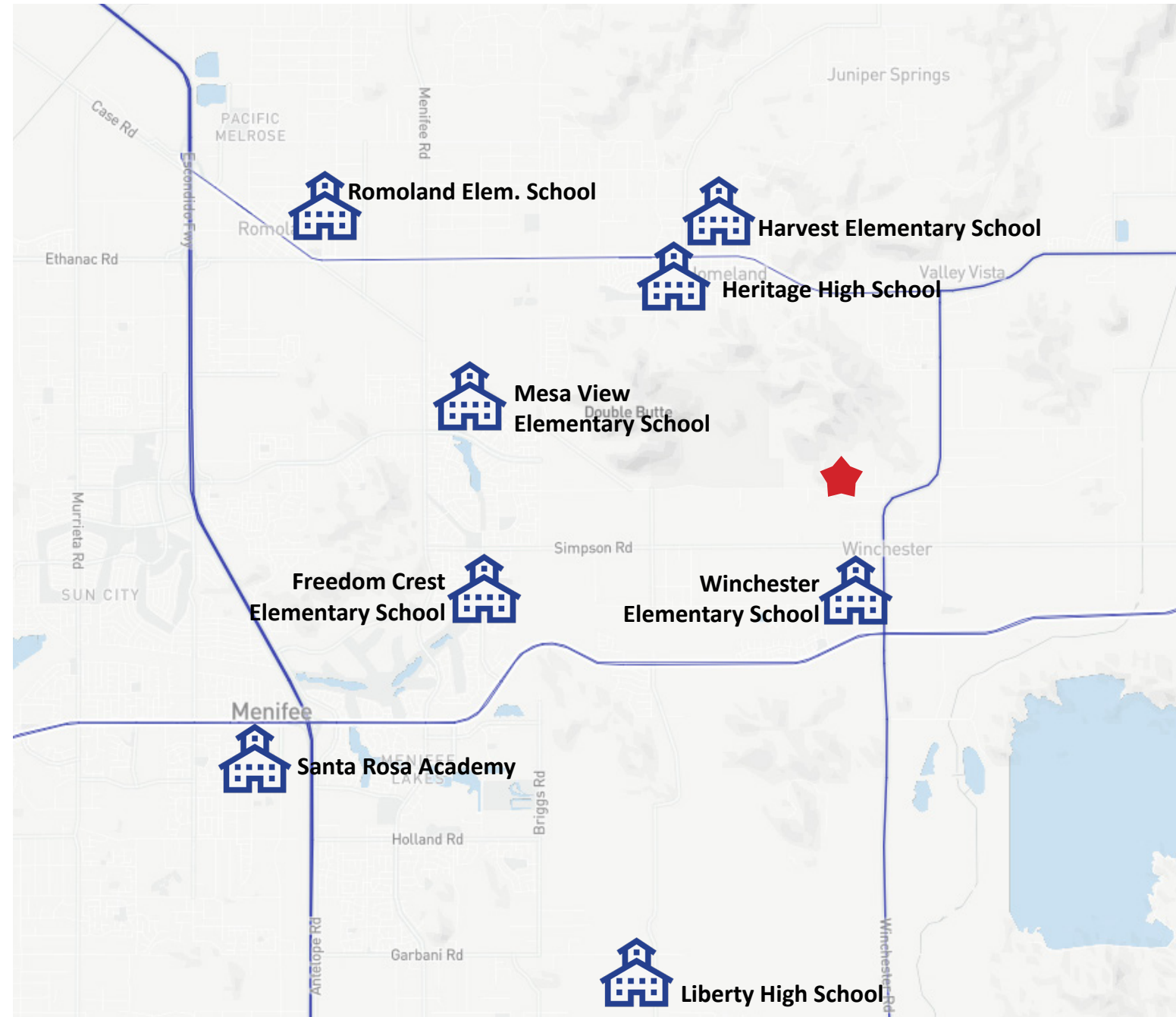
- 17 City of Menifee

Education

DISTINGUISHED SCHOOLS

There are several distinguished schools in close proximity to the subject property.

- **Romoland Elem. School**
25890 Antelope Rd, Romoland, CA 92585
- **Mesa View Elementary School**
27227 Heritage Lake Dr, Menifee, CA 92585
- **Freedom Crest Elementary School**
29282 Menifee Rd, Menifee, CA 92584
- **Santa Rosa Academy**
27587 La Piedra Rd, Menifee, CA 92584
- **Heritage High School**
26001 Briggs Rd, Menifee, CA 92585
- **Harvest Elementary School**
29955 Watson Rd, Menifee, CA 92585
- **Winchester Elementary School**
28751 Winchester Rd, Winchester, CA 92596
- **Liberty High School**
32255 Leon Rd, Winchester, CA 92596



Location Overview

WINCHESTER

Winchester was founded in 1886 in Peasant Valley in what was then San Diego County. The town was named after the widow of Horace Winchester, Mrs. Amy Winchester.

Largely rural for most of its history, and home to agricultural businesses including the Winchester Cheese Company, Winchester experienced rapid growth during the housing construction boom in the early-to-mid 2000s. However, construction and growth slowed when the housing bubble burst in 2007, resulting in a housing market correction. The mid-to-late 2010s saw housing prices in Winchester recover and construction continue with new subdivisions, schools, and parks being built.



2024 Summary

Population	4,915
Households	832
Median Age	35.4
Median Household Income	\$70,865

Location Overview

RIVERSIDE COUNTY

The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula's Wine Country to the south.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metropolitan area covers more than 27,000 square miles (70,000 km²) and has a population of approximately 4 million. Most of the area's population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy, and wine-making. Agriculture declined through the 20th century, and since the 1970s a rapidly growing population, fed by families migrating in search of affordable housing, has led to more residential, industrial, and commercial development.

The Inland Empire is poised for extreme growth. The Inland Empire has added over half a million people in the past five years bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lowers housing prices coupled with efficient and multiple transportation routes. In fact, the Riverside-San Bernardino Primary Metropolitan Statistical Area is California's 2nd and the nation's 12th most populous region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to contribute to the sustained economic growth of the Inland Empire. These include:

- The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people. The Inland Empire is also one of America's most unique regions, featuring impeccable mountains, lakes, deserts, and ample recreation and sporting activities, all within an hour's drive to the shores of the Pacific Ocean.
- Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place live, work or visit.



Location Overview

RIVERSIDE COUNTY DEMOGRAPHICS

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California’s fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region’s economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties. In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario International Airport, Palm Springs International Airport and San Bernardino International Airport.

Source: cbcblueprint.com

2024 Summary

Population	2,492,000
Households	791,757
Median Age	36.3
Median Household Income	\$84,505
Average Household Income	\$90,527



FOR MORE INFORMATION CONTACT:

MIKE PIZZAGONI

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: mpizzagoni@cbcsocalgroup.com

CALDRE: 02200504

ERIC WASHLE

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: ericw@cbcsocalgroup.com

CALDRE: 02076218

BRANDON SUDWEEKS

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: brandons@cbcsocalgroup.com

CALDRE: 01435174



27368 Via Industria, Suite 102

Temecula, CA 92590

T:(951) 200-7683 | F:(951) 239-3147

www.cbcsocalgroup.com

CALDRE: 02089395