+/- 2.92 AC

33180 OLIVE AVENUE

Highlights

- Mixed-Use Zoning – Commercial or Residential
- Located in the Path of Significant Residential Growth
- Adjacent to Proposed 98-Lot Residential Development
- Planned Traffic Signal & Olive Avenue improvements
- Strong Neighborhood Commercial Potential
- 1,746 SF Residence – 3 Bedrooms / 1 ½ Bathrooms
- Three-Stall Barn & ±2,800 SF Storage Structure
- Owned Solar System



Winchester, California

eXp REALTY

COLDWELL BANKER COMMERCIAL LAND TEAM

Executive Summary

PROPERTY FACTS

- LOCATION: Winchester, Riverside County, CA
- APN's: 463-130-006
- TOTAL SITE AREA: 2.92 Acres
- ZONING: Mixed Use
- GENERAL PLAN: Mixed Use Area
- ASKING PRICE: $1,199,000
- PRICE/AC: $410,616



PROPERTY OVERVIEW

Coldwell Banker Commercial Land Team, in cooperation with eXp Realty, is pleased to present approximately 2.92 acres located at 33180 Olive Avenue in Winchester, California. The property is situated just east of Winchester Road (Highway 79) in an area experiencing significant residential growth and development activity.

The generally flat, usable property features Mixed-Use zoning, allowing for a variety of commercial and residential development opportunities. Existing improvements include an approximately 1,746 SF three-bedroom, one and a half-bathroom residence in good condition, a covered barn and tack area with three stalls, an approximately 2,800 SF steel-frame storage structure, and an owned solar system. These improvements provide potential interim occupancy and storage utility while preserving the property's longer-term development potential.

The property is strategically positioned in the path of progress, with substantial residential development and infrastructure improvements planned in the immediate vicinity. Directly west of the property, a proposed 98-lot residential subdivision is progressing through entitlements, with construction anticipated to begin in 2027. This development is also expected to bring a new traffic signal to the intersection of Winchester Road and Olive Avenue, improving circulation and accessibility in the area.

Farther along Olive Avenue, an additional approximately 56-acre residential development is working through entitlements with a homebuilder. This project is anticipated to extend and improve Olive Avenue through to its property, providing substantial infrastructure benefits to the surrounding area.

With significant residential growth planned throughout the Winchester area, the property is well-positioned to capitalize on increasing demand for neighborhood-serving commercial uses.



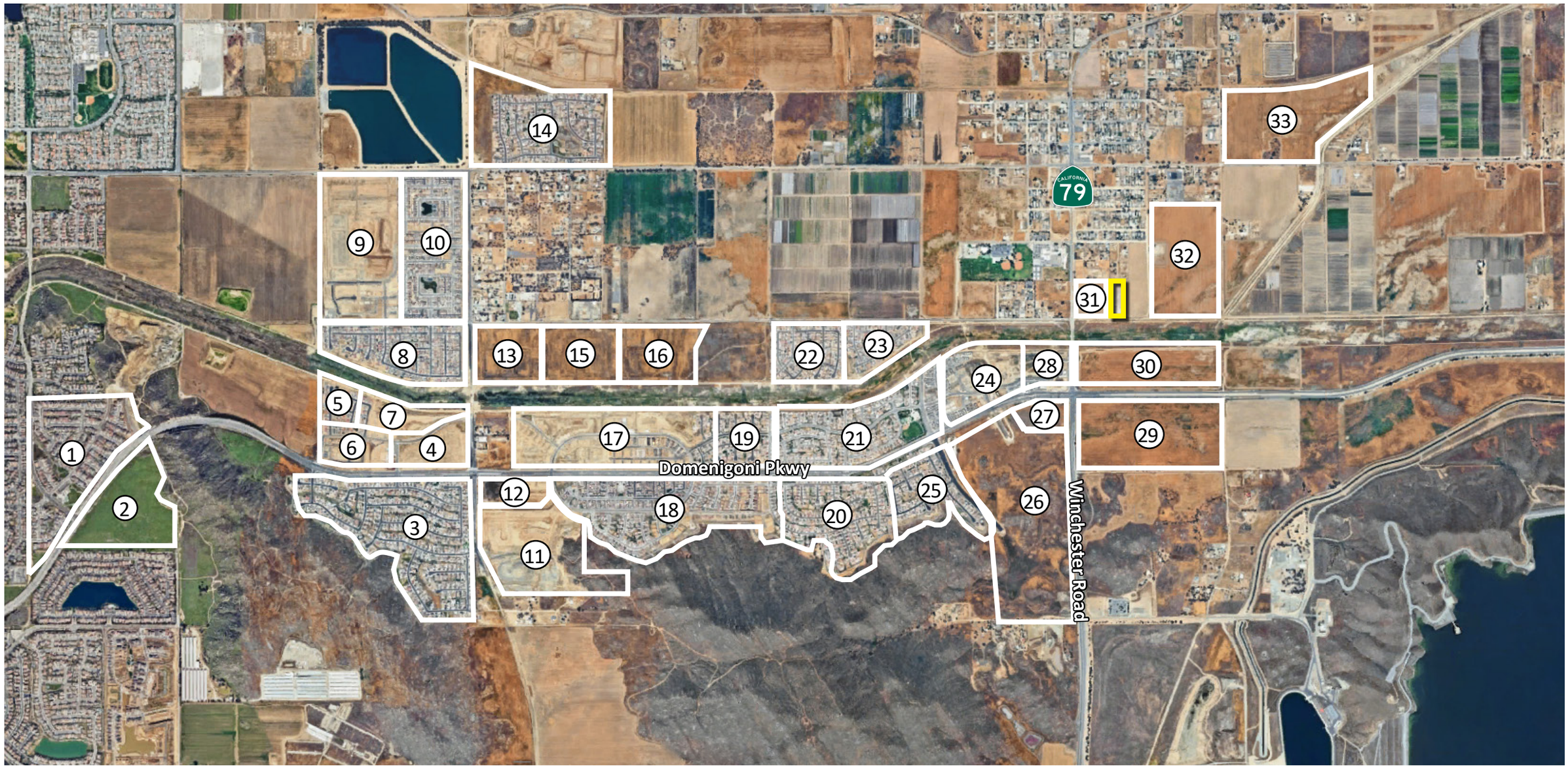
ZONING

The property is zoned MU (Mixed Use) with a General Plan designation of Mixed Use Area (MUA) under Riverside County. This zoning provides considerable development flexibility, allowing for commercial, residential, or a combination of both uses.

Importantly, the MU zoning does not require a commercial component, allowing developers to pursue an entirely residential project if desired. Permitted commercial uses include a variety of neighborhood-serving businesses such as retail, restaurants, medical offices, and other service-oriented uses, subject to applicable County approvals.

With significant residential growth planned throughout the surrounding area, the property presents an attractive opportunity for commercial development while maintaining flexibility for alternative residential uses.

Winchester Development Activity



KEY

- Pulte Homes: #1,2,31
- 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
- In Escrow - Residential: #32
- In Escrow - Future Commercial: #33

Property Photos





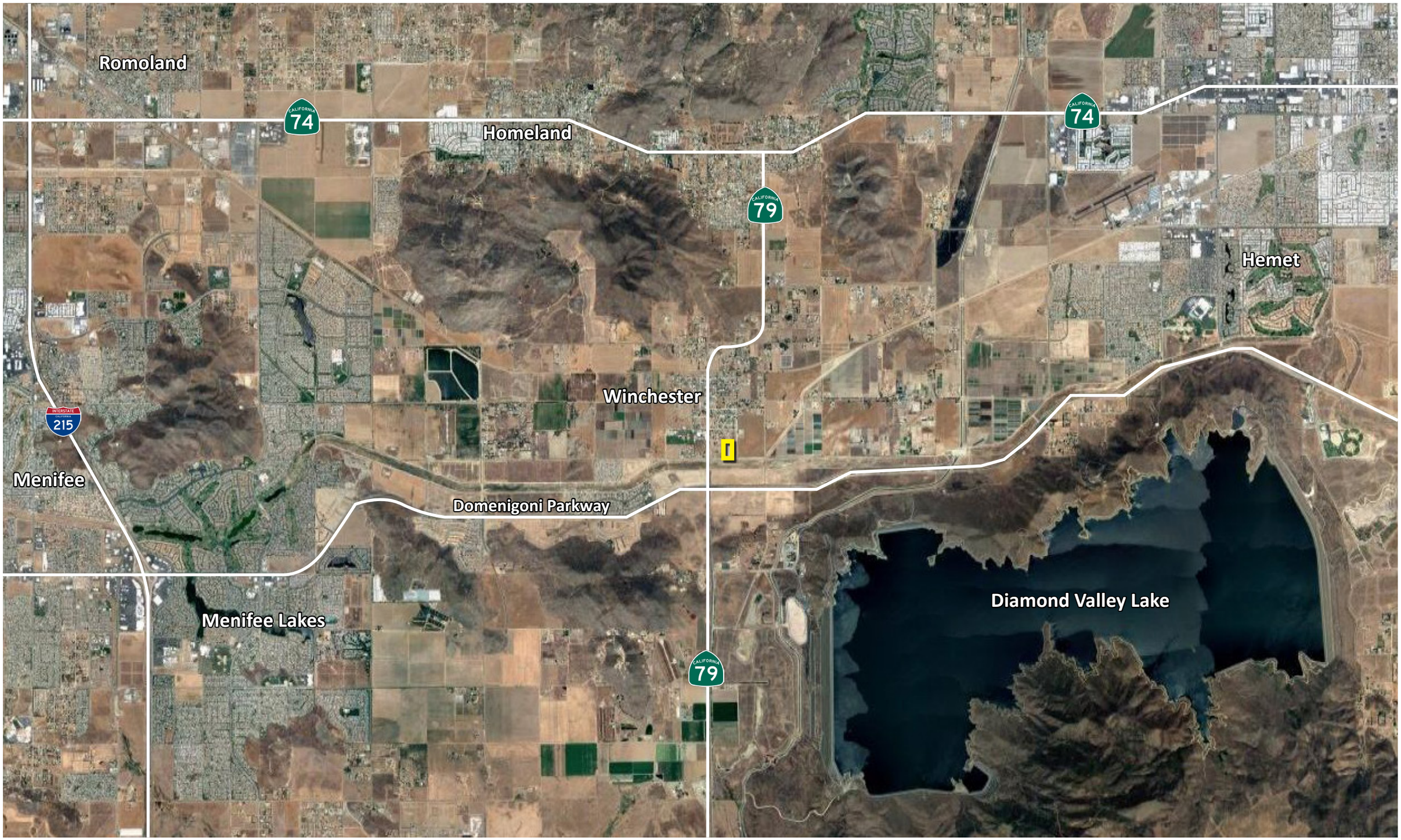




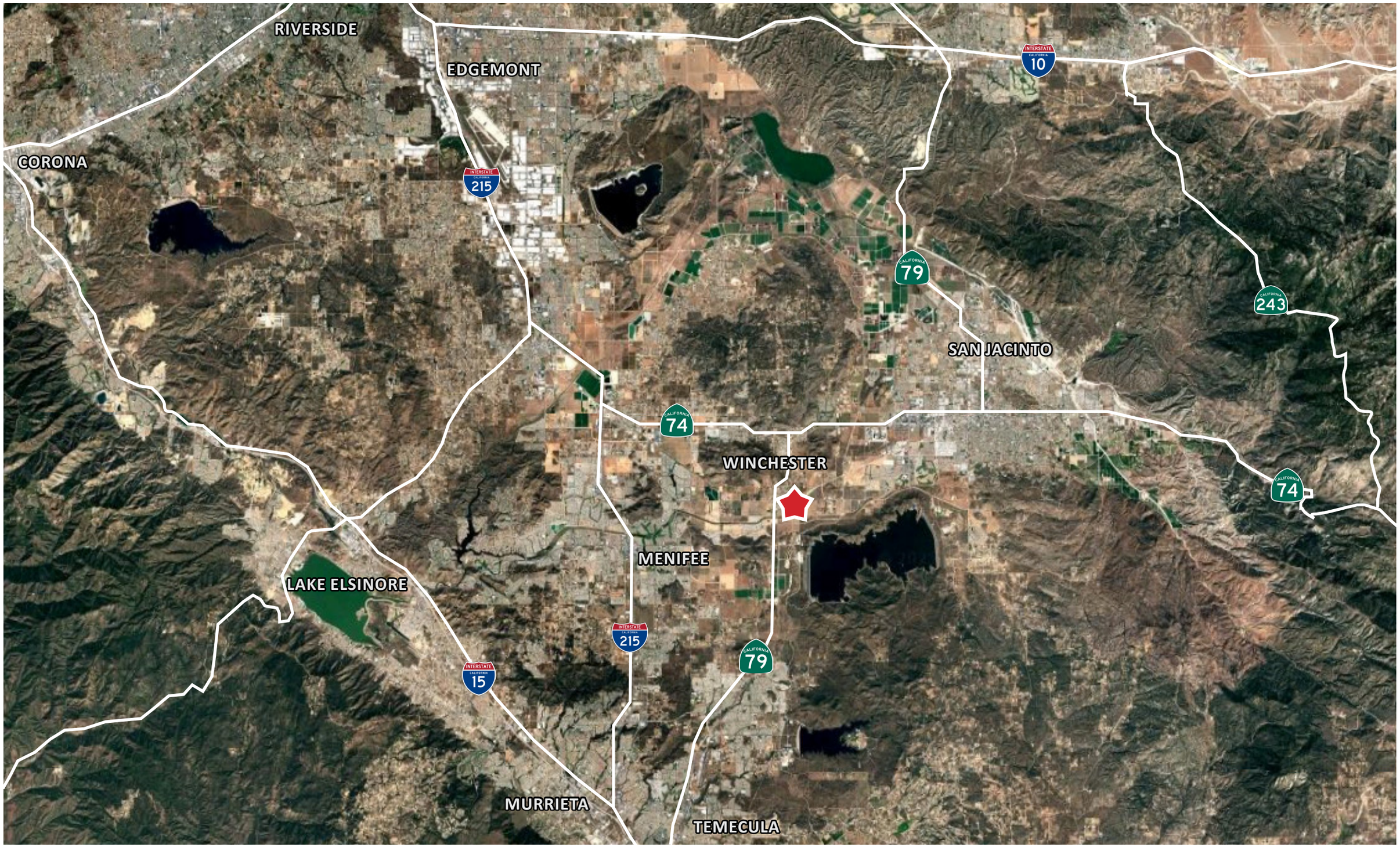




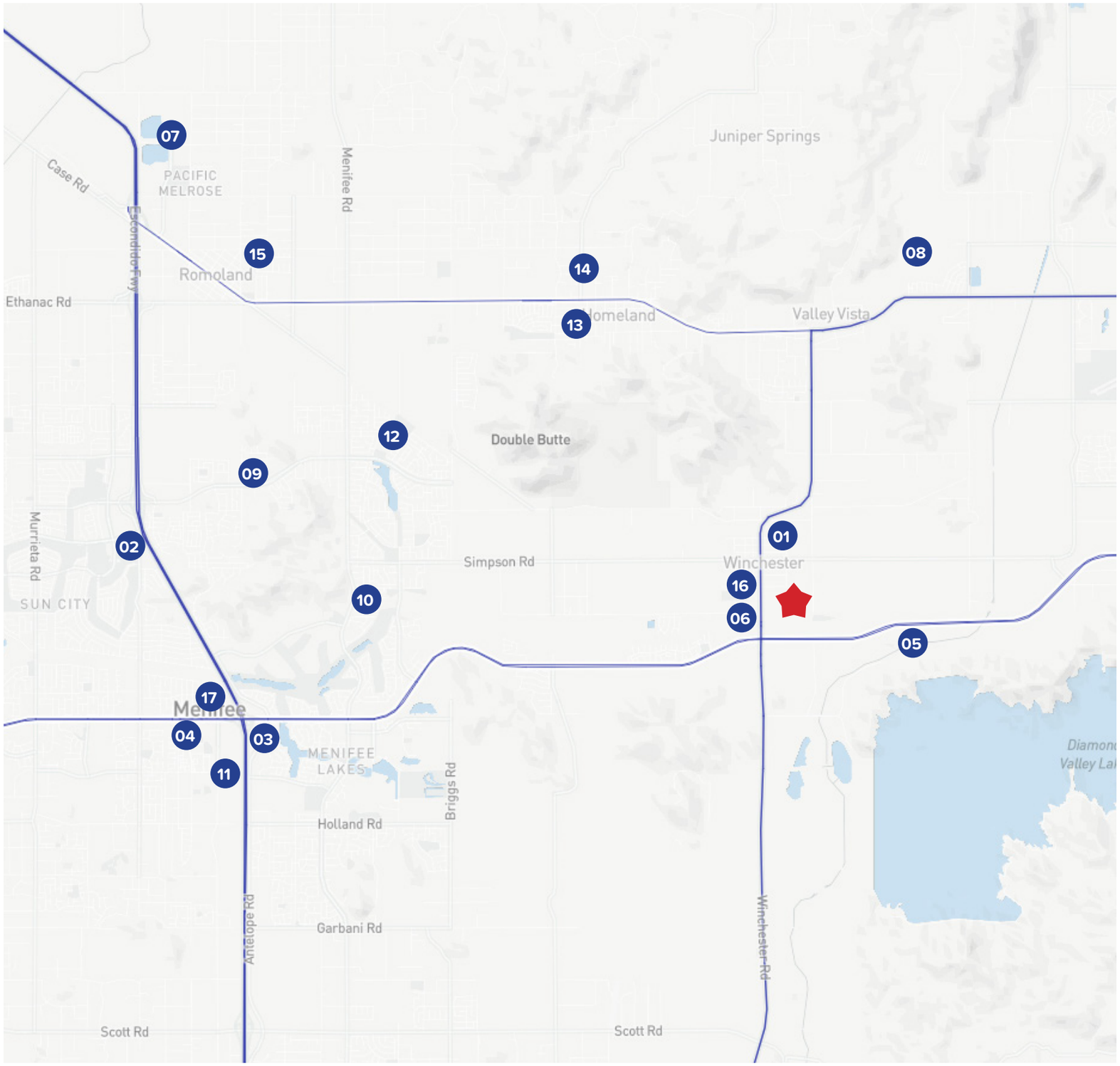
Aerial Map


Romoland
74
Homeland
79
74
Hemet
Winchester
215
Menifee
Domenigoni Parkway
Menifee Lakes
79
Diamond Valley Lake

Aerial Map


RIVERSIDE
EDGEMONT
CORONA
INTERSTATE 215
INTERSTATE 10
CALIFORNIA 79
CALIFORNIA 243
SAN JACINTO
CALIFORNIA 74
WINCHESTER
MENIFEE
LAKE ELSINORE
INTERSTATE 215
CALIFORNIA 79
INTERSTATE 15
MURRIETA
TEMECULA

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

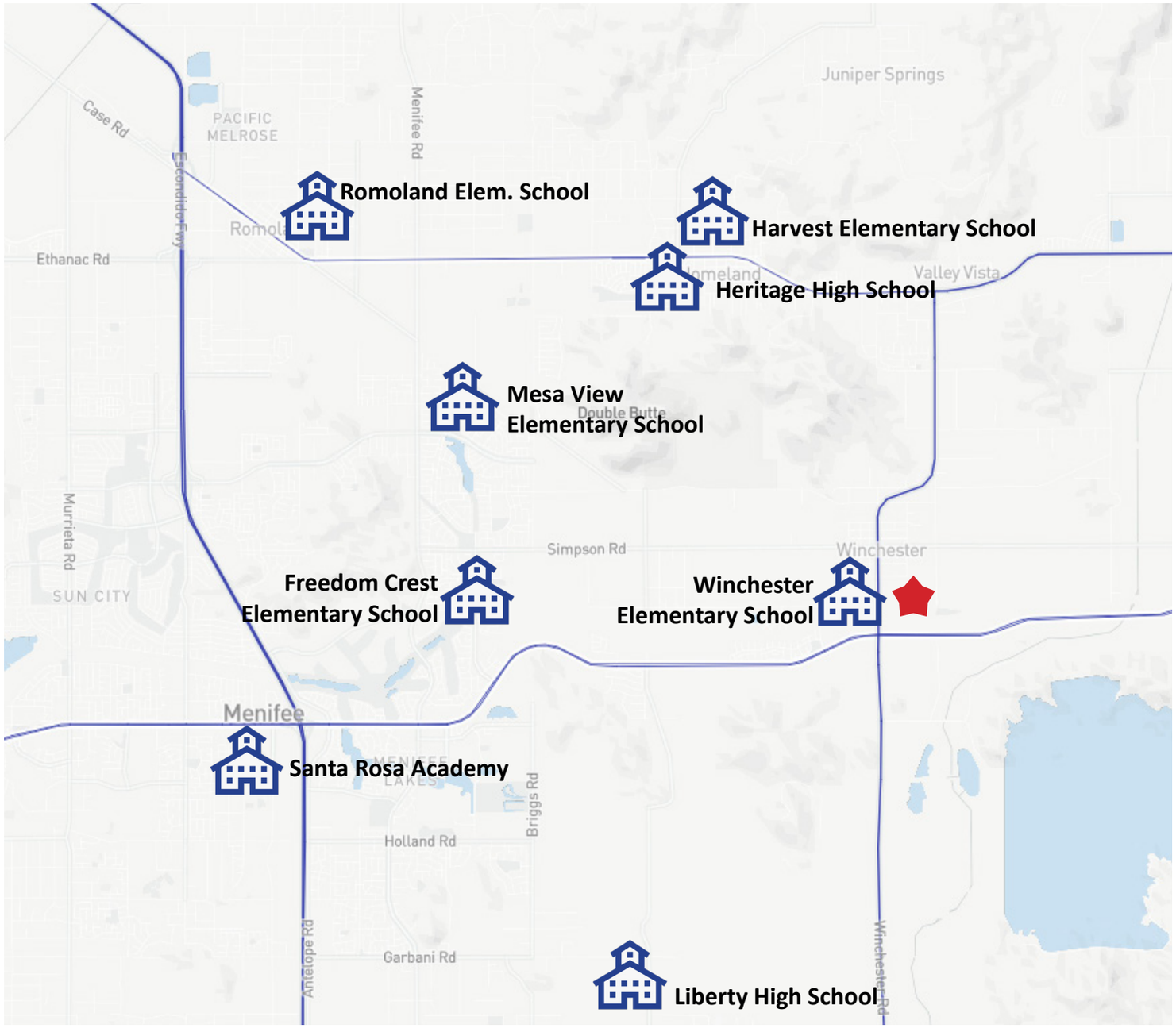
- **Santa Rosa Academy**
  27587 La Piedra Rd, Menifee, CA 92584

- **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 Pleasant 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.



2026 Summary	
Population	4,555
Households	1,392
Median Age	30.8
Median Household Income	$79,250



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.

2026 Summary	
Population	2,492,000
Households	791,757
Median Age	36.3
Median Household Income	$84,505
Average Household Income	$90,527





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