



CONFIDENTIAL OFFERING MEMORANDUM

9580 Calimesa Blvd

Calimesa, CA 92320

±7.96-Acre I-10 Development Opportunity

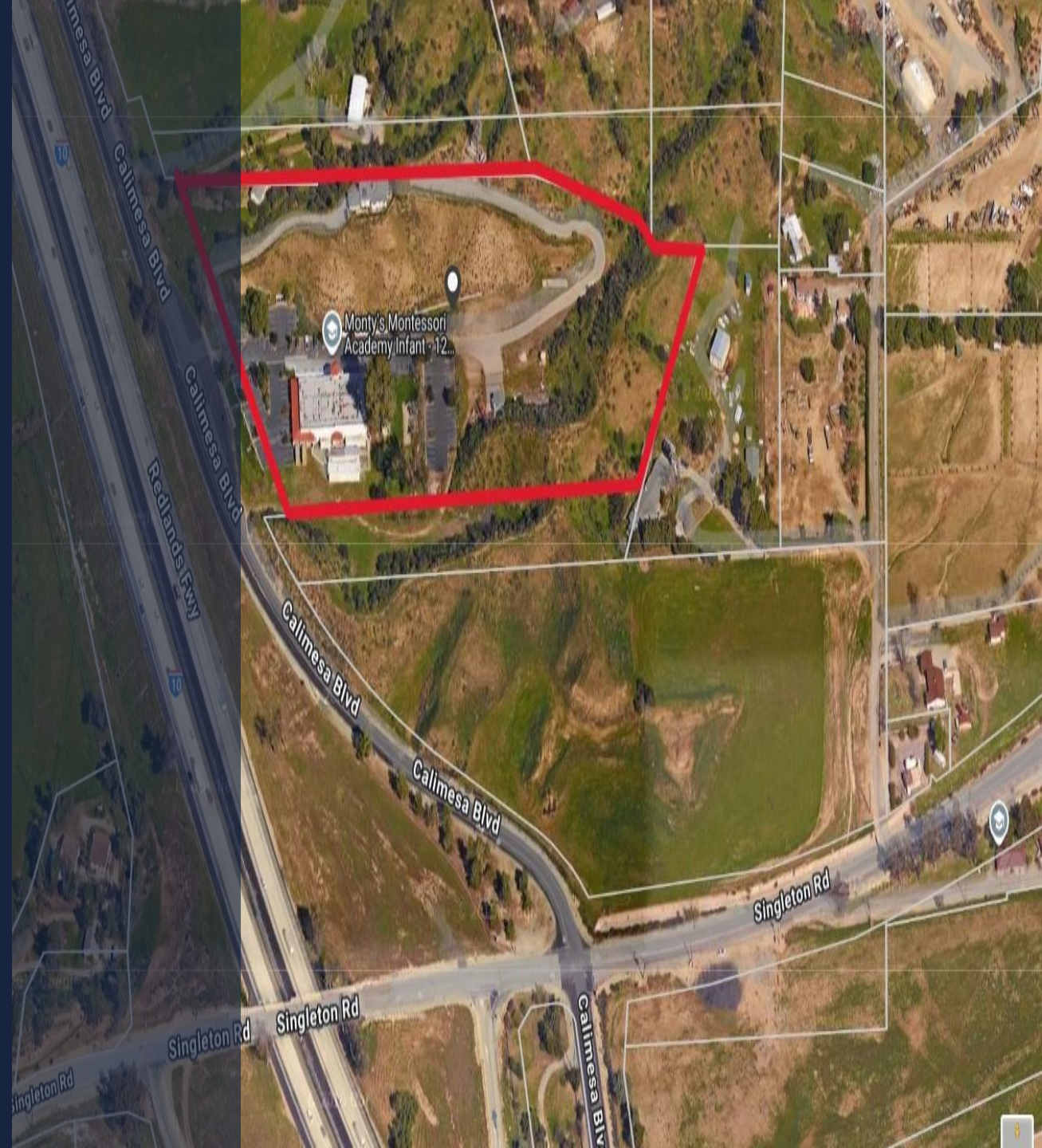
Income in place today • Turnkey wedding & event-venue upside •
Rezoning optionality



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Southern California's premier commercial broker | 909-223-9540





THE OFFERING

Executive Overview

Millenia Commercial is pleased to present 9580 Calimesa Blvd — a ±7.96-acre infill development site fronting Interstate 10 in the City of Calimesa, Riverside County. The property offers exceptional freeway visibility, frontage along Calimesa Boulevard, and direct proximity to the planned Singleton Road on-ramp and off-ramp, placing the site squarely in the path of regional growth.

The site is improved with income-producing institutional buildings — a church campus, a Montessori academy, a residence, and a cell-tower lease — generating **\$13,850 / month** in interim cash flow on flexible month-to-month terms. Layered on top is a turnkey **wedding & event-venue income stream** that can help offset ownership and debt-service costs while a buyer advances entitlements or a rezoning.



ALL OFFERS CONSIDERED

Pricing is market-driven — based on land value, in-place income, and redevelopment upside.

WHY THIS SITE

Investment Highlights



±7.96 acres fronting Interstate 10

Rare infill scale with hard freeway frontage and high daily traffic counts.



Future Singleton Rd interchange

Planned I-10 on-ramp & off-ramp immediately south materially enhance access and value.



\$13,850 / mo income in place

Existing tenants offset carrying costs on flexible month-to-month leases.



Turnkey event & wedding venue

A proven on-site venue adds a high-margin income stream to help cover debt service.



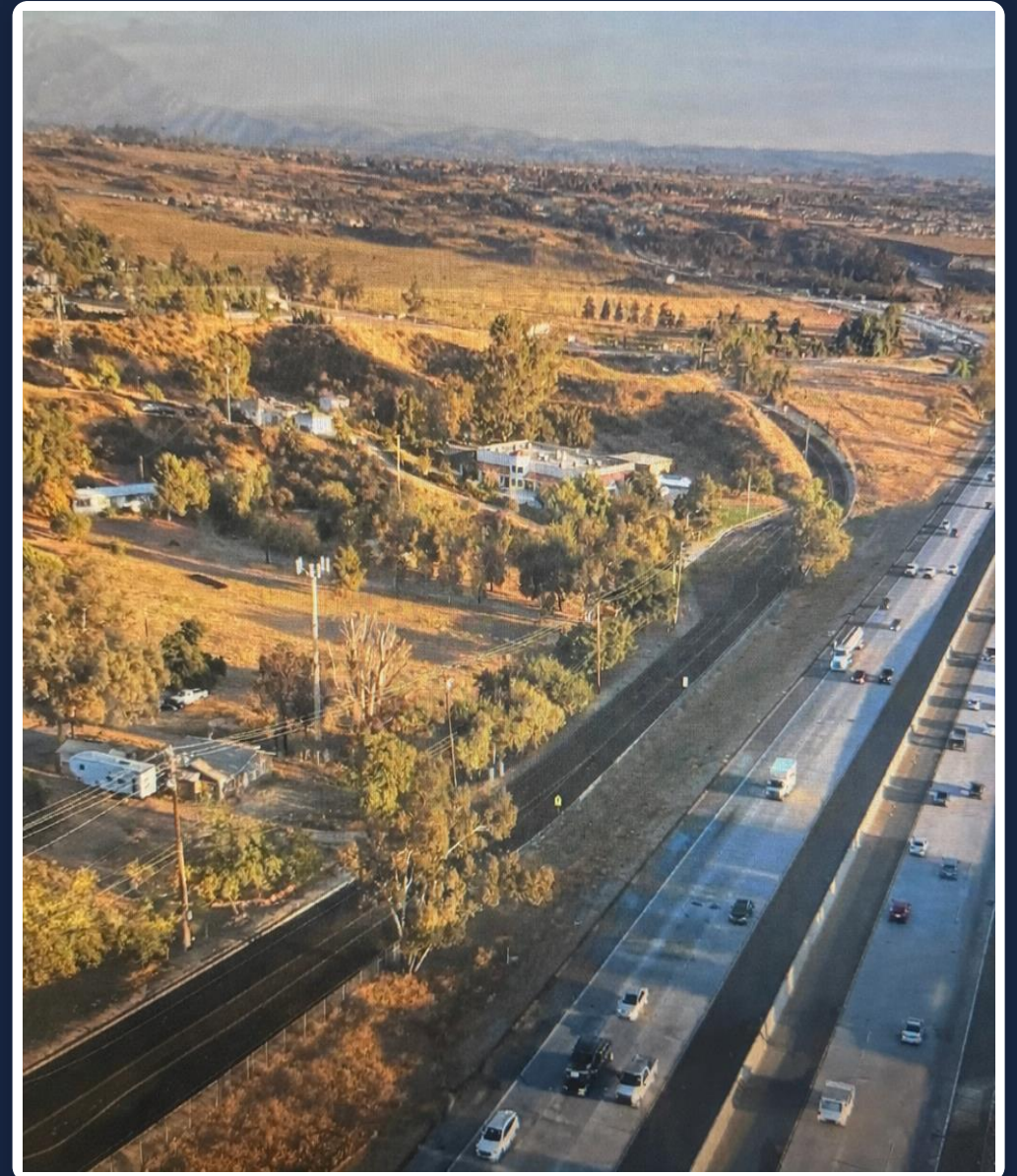
National & regional retail within 5 mi

Stater Bros., Starbucks, McDonald's, Walgreens, Dollar General and more.



Rezoning & density optionality

CR zoning today; seller will support a buyer-initiated residential/mixed-use rezoning.



THE ASSET

Property Summary

ADDRESS	9580 Calimesa Blvd, Calimesa, CA 92320
APN	413-260-056 (one contiguous parcel)
SITE AREA	±7.96 acres (±346,738 SF)
IMPROVEMENTS	6 buildings totaling ±16,850 SF
ZONING	Regional Commercial (CR)

BUILDING MIX (±16,850 SF)

11,000 SF	Church w/ classrooms, commercial kitchen & ±430-seat sanctuary
4 × 1,000 SF	Newer modular classrooms (restroom in each)
1,850 SF	5BR / 2BA residence on the hill



Zoning & flexibility. CR allows large-format retail, shopping-center and hospitality (hotel/motel) uses serving a broad trade area. The existing church CUP runs with the property. The site also presents a compelling path to rezoning for industrial, multifamily or residential use, subject to City application and approval — adding meaningful long-term optionality.

A Stacked-Income Ownership Model

Few development plays pay you to wait. This one stacks three layers of cash flow on top of a long-term land basis — so existing income and event revenue can help carry ownership and debt service while entitlements advance.



LAYER 1 — IN PLACE TODAY

\$13,850

per month · ~\$166K / yr

- Montessori academy — \$10,000/mo
- Residence — \$2,850/mo
- Cell-tower (ROW) lease — \$1,000/mo



LAYER 2 — EVENT VENUE UPSIDE

\$12K–\$45K

per month (illustrative)

- Weddings, quinceañeras & receptions
- Corporate retreats & conferences
- High-margin, weekend-weighted



LAYER 3 — ENTITLEMENT UPSIDE

Optionality

rezoning / density / mixed-use

- Seller supports buyer-led rezoning
- Path to residential / multifamily
- Long-term land appreciation



Combined potential: in-place income plus a modest event calendar can generate roughly **\$300K–\$700K per year** — a real offset to ownership and financing costs during the hold and entitlement period.

INCOME STREAM • LAYER 2

A Turnkey Event & Wedding Venue

This is not a concept — weddings have already taken place on the grounds. The same mature landscaping, lawn, sanctuary, and commercial kitchen that serve the church and school make the site a ready-made, high-margin event venue.



Picture-perfect grounds

Sweeping lawn the size of a small football field, mature trees, hill backdrop and string-light-ready setting.



±430-seat sanctuary

All-weather backup and ceremony space — events run rain or shine.



Commercial-grade kitchen

Industrial cooking line and hood support in-house or licensed catering.



Parking & support space

±125 stalls, restrooms in every modular, plus prep and staging rooms.

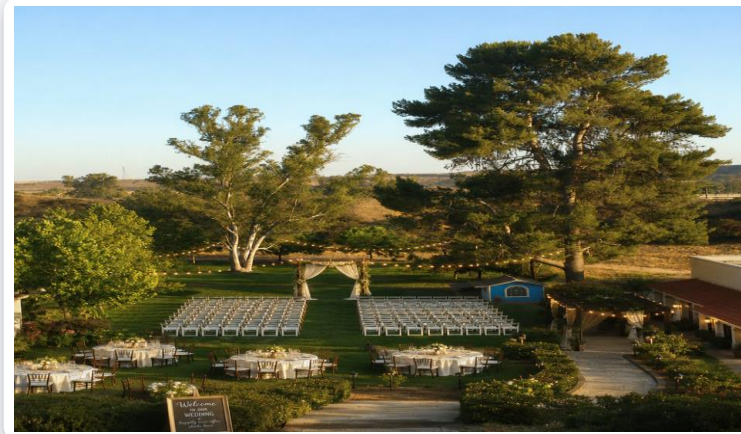


PROOF OF USE



The Venue in Action

Real ceremonies on the property — indoors in the ±430-seat sanctuary and out across the garden grounds — alongside fully styled reception layouts the site can support.



Event Venue — Illustrative Income Potential

Anchored to current Beaumont–Calimesa–Yucaipa pricing: Inland Empire venues rent for ≈\$3,500–\$15,000+, and a 150-guest wedding here runs roughly \$20,000–\$40,000 all-in. The scenarios below reflect venue/facility-rental fees only — not a guarantee of results.



Note: Scenarios reflect venue-rental fees **before** catering commissions, bar / alcohol service, table-and-chair rentals, or other event fees — all additional upside. Commercial event operation may require a use permit / CUP review and City approval. A buyer can run the venue directly, partner with an operator, or license weekend use — each a distinct income path layered on top of the in-place **\$13,850/mo.**

INTERIM USE

Current Property Use



±430-seat auditorium & 7–8 classrooms

All leased and generating income.



Monty's Montessori Academy

Weekday preschool tenant — stable interim cash flow.



Four newer modular classrooms

±1,000 SF each with restrooms; flexible leasable space.



Commercial-grade kitchen

Industrial cooking line and ventilation hood.



Large outdoor playground & lawn

Roughly the size of a small football field.

In-Place Income & Existing Improvements

Tenant / Use	Lease Structure	Monthly Rent
Monty's Montessori Academy	Gross — Month-to-Month	\$10,000
Single-Family Residence	Gross — Month-to-Month *	\$2,850
Sprint Spectrum LP (cell tower ROW)	Recorded right-of-way lease	\$1,000
Church	Owner / user — CUP runs with land	—
Total Monthly Income	≈ \$166,200 / year	\$13,850

* Residence available for lease at ≈\$2,850/mo; periodic vacancy represents lease-up upside, not a permanent gap.

Interim uses relative to long-term land value and redevelopment potential — existing income supports carrying costs during entitlement.

EXISTING IMPROVEMENTS



Church
Religious facility & ±430-seat sanctuary



Montessori academy
Weekday educational tenant



Single-family residence
1,850 SF home on the hill



Cell-tower ROW
Sprint Spectrum LP recorded lease

Site Plan

6 buildings totaling ±16,850 SF on ±7.96 acres — church, modular classrooms, residence, ±125 parking stalls and a large playground.



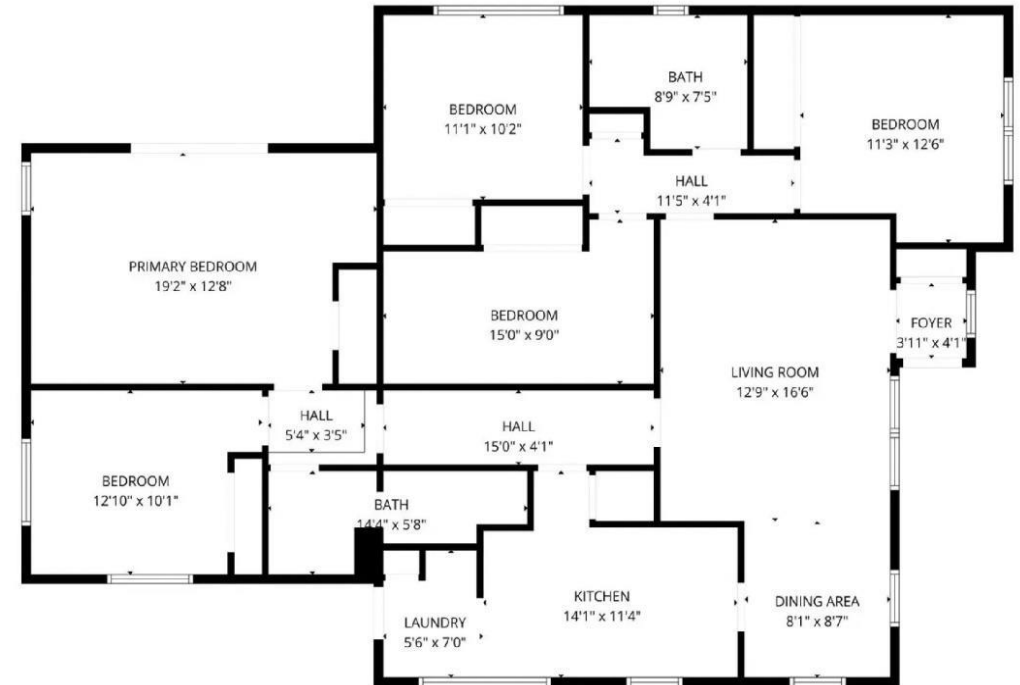
Floor Plans

Church building w/ 4 modular classrooms



±15,000 SF — sanctuary/auditorium, commercial kitchen, classrooms & offices

Residential home on the hill



±1,850 SF — 5 bed / 2 bath

Future Singleton Rd Interchange

The City of Calimesa and regional transportation agencies have identified future improvements at Singleton Road and Interstate 10:

Future I-10 off-ramp
West side of the freeway

Future I-10 on-ramp
East side of the freeway

Why it matters. Direct on/off-ramp access immediately south is expected to materially enhance accessibility, traffic flow and development feasibility — converting freeway-adjacent land into a true freeway-access site.



Aerial exhibit — future on-ramp & off-ramp at Singleton Rd



Land Sales Comparables

Recent Inland Empire land sales per CoStar (Moreno Valley, Redlands, Beaumont).

LOW

\$21 / SF

AVERAGE

\$41 / SF

MEDIAN

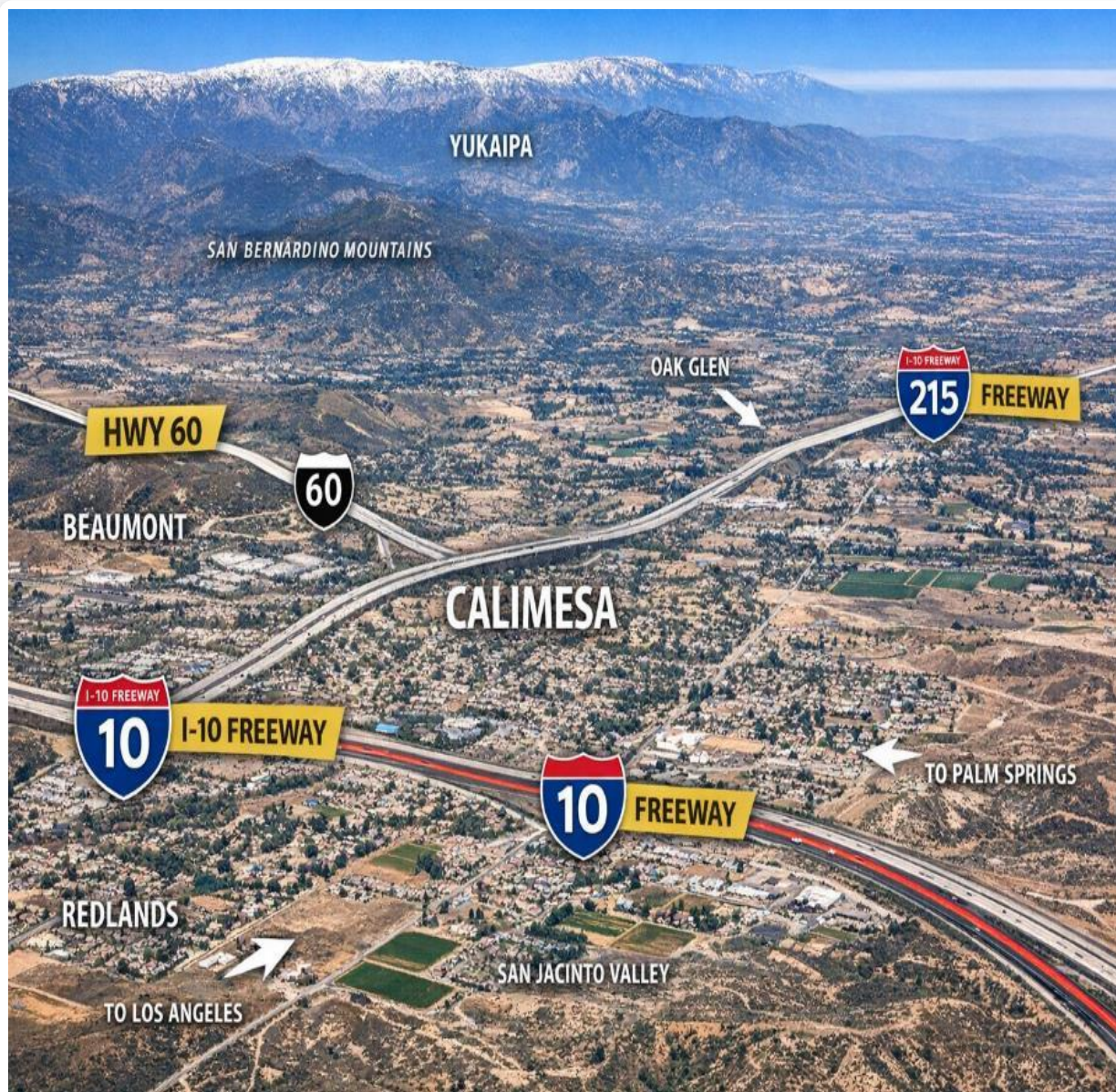
\$30 / SF

HIGH

\$60 / SF

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size	Sale Date	Price	Cap Rate
1	12860 Day St Moreno Valley, CA 92553	Land	-	44,431 SF	2/10/2021	\$2,750,000 (\$61.89/SF)	-
2	Splash Kingdom 1101 California St Redlands, CA 92374	Land ★ ★ ☆ ☆ ☆	-	4,510 SF (0%)	5/31/2023	\$44,500,000 (\$9,866.96/SF)	-
3	17007 Kitching St Moreno Valley, CA 92551	Land	-	303,178 SF	8/22/2022	\$18,000,000 (\$59.37/SF)	-
4	Hold for Development 27050 Palmetto Ave Redlands, CA 92373	Land ★ ★ ☆ ☆ ☆	-	777,110 SF	10/1/2021	\$46,100,000 (\$59.32/SF)	-
5	Adjacent Parcel 22835 Calle San... Moreno Valley, CA 92553	Land	-	52,708 SF	1/31/2025	\$3,000,000 (\$56.92/SF)	-
6	0 E 2nd St Beaumont, CA 92223	Land	-	49,037 SF	1/31/2020	\$2,500,000 (\$50.98/SF)	-
7	350 Iowa St Redlands, CA 92373	Land	-	409,602 SF	7/1/2021	\$20,850,000 (\$50.90/SF)	-
8	Highland Springs Ave Beaumont, CA 92223	Land	-	43,560 SF	2/18/2021	\$2,000,000 (\$45.91/SF)	-
9	Perris Blvd Moreno Valley, CA 92553	Land ★ ★ ☆ ☆ ☆	-	50,094 SF	3/19/2025	\$2,050,000 (\$40.92/SF)	-
10	2407 W Lugonia Ave Redlands, CA 92374	Land ★ ★ ☆ ☆ ☆	-	173,553 SF	10/12/2021	\$7,000,000 (\$40.33/SF)	-



LOCATION

Calimesa, California

Set in the foothills of the San Bernardino Mountains, Calimesa pairs scenic, community-focused living with strong regional connectivity — about **55 miles east of Los Angeles** and **85 miles north of San Diego**, with the I-10 and nearby 60/215 freeways feeding logistics and manufacturing employment across the Inland Empire.

+57%

population growth, 2000–2024

#1

fastest-growing IE small city, 2021–22
(3.37%)

Local amenities include The Marketplace at Calimesa and JP Ranch Town Center, plus restaurants, retail and recreation. Higher elevation brings long warm summers and milder winters than much of the region.



Demographics

Strong local purchasing power within one mile, with sustained population and household growth across the broader trade area.

Metric	1 Mile	3 Miles	5 Miles
2024 Est. Population	5,650	51,429	83,372
2029 Proj. Population	5,672	51,090	84,602
Avg. HH Income (2024)	\$90,837	\$39,020	\$46,251
Proj. HH Income (2029)	\$94,123	\$41,622	\$49,364
Hist. Income Growth ('00–'24)	5.8%	5.0%	5.3%

\$90,837

average household income within 1 mile — well above the broader area

83,372

residents within a 5-mile radius and still growing — a deep, expanding consumer base

Demographic source: Applied Geographic Solutions.



TRADE AREA • 5-MILE RADIUS

Surrounding Retail

The property sits amid an established mix of national and regional retailers anchoring everyday demand.

-  Stater Bros. Markets
-  Walgreens / Rite Aid
-  Dollar Tree / Dollar General
-  Starbucks • McDonald's • Burger King
-  Chevron • AM/PM
-  JP Ranch Town Center
-  The Marketplace at Calimesa



THE OFFERING

Let's Talk

Offering type: Fee-simple interest, subject to existing leases and the recorded ROW.

Target buyers: Church/campus users, hotel & hospitality, residential & mixed-use developers, retail developers, land investors, and event-venue operators.

Pricing: Market-driven — all offers considered.

This brochure is for informational purposes only and does not constitute an offer to sell. Information is deemed reliable but not guaranteed; buyers should conduct independent due diligence. Income and event-venue figures are estimates/illustrations, not guarantees. Logos are for identification only.



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