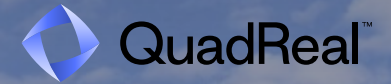


FOR SALE



±24-±128 ACRES | ±450,000 - ±2,250,000 SF
DIVISIBLE



OAK VALLEY COMMERCE CENTER

CALIMESA, CALIFORNIA

Central Inland Empire Location Along Interstate 10

CBRE

PROPERTY SUMMARY

Oak Valley Commerce Center, is a unique opportunity to purchase ±24 to ±125 acres of fully entitled land in the Inland Empire with the ability to develop Class A industrial buildings from ±450,000 to ±2,248,570 SF. The development has four buildings with an additional 8 acre trailer lot. This state-of-the-art distribution industrial campus will feature 40' clear heights, ESFR sprinkler systems, 120' and 185' fully secured truck courts, ample auto (1,147) and trailer (779) parking with 374 dock high (9' X 10') doors and 11 ground level (10' X 12') doors. The buildings will feature ESFR sprinkler systems, LED lighting, 4000 amps (277/480v 3-phase 4 wire underground pull section) power and 3% skylights. The site is fully entitled and entitlement extensions are in place for up to 10 years.

Oak Valley Commerce Center is located in the Inland Empire situated along Interstate 10 freeway in the City of Calimesa, southeast of Redlands (12 mi) and northwest of Beaumont (5 mi), with access via Singleton Road (0.05 miles) and just 4.6 miles from State Route 60 and provides access to 2.7 million people within 30 miles.



PROPERTY SUMMARY

Zoning	Summerwind Ranch at Oak Valley Specific Plan
Total Project SF	±2,248,570 SF
Land Size	±128 AC
Coverage	43.3%
Clear Height	40'
Dock Doors	374
Ground Level Doors	11
Car Parking	1,285
Trailer Parking	711

	Building A	Building B	Building C	Building D	Trailer Yard
SF	±705,783	±466,172	±457,257	±619,358	-
Acres	±33.83	±24.16	±25.32	±30.14	±8.33
Office SF	10,000	10,000	10,000	10,000	-
Clear Height	40'	40'	40'	40'	-
DH	118	69	78	109	-
GL	4	2	3	2	-
Car Parking	267	339	269	270	2
Trailer Parking	144	84	83	169	231
Sprinkler	ESFR	ESFR	ESFR	ESFR	-

CALIMESA

BUILDING C - ±454,509 SF
±25.32 ACRES

BUILDING D - ±619,358 SF
±30.14 ACRES

BUILDING B - ±468,300 SF
±24.16 ACRES

BUILDING A - ±706,508 SF
±33.83 ACRES

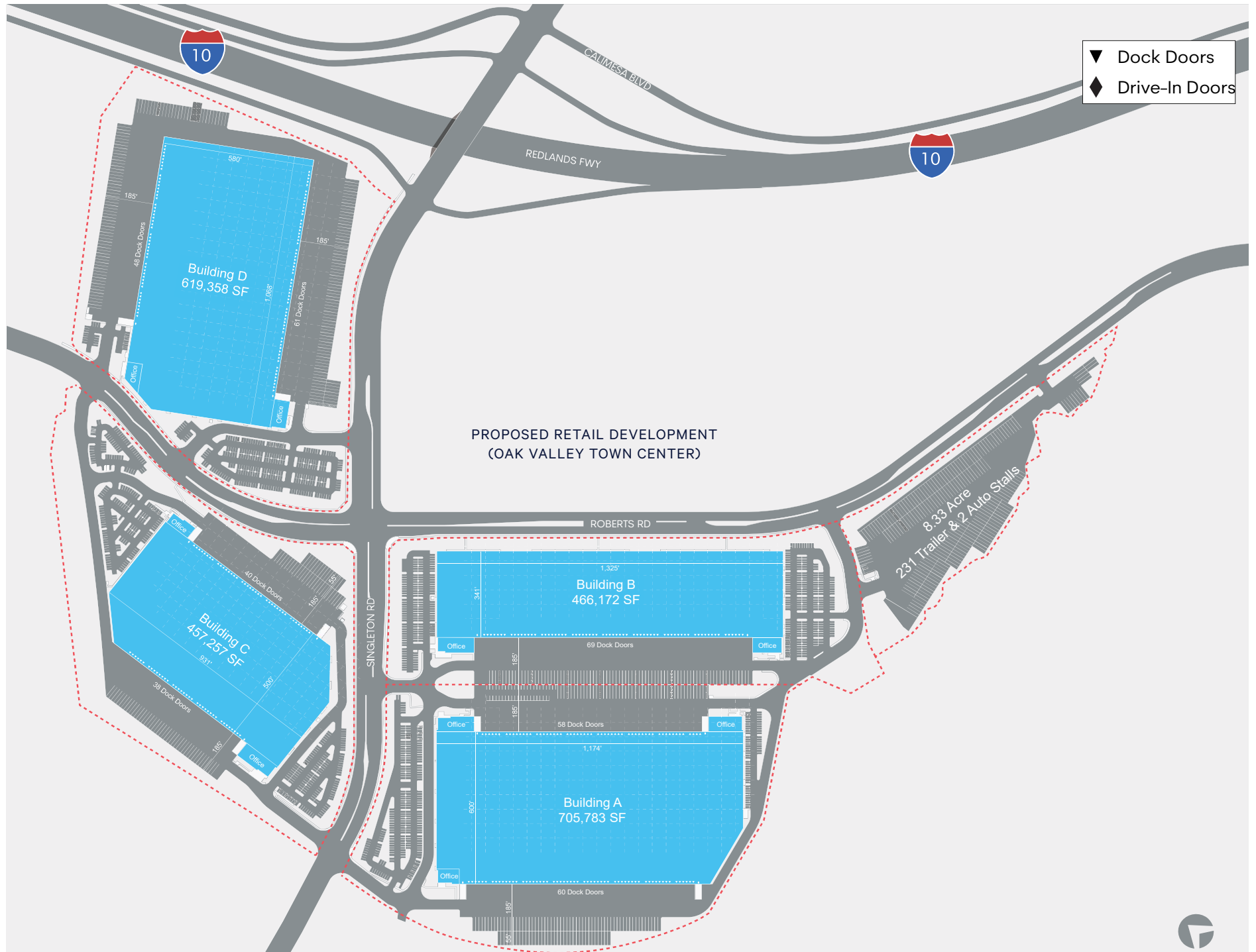
TRAILER LOT - ±8.33 ACRES



THE PROJECT

OAK VALLEY COMMERCE CENTER HAS 4 BUILDINGS THAT CAN BE SOLD SEPARATELY OR ALL TOGETHER FOR 450,000 - 2,500,000 SF PLUS A TRAILER LOT

SITE PLAN



CALIMESA



PROPOSED RETAIL DEVELOPMENT
(OAK VALLEY TOWN CENTER)

COMPLETION EST. 2028

SUPERIOR ACCESS

OAK VALLEY COMMERCE CENTER offers an exceptional location in Calimesa at Singleton Road and Roberts Road, strategically positioned just 0.05 miles from Interstate 10 (via Singleton Rd) and 4.6 miles from State Route 60, the location provides efficient regional and statewide connectivity. The property is located within an extensive network of air, ground and rail transportation, making it an ideal location for development and optimal for warehousing and logistics. Tenants benefit from immediate access to all of Southern California via key transportation corridors, including State Route 210 (11.2 miles) and Interstate 215 (16.5 miles).

UNRIVALED I-10 FREEWAY FRONTAGE



REDLANDS

CALIMESA

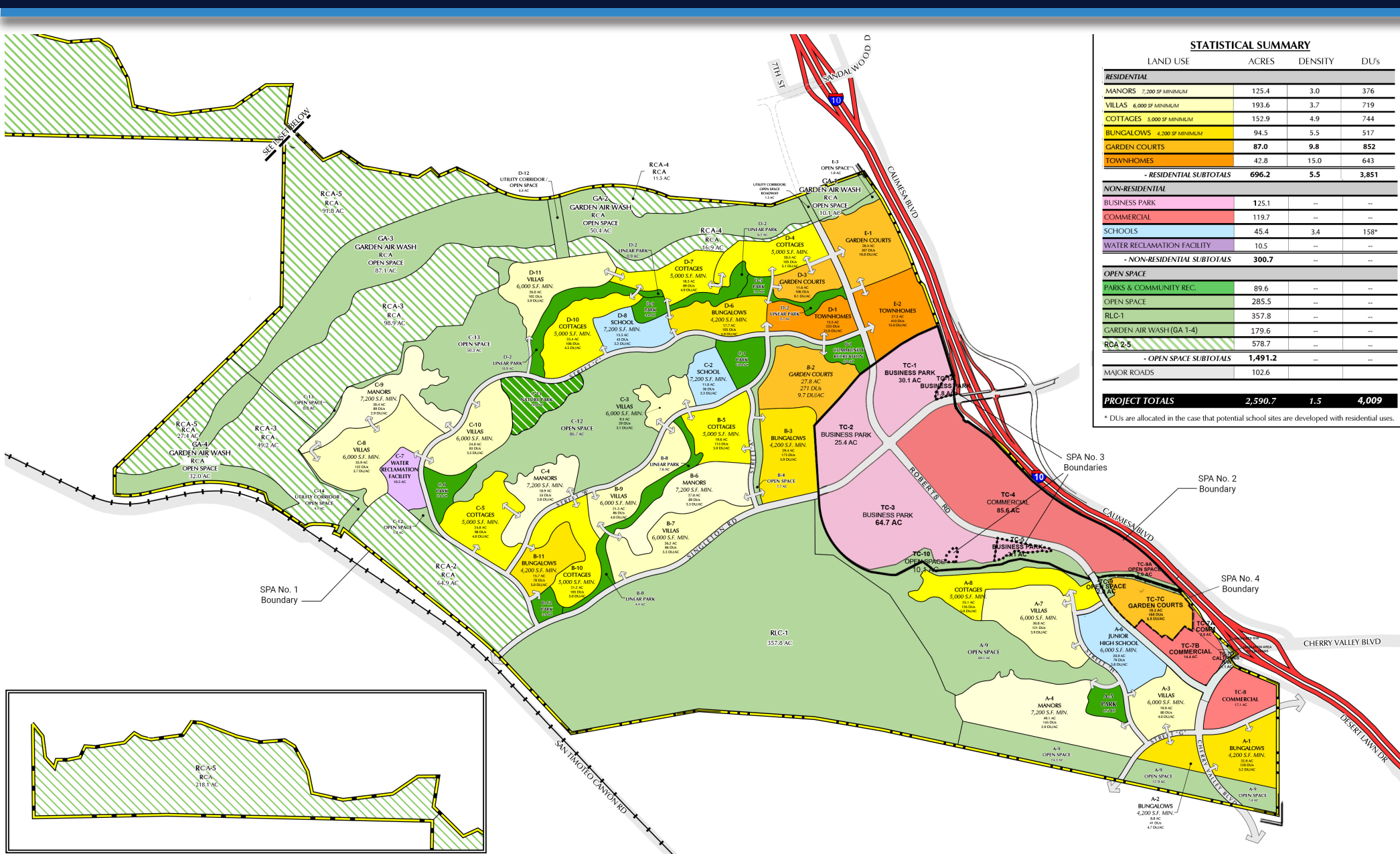
DISTANCE TO NEARBY CITIES

LOCATION	MILES
Beaumont	5
Redlands	12
Moreno Valley	18



COMPLETION EST 2Q'28

ZONING MAP



STATISTICAL SUMMARY			
LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
MANORS 7,200 SF MINIMUM	125.4	3.0	376
VILLAS 6,000 SF MINIMUM	193.6	3.7	719
COTTAGES 5,000 SF MINIMUM	152.9	4.9	744
BUNGALOWS 4,200 SF MINIMUM	94.5	5.5	517
GARDEN COURTS	87.0	9.8	852
TOWNHOMES	42.8	15.0	643
- RESIDENTIAL SUBTOTALS	696.2	5.5	3,851
NON-RESIDENTIAL			
BUSINESS PARK	125.1	--	--
COMMERCIAL	119.7	--	--
SCHOOLS	45.4	3.4	158*
WATER RECLAMATION FACILITY	10.5	--	--
- NON-RESIDENTIAL SUBTOTALS	300.7	--	--
OPEN SPACE			
PARKS & COMMUNITY RLC	89.6	--	--
OPEN SPACE	285.5	--	--
RLC-1	357.8	--	--
GARDEN AIR WASH (GA 1-4)	179.6	--	--
RCA 2-5	578.7	--	--
- OPEN SPACE SUBTOTALS	1,491.2	--	--
MAJOR ROADS	102.6	--	--
PROJECT TOTALS	2,590.7	1.5	4,009

* DU's are allocated in the case that potential school sites are developed with residential uses.

OAK VALLEY COMMERCE CENTER is fully entitled and entitlement extensions are in place for up to 10 years. It is located in the Summerwind Ranch at Oak Valley Specific Zone and is zoned Business Park. The specific plan upon full buildout, is expected to add approximately 18,607 residents, increasing the existing 30 mile population base of 2.7 million people. This population growth is anticipated to expand the local labor pool, and support increased consumer demand, strengthening industrial fundamentals and a greater need for logistics, warehousing and distribution facilities. The increased population and workforce, industrial users - particularly manufacturing and third party logistics will gravitate toward these markets to improve speed to consumer and optimize supply chain efficiency, while reinforcing long term demand for industrial space in the immediate area.

BLUE CHIP CORPORATE TENANTS



- amazon
- LOWE'S
- ups
- THE HOME DEPOT
- FedEx
- PENSKE
- STATER BROS. markets

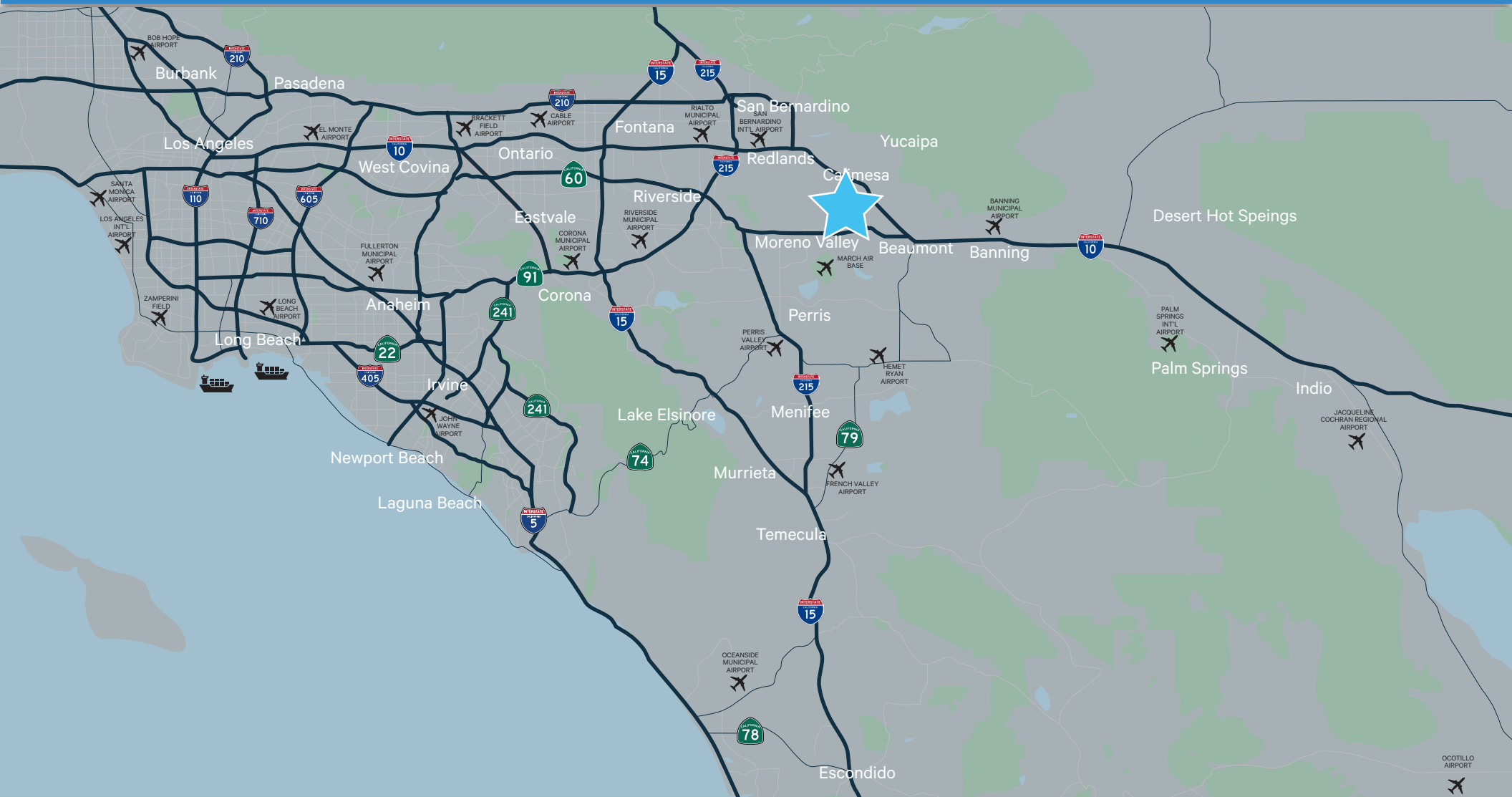
- amazon
- Walmart
- TARGET
- FedEx
- XPO Logistics
- ups

- amazon
- LOWE'S
- TARGET
- Walmart
- Whirlpool
- THE HOME DEPOT
- sam's club
- P&G

- amazon
- LOWE'S
- Walmart
- UNITED LEGWEAR & APPAREL CO.
- SHEIN

- SKECHERS
- ALDI
- ShipBob

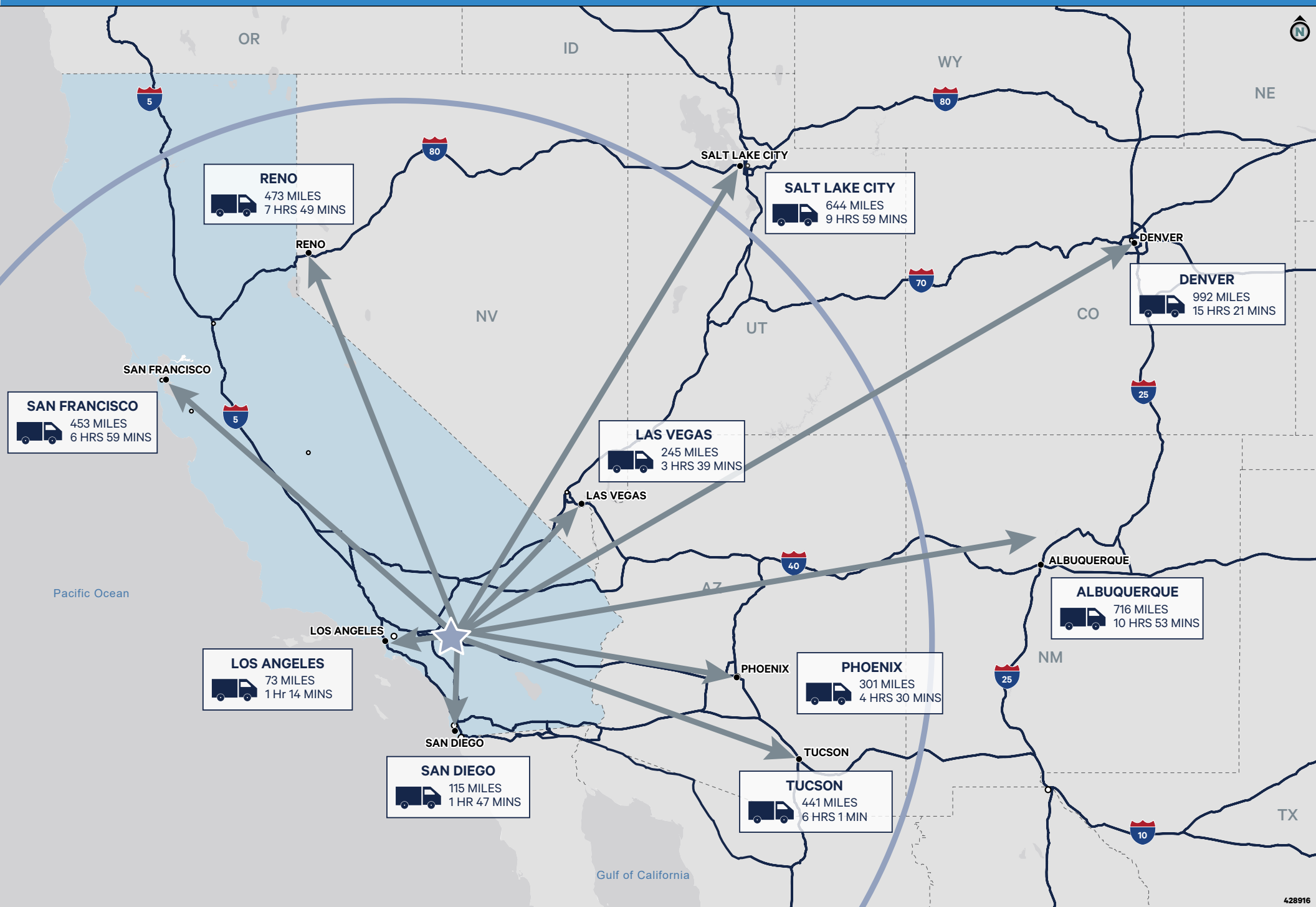
EXCEPTIONAL SOUTHERN CALIFORNIA DISTRIBUTION LOCATION



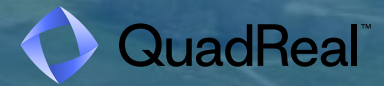
FREEWAYS	MILES	AIRPORTS	MILES	PORTS/ RAIL	MILES
10 Freeway	0.05	SBD	18	BNSF	18
60 Freeway	4.6	ONT	24	UP	22
215 Freeway	16.5	LAX	89	Ports LA/ LB	87

OAK VALLEY COMMERCE CENTER is uniquely positioned to function as a premier West Coast logistics hub, offering efficient connectivity to the nation's largest port complexes and major population centers across Southern California, Nevada, and Arizona. Direct access to the I-10 and SR-60 Freeways provides a vital north-south and east-west transportation corridor, enabling seamless distribution throughout the Southern United States and supporting coast to coast freight movement.

GATEWAY TO THE WESTERN US -- DRIVE TIMES



OAK VALLEY COMMERCE CENTER CALIMESA, CALIFORNIA



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