



CITY OF CALIMESA, CALIFORNIA

1095 Calimesa Blvd.

Prime commercial property located in the center of the Calimesa Downtown Business Corridor. Calimesa is currently planning a significant downtown revitalization effort consisting of new streetscape, landscaping, and street repair in this area. This property has 240 feet of frontage onto Calimesa Boulevard. The 3.17-acre parcel listed next to this parcel combined would make a great retail center. Located north of Interstate 10 and east of County Line Road, less than 1/2 mile in each direction from two separate on and off ramps.

Lot Size: 1.55 Acres

Average Daily Traffic Counts:

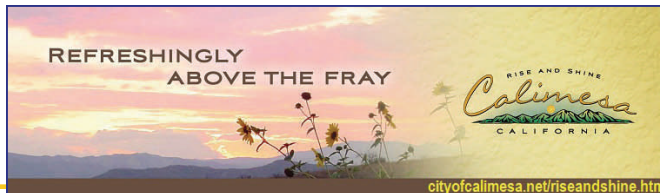
I-10: 102,800

Calimesa Boulevard: 8,072

County Line Road: 15,670



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.



**SEE BACK OF PAGE FOR
DEMOGRAPHIC
INFORMATION**

City of Calimesa
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www.cityofcalimesa.net/riseandshine.htm

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