

± 38.5 ACRES IN TEMESCAL VALLEY




Interstate 15
±144,000 Cars Per Day SB
±132,000 Cars Per Day NB

±1,200 Feet of Frontage
Digital Signage Approved

±16 Acre Commercial
Redevelopment
(Planned - NAP)

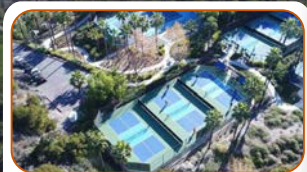
SUBJECT
PROPERTY

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PROPERTY

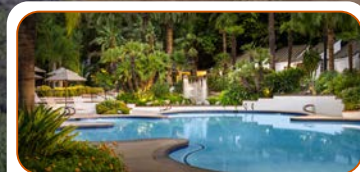
 Average HH Income:
1-Mile: \$135,184
3-Mile: \$160,106
5-Mile: \$162,171



Glen Ivy Golf Club



Blue Water Sports Club



Glen Ivy Hot Springs & Spa

Lawson Road

Temescal Canyon Road

Squaw Mountain Road

SUBJECT
PROPERTY

23800-23900 & 24000 TEMESCAL CANYON ROAD
24020 LAWSON ROAD
9911 SQUAW MOUNTAIN ROAD
CORONA, CA 92883

OFFERING MEMORANDUM

Note: All property boundaries and measurements are estimated and must be independently verified by potential purchasers.

±38.5 ACRES IN TEMESCAL VALLEY

Exclusively Listed By

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INVESTMENT OVERVIEW

Investment Highlights



Exceptional Freeway Frontage: ±1,200 Feet of Frontage Along Interstate 15, With Traffic Counts of ±144,000 Cars Per Day (Southbound) and ±138,000 Cars Per Day (Northbound)



Affluent Demographics: Average Household Incomes Exceed \$160,000 Within a Five-Mile Radius



Robust Residential Growth: The Area Is Experiencing Significant Residential Development, Creating an Immediate Need for High Quality Development

Versatile Development Opportunity

- ▶ ±38.5 Acres of Land Zoned as C-P-S (Scenic Highway Commercial), Which Allows for a Wide Range of Uses - Please see Financial Overview and Contact Agent for Additional Details
- ▶ All Tenants are on Month-to-Month Leases, Except for One Tenant Paying \$150,000 Per Year + NNN (Expiration: 09/30/2028)
- ▶ **Growing Residential Community:** The Surrounding Area Is Witnessing Substantial Residential Growth, With New Housing Developments Contributing to an Expanding Customer Base
- ▶ **Ongoing Infrastructure Projects in the Vicinity** are Expected to Enhance Accessibility and Traffic Flow, Further Benefiting Future Developments

Strong Real Estate Fundamentals

- ▶ **Prime Freeway Access:** Situated at the Onramp and Offramp of the 15 Freeway at Temescal Canyon Road with Easy Access for Both Northbound and Southbound Traffic
- ▶ **Central Connectivity:** Positioned Between Orange County and the Inland Empire, Along the Primary Route to San Diego County
- ▶ **Approved Digital Signage:** Recent Approval for Digital Signage Enhances Advertising Opportunities for Onsite Businesses
- ▶ Close Proximity to Traffic-Drivers such as Glen Ivy Golf Club & Venue, Glen Ivy Hot Springs & Spa, Blue Water Sports Club, and Trilogy Glen Ivy Pacific Crest Lodge



SUBJECT PROPERTY

Temescal Canyon Road



INVESTMENT OVERVIEW

Aerial Photo



Note: All property boundaries and measurements are estimated and must be independently verified by potential purchasers. The sale includes 10 parcels totalling ±38.46 AC. See page 5 for more details.

FINANCIAL ANALYSIS

Offering Summary

Property Name	Temescal Valley Land
Property Address	23800-23900 Temescal Canyon Road 24020 Lawson Road 9911 Squaw Mountain Road Corona, CA 92883
Gross Leasable Area (GLA)	±25,518 Square Feet (Existing Improvements)
Lot Size	±1,675,313 Square Feet (±38.46 Acres)

Pricing

Price	Unpriced - Contact Agent for More Details
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Zoning & Use Overview

Zone	C-P-S (Scenic Highway Commercial)
Notable Permitted Uses	Retail Stores, Medical Offices, Grocery, Hotels/Resort Hotels, Day Care Center, Restaurants
Notable Permitted Uses (with CUP)	Car Wash, Automobile Sales & Service, Fuel Stations, Solar Power Plant, Industrial Hemp Activities
Digital Signage Approval	Digital signage for advertising onsite businesses was approved per in a December 3, 2024 hearing. Click here for more information.
Additional Details	Please contact Agent for more details, or click the links below for additional zoning & use information: Zoning: Click here for zoning map. Uses: Click here for land use (pages 128-136).

Parcel Map



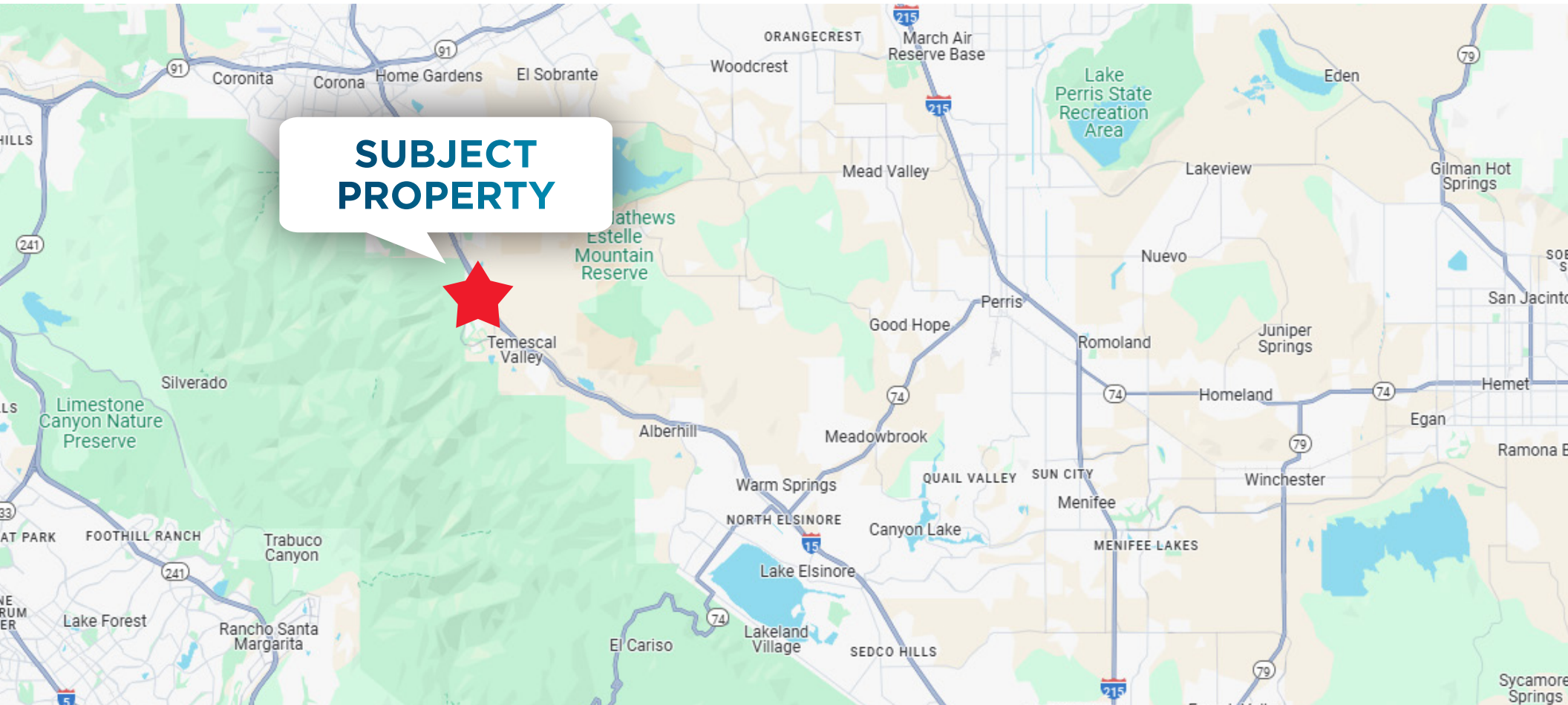
Parcel Overview

#	Address	Parcel Number	Land (SF)	Land (AC)
1	23900 Temescal Canyon Road	290-190-048	±389,426	±8.94
2	23900 Temescal Canyon Road	283-180-024	±192,099	±4.41
3	23900 Temescal Canyon Road	283-180-025	±46,173	±1.06
4	23900 Temescal Canyon Road	283-180-049	±120,225	±2.76
5	23900 Temescal Canyon Road	283-180-047	±229,125	±5.26
6	23800 Temescal Canyon Road	283-180-050	±201,247	±4.62
7	9911 Squaw Mountain Road	290-190-085	±334,540	±7.68
8	N/A	290-190-041	±43,560	±1.00
9	24000 Temescal Canyon Road	290-190-040	±43,560	±1.00
10	24020 Lawson Road	290-190-039	±75,358	±1.73
Total			±1,675,313	±38.46

Note: All property boundaries and measurements are estimated and must be independently verified by potential purchasers.

MARKET OVERVIEW

Regional Map



±17 MILES

TO ORANGE COUNTY, CA
VIA I-15 & CA-91



±23 MILES

TO ONTARIO INTERNATIONAL
AIRPORT (ONT)



±144,000

CARS PER DAY ON I-15
(SOUTHBOUND)



±136,000

CARS PER DAY ON I-15
(NORTHBOUND)

MARKET OVERVIEW

Temescal Valley - Riverside County (Corona), CA

Temescal Valley, located in southern Corona, CA, is a fast-growing community combining suburban charm with economic potential. Surrounded by the Cleveland National Forest and conveniently positioned along the I-15 freeway, the area is a magnet for families and professionals, offering a high quality of life and a rapidly expanding residential base.

With a strong average household income exceeding \$160,000 within 5 miles, Temescal Valley boasts a robust consumer base primed for retail spending. Its growth is driven by new housing developments and master-planned communities, creating significant demand for retail, dining, and service-oriented amenities.

The I-15 freeway provides excellent accessibility, connecting Temescal Valley to nearby cities like Corona and Temecula, as well as larger hubs in Orange and San Diego Counties. This strategic location ensures high visibility and a wide customer base for retail establishments.

The area's ongoing growth has created a need for additional retail and mixed-use developments. With available land and a business-friendly environment, Temescal Valley offers developers a chance to capitalize on a growing market with long-term potential for success.

Popular Nearby Attractions

- ▶ **Glen Ivy Golf Club** - Championship 18-hole golf course with scenic views of the surrounding hills. Features a clubhouse, pro shop, restaurant and wedding venue that is capable of accommodating 300+ guests.
- ▶ **Blue Water Sports Club** - State-of-the-art facility offering fitness classes, aquatic programs, and recreational activities, including tennis and pickleball.
- ▶ **Trilogy Glen Ivy Pacific Crest Lodge** - A picturesque event venue surrounded by the natural beauty of the Cleveland National Forest. The Pacific Crest Lodge offers rustic charm with modern amenities and breathtaking views.
- ▶ **Glen Ivy Hot Springs & Spa** - A destination like no other. Visit Glen Ivy Hot Springs & Spa for a day with friends or family, a wellness escape, top therapeutic treatments, healthy food or just experience its beautiful pools and lush landscape.

Glen Ivy Golf Club



Pacific Crest Lodge



Blue Water Sports Club



MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2028 Population	5,334	21,054	41,424
2023 Population	5,054	20,164	39,279
2020 Population	4,990	20,313	38,378
2010 Population	5,016	16,471	32,739

Income & Economics	1-Mile	3-Miles	5-Miles
Average Household Income	\$135,184	\$160,106	\$162,171
Median Household Income	\$109,295	\$123,142	\$123,292
Average HH Retail Expenditure	\$94,511	\$99,882	\$100,955
2023 Daytime Population	3,483	12,828	26,019

Households	1-Mile	3-Miles	5-Miles
2028 Households	2,023	7,290	13,457
2023 Households	1,917	6,938	12,712
2020 Households	1,861	6,747	12,273
2010 Households	1,777	5,462	10,233



\$135,184

2023 Average Household Income
(1-Mile Radius)



\$162,171

2023 Average Household Income
(5-Mile Radius)

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