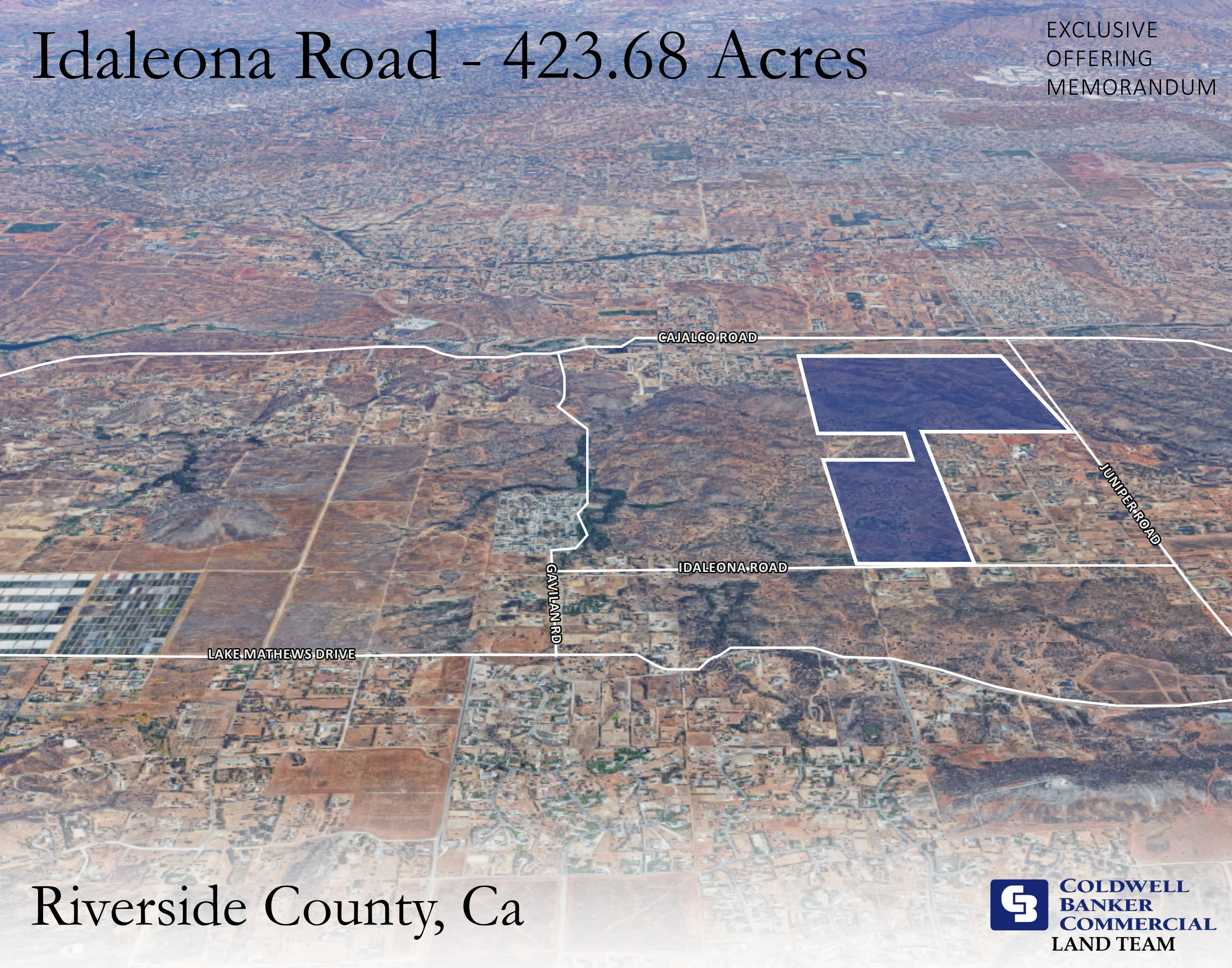


Idaleona Road - 423.68 Acres

EXCLUSIVE
OFFERING
MEMORANDUM



Riverside County, Ca

Executive Summary

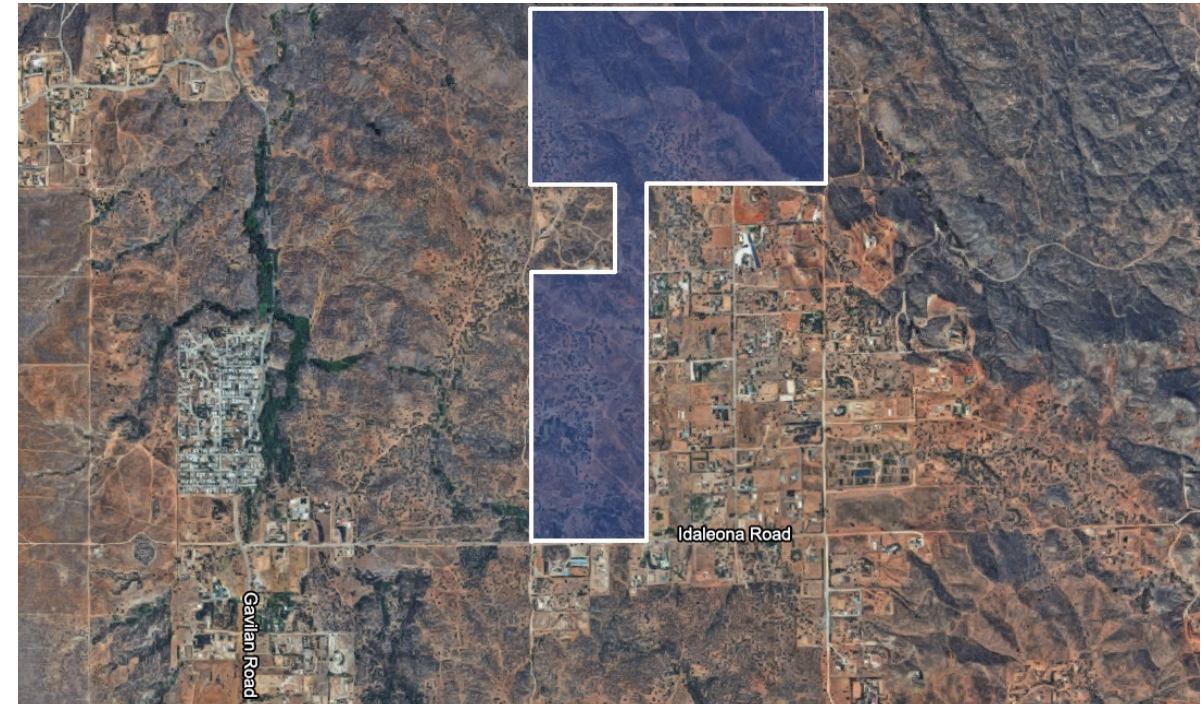
PROPERTY OVERVIEW

Located South-East of Lake Mathews, in the County of Riverside, this 423.68 Acre property offers privacy and seclusion from the surrounding developed communities within rapidly growing Riverside County.

The site has frontage along Idaleona Rd and extends north into the hills. This property is conveniently located approximately three miles south of Cajalco Rd. Cajalco Rd is a major thoroughfare between I-15 & I-215. The adjacent communities to the south and east are very similar and are built out on 2-5 AC lots.

PROPERTY FACTS

- LOCATION: Riverside County, CA
- TOTAL SITE AREA: 423.68 Acres
- PRICE: \$4,200,000
- PRICE PER ACRE: \$9,913
- ZONING: Gavilan Hills SP - Open Space
- GENERAL PLAN: Conservation Habitat
- PROPERTY CONDITION: Unimproved
- SCHOOL DISTRICT: Corona-Norco Unified



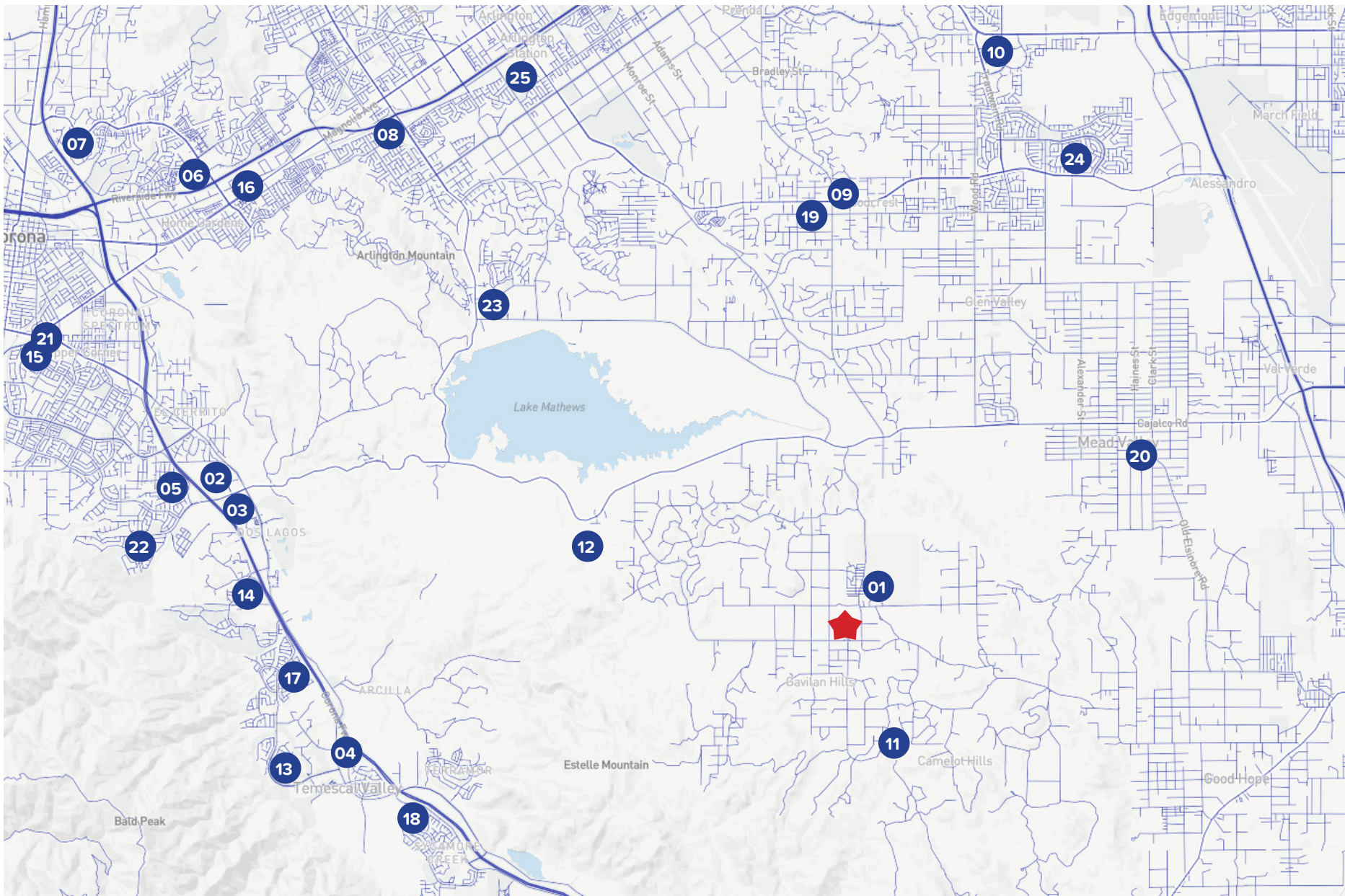
Aerial Map



Aerial Map



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Gavilan Hills Ranch Market
- 02 Crossings at Corona
- 03 Shops at Dos Lagos
- 04 Tom's Farms
- 05 The Village at Eagle Glen
- 06 Corona Hills Plaza
- 07 Hidden Valley Plaza
- 08 Nexus Town Shopping Center
- 09 Woodcrest Plaza
- 10 Mission Grove Shopping Center

ENTERTAINMENT

- 11 Gavilan Hills Vineyard
- 12 Lake Mathews Estelle Mountain Reserve
- 13 Glen Ivy Golf Club

MEDICAL FACILITIES

- 14 Riverside Medical Clinic Cafe
- 15 Riverside Medical Health Center
- 16 Unicare Community Health Center

EDUCATION

- 17 Temescal Valley Elementary
- 18 Todd Academy School
- 19 Woodcrest Elementary School
- 20 Columbia Elementary School
- 21 Lee Pollard High School
- 22 Wilson Woodrow Elementary School
- 23 Lake Mathews Elementary School
- 24 Amelia Earhart Middle School
- 25 Harrison Elementary School

Education

LOCAL SCHOOLS

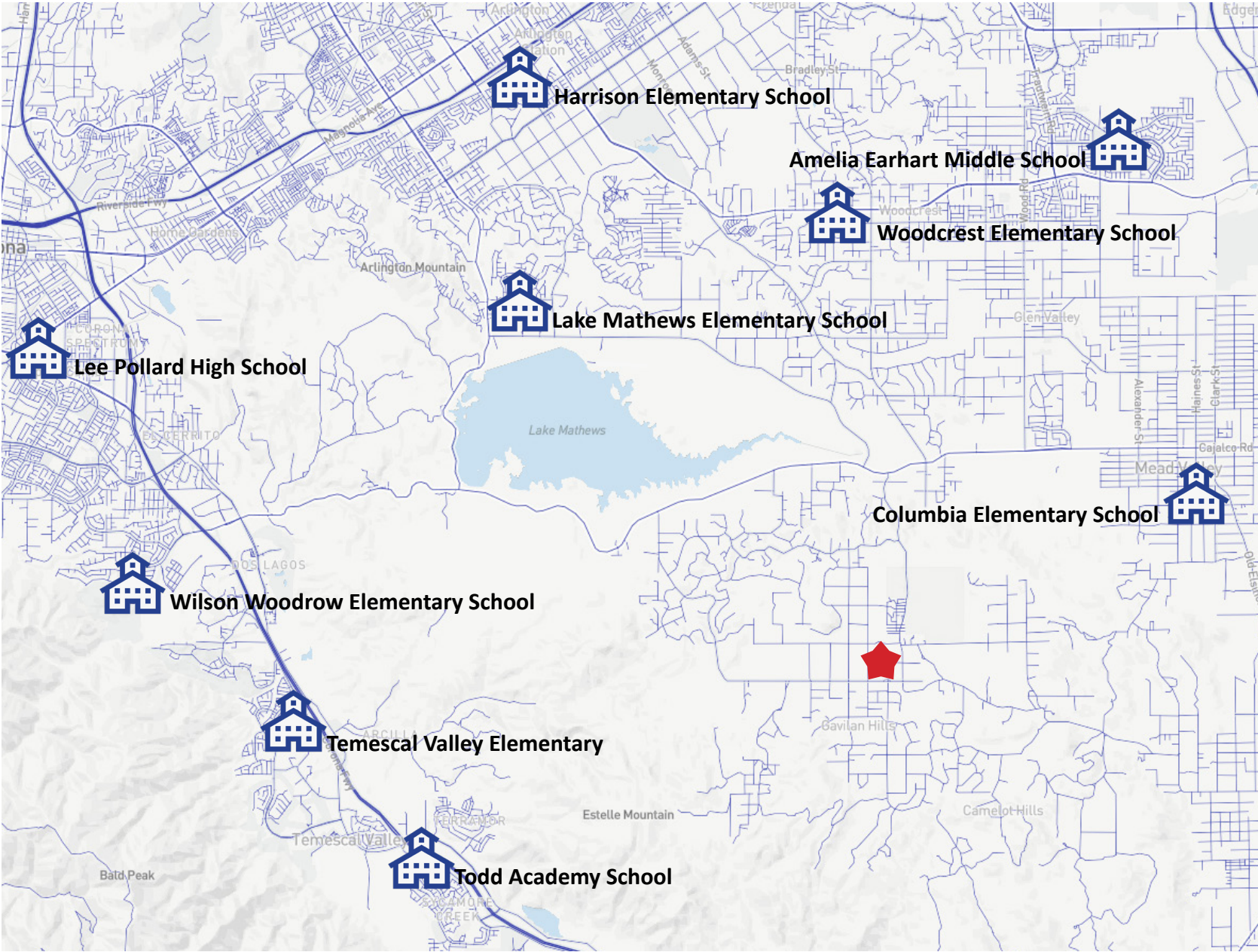
DISTINGUISHED SCHOOLS

There are several distinguished schools in close proximity to the subject property including Temescal Valley Elementary School and Columbia Elementary School.

- **Lake Mathews Elementary School**
12252 Blackburn Rd, Riverside, CA 92503
- **Wood Crest Elementary School**
16940 Krameria Ave, Riverside, CA 92504
- **Columbia Elementary School**
21350 Rider St, Perris, CA 92570
- **Amelia Earhart Middle School**
20202 Aptos St, Riverside, CA 92508
- **Harrison Elementary School**
2901 Harrison St, Riverside, CA 92503
- **Lee Pollard High School**
185 Magnolia Avenue, Corona, CA 92879
- **Wilson Woodrow Elementary School**
1750 Spyglass Dr, Corona, CA 92883
- **Temescal Valley Elementary**
22950 Claystone Ave, Corona, CA 92883
- **Todd Academy School**
25105 Mayhew Canyon Rd, Corona, CA 92883

PRIVATE SCHOOLS

There are also several prominent private schools nearby such as Todd Academy School.





02

MARKET OVERVIEW

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.[3] 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.

Source: cbcblueprint.com

Census 2010 Summary	
Population	2,189,641
2021 Summary	
Population	2,416,961
Households	770,508
Median Age	35.9
Median Household Income	\$63,474
Average Household Income	\$86,589
2025 Summary Est.	
Population	2,530,637
Households	808,687



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