

INDUSTRIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY

Corydon Street, Wildomar, CA 92595

- Flat Developable 4.55 Acre Parcel on Busy Connector Road
- High Industrial Demand; Less Than 1% Vacancy (CoStar, August 2018)
- Flexible Permitted Uses (Potential Auto, Contractor Service, Church, Manufacturing, Office)
- Close proximity to I-15 Freeway (± 1 Mile)
- Potential Seller Financing
- **\$995,000 (±\$5.00 PSF)**



Demographics

Source: CoStar 2019	1 mile	3 mile	5 mile
2019 Population (Estimated)	8,671	39,368	111,318
2024 Population (Projected)	9,243	42,128	119,513
Daytime Employee Population	852	6,170	15,377
Average Household Income	\$63,430	\$79,373	\$90,329

Traffic Counts

Source: CoStar (2018, 2016*)		
Collection Street	Cross Street	ADT
Mission Trail	Ethen Rd	14,577
Corydon Street	Melinda Lane	13,321
Mission Trail*	Garden	8,974
Bundy Canyon Rd	Christopher Lane	11,940
Lemon Street	Mission Trail	3,430
Mission Trail	Lewis Street	13,767
Canyon Drive*	Mission Trail	2,033
Mission Trail	Guffy Lane	7,982

EXCLUSIVELY LISTED BY:

Jerry Palmer

JPalmer@WestMarCRE.com

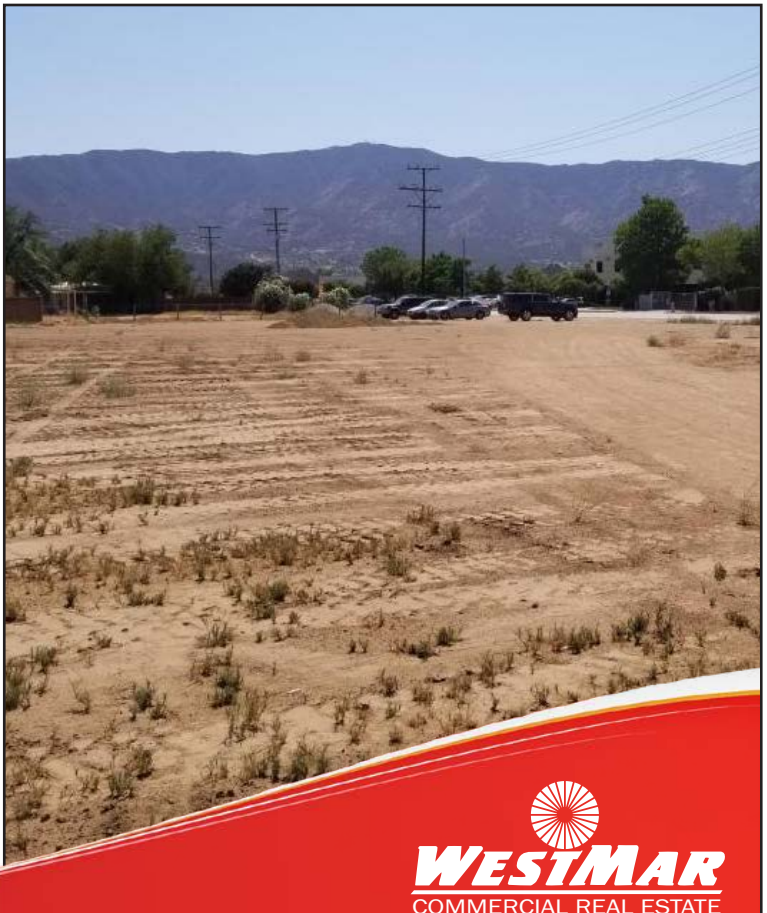
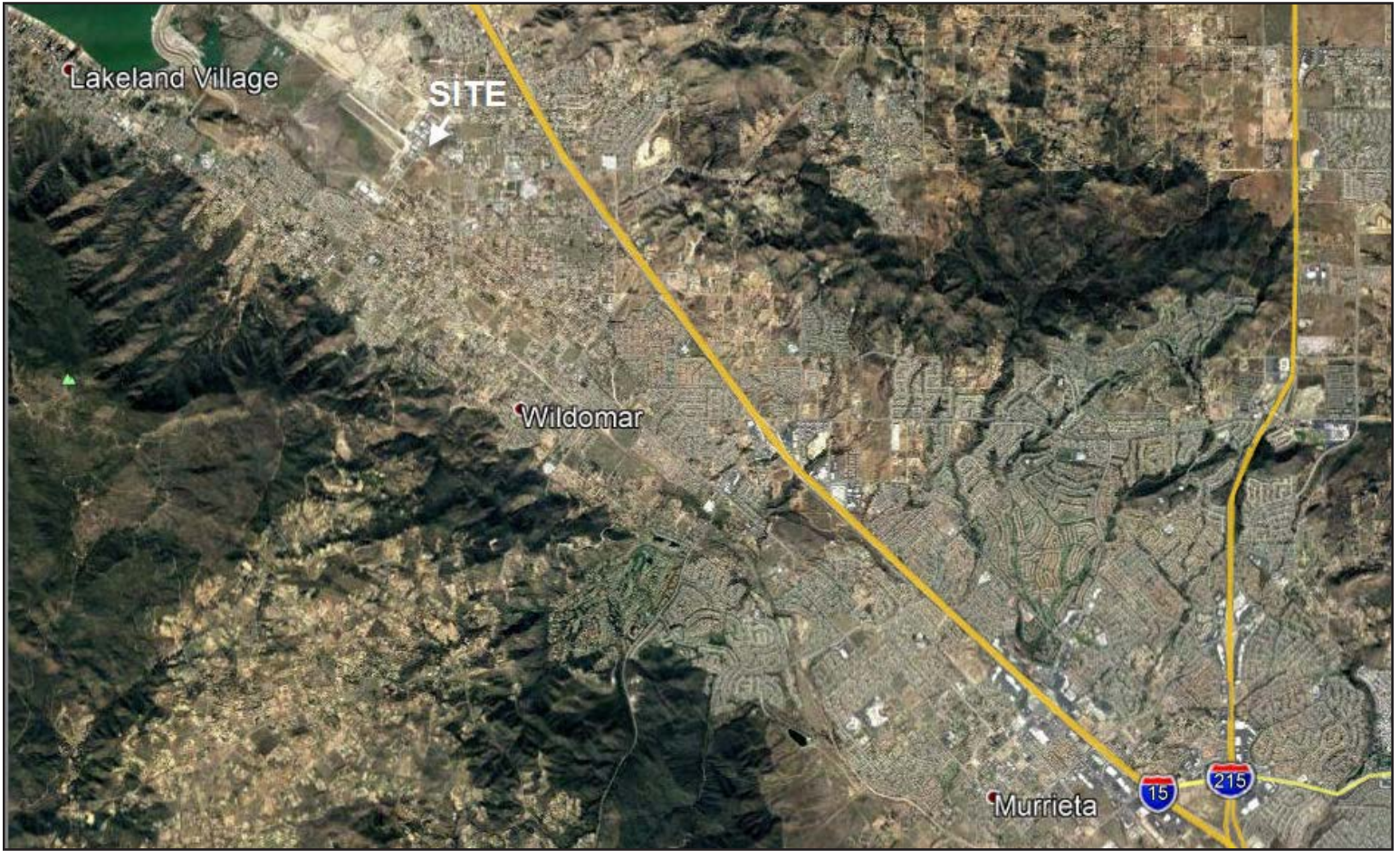
CA License: #01442207

Founded in 1988

www.WestMarCRE.com

WestMar Commercial Real Estate

FOR SALE: INDUSTRIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY (WILDOMAR CA)



The above information, while not guaranteed, has been secured from sources we believe to be reliable.