

INDUSTRIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY

Corydon Street, Wildomar, CA 92595

- Flat Developable 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



Demographics

Source: CoStar 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	5,174	37,570	102,232
2023 Population (Projected)	5,476	39,900	109,303
Daytime Employee Population	869	6,334	16,719
Average Household Income	\$73,562	\$79,695	\$88,512

Traffic Counts

Source: CoStar (2017)		
Collection Street	Cross Street	ADT
Mission Trail	Ethen Rd	16,533
Corydon Street	Melinda Lane	11,669
Mission Trail	Garden	8,974
Bundy Canyon Rd	Christopher Lane	13,289
Lemon Street	Mission Trail	3,907
Mission Trail	Lewis Street	14,620
Canyon Drive	Mission Trail	2,033
Mission Trail	Guffy Lane	8,496

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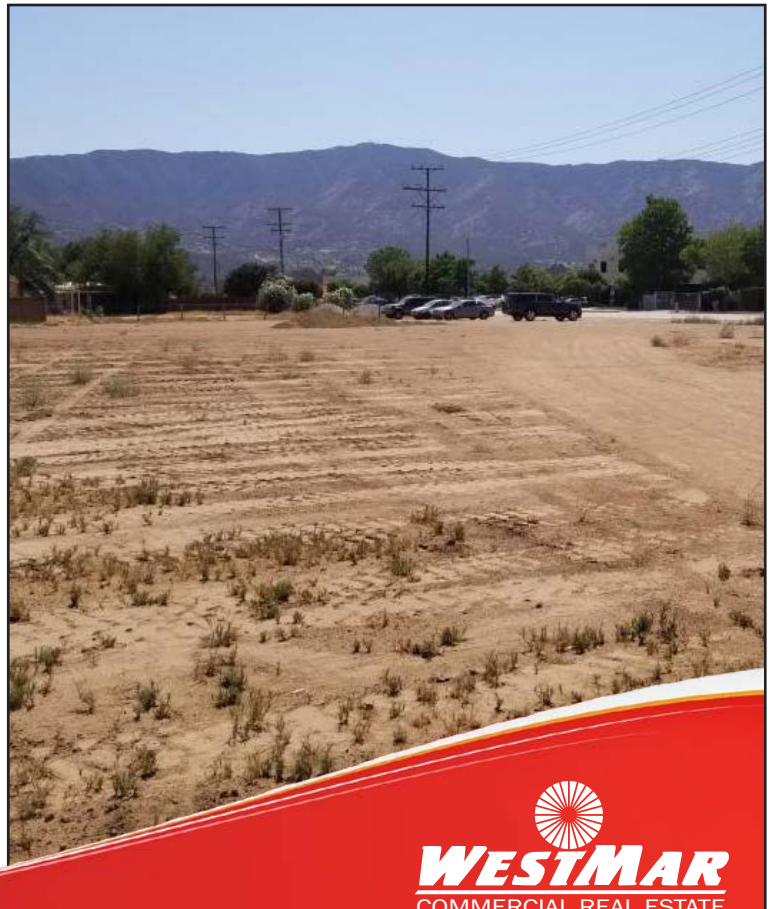
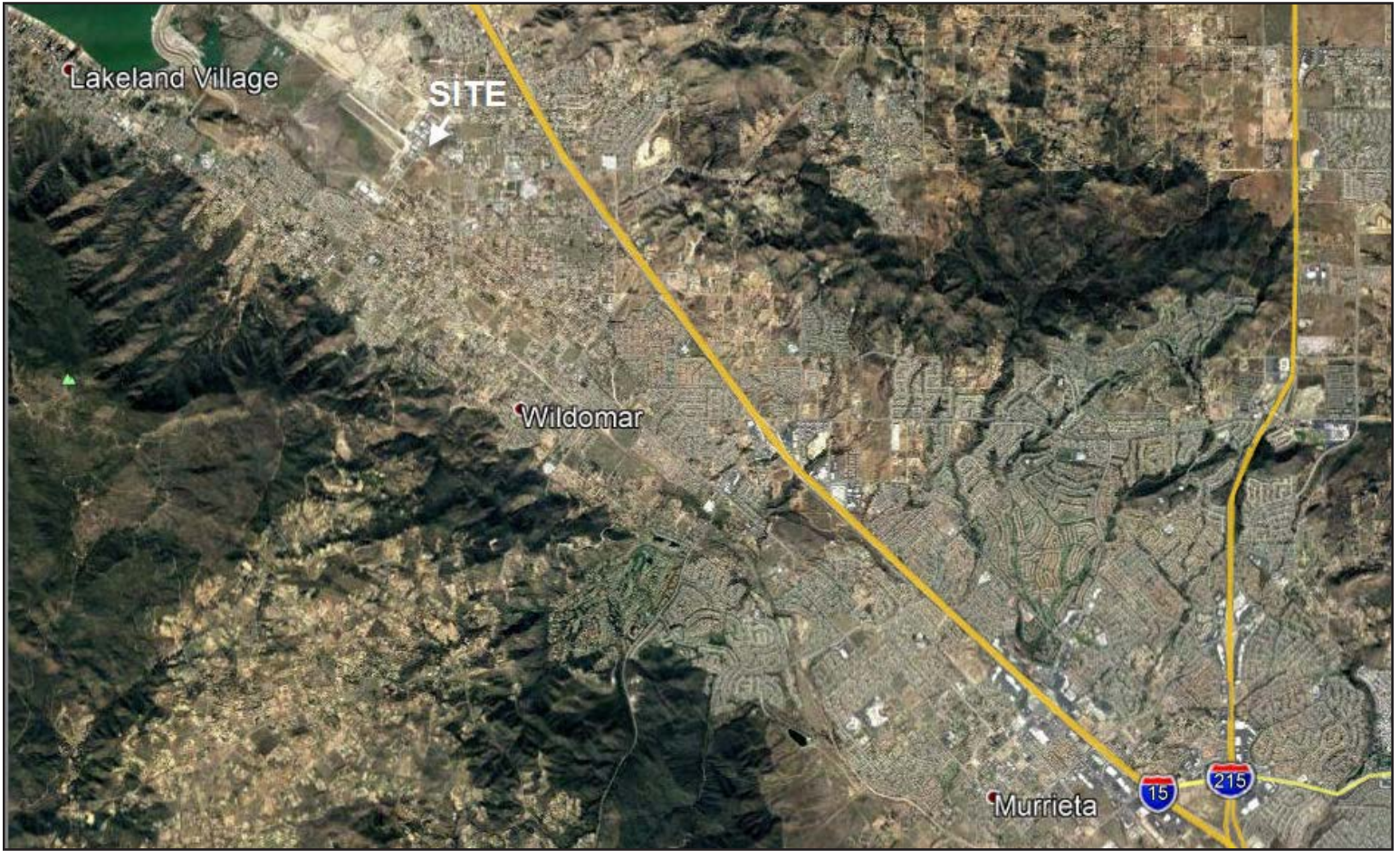
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WestMar Commercial Real Estate

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



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