

FOR SALE

# I-215 FREEWAY COMMERCIAL LAND

NWC I-215 FRONTAGE ROAD AND NUEVO ROAD



**WESTMAR**  
COMMERCIAL REAL ESTATE

## Features

- 6.01± Acres - All Usable
- I-215 Freeway Visibility
- Easy I-215 Freeway On/Off Ramp Access
- Part of 70 Acre Planned Industrial Park (Owned by REIT)
- Graded. Sidewalks, Curbs, Storm Drain, Street Lights, Sewer, All Utilities to Property
- Zoned C.P.S. (Scenic Highway Commercial)

## Location

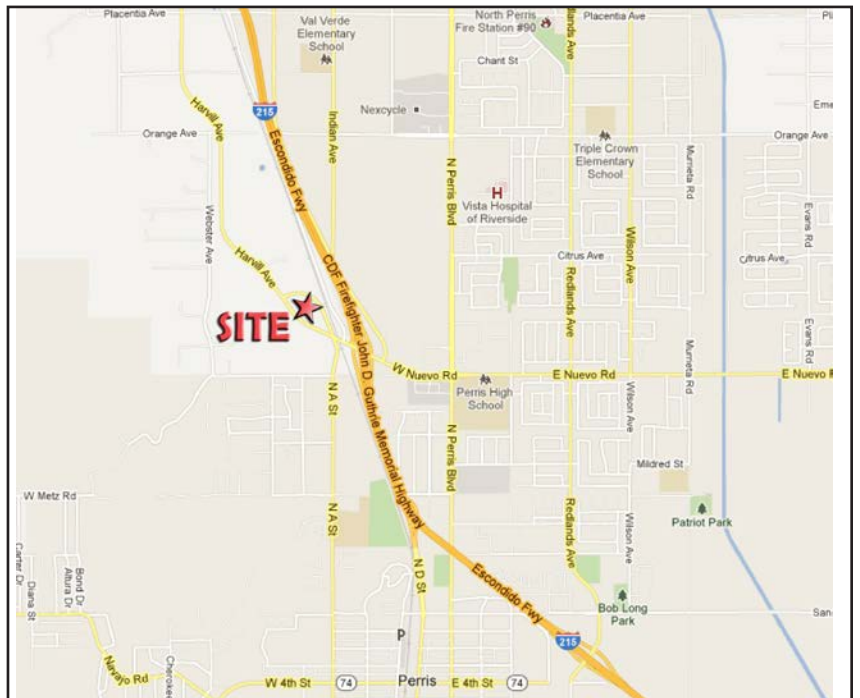
- Northwest Corner I-215 Frontage Road and Nuevo Road
- APNs 305-180-052, 053
- "Path of Progress" location on the I-215 corridor
- Across from regional shopping centers including Stater Bros and Food 4 Less
- Proposed WalMart Supercenter and Lowe's across I-215

## Demographics

Source: CoStar 2015	1 mile	3 mile	5 mile
2017 Population (Estimated)	20,288	65,750	109,571
2022 Population (Projected)	21,574	69,963	116,338
Daytime Employee Population	2,994	16,215	25,118
Average Household Income	\$44,915	\$52,464	\$57,310

## Traffic Counts

Source: CalTrans 2015	ADT
Interstate 215 at Nuevo Road	103,000



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

**EXCLUSIVELY LISTED BY:**

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**WestMar Commercial Real Estate**  
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