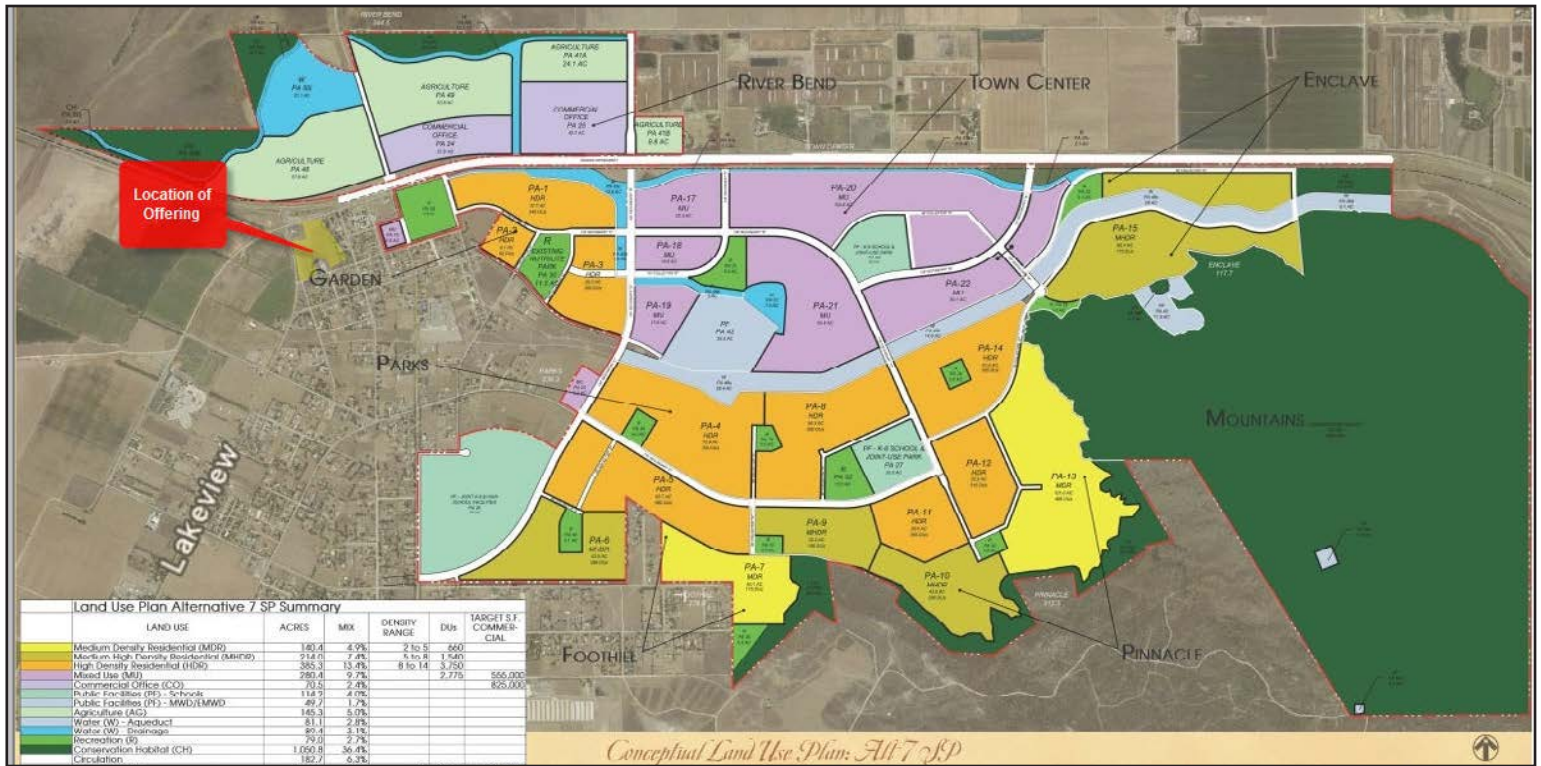


MIXED USE DEVELOPMENT PARCELS

Lakeview Avenue at Ramona Expressway, Nuevo, CA 92567



- Adjacent to Approved Villages of Lakeview (8,725 homes) Project
- Full Range of Retail, Office and Residential Uses
- Five Parcels Demisable for Buyer Specific Requirements (±6.03 Acres)
- Highly Visible from Ramona Expressway
- Assemblage Priced at \$995,000 (±\$3.25 - \$3.79 PSF)

Demographics

Source: CoStar 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	1,312	6,001	32,105
2023 Population (Projected)	1,371	6,269	33,907
Total Specified Consumer Spending	\$11,273	\$49,819	\$250,425
Average Household Income	\$80,720	\$76,649	\$77,493

Traffic Counts

Source: CoStar 2017	ADT
Ramona Expressway at Lakeview Avenue, Nuevo, CA	20,668

EXCLUSIVELY LISTED BY:

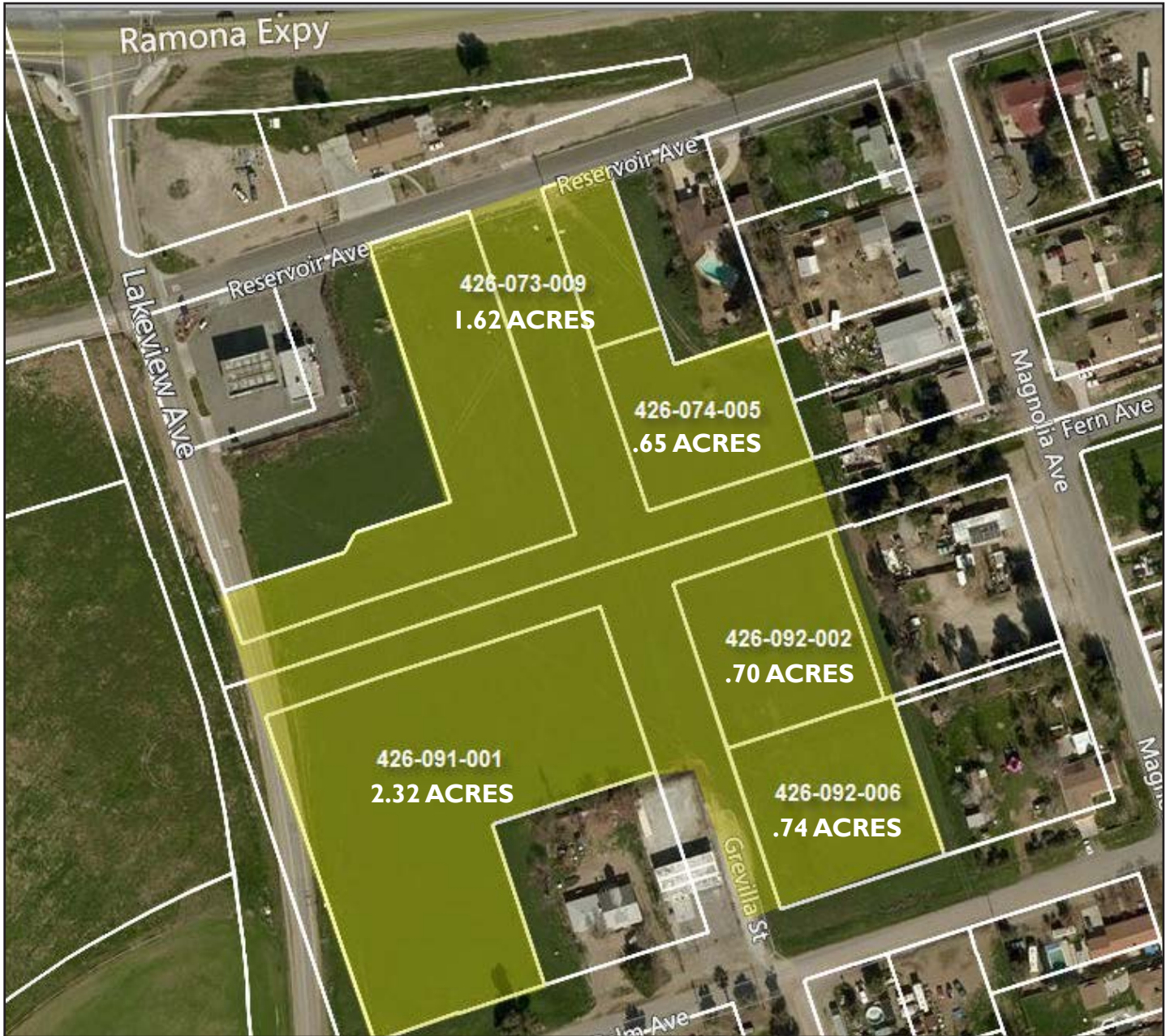
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PARCEL MAP

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VIEW SOUTH ACROSS PROPERTY



VIEW NORTH ACROSS RESERVOIR ROAD TO RAMONA EXPRESSWAY



VIEW WEST ACROSS PROPERTY

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