

### SUMMARY

#### PROPERTY DESCRIPTION

- The subject property is a single-story, freestanding building located at the signalized intersection of Calimesa Boulevard and Avenue L in Calimesa, CA, County of Riverside. This former 1-story bank branch building is ±8,065 square feet and sits on a ±52,159 square foot parcel with ample parking (±50 stalls). Per the City of Calimesa, this property is zoned as DVC, Downtown Village Commercial.
- ATM Sale Leaseback Requirement: Seller has a requirement to maintain the existing drive-thru ATM locations and will lease back from Buyer.

### **DUE DILIGENCE**

Due diligence can be found at: www.BankingCentersForSale.com

### **TRAFFIC COUNTS**

Calimesa Blvd.: 6,966 ADT W. Avenue L: 3,802 ADT

### **DEMOGRAPHICS | 2025**

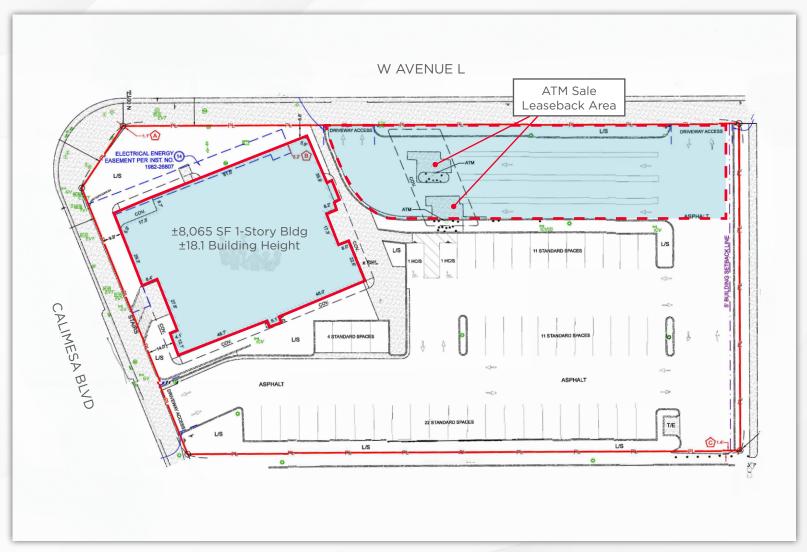
	3 MILE	5 MILES	7 MILES
Population	53,332	92,219	149,173
AHH Income	\$109,224	\$126,650	\$129,594
Daytime Population	9,716	14,717	23,117

Source: ESRI 2025 & CoStar

Parcel Size	±52,159 SF (±1.197 AC)	
Address	1055 Calimesa Blvd. Calimesa, CA 92320	
Building Size	±8,065 SF	
Floors	1-Story	
Year Built	1983	
APN	411-180-023	
Zoning	DVC (Downtown Village Commercial)	
Parking	48 Standard / 2 Handicap Spaces	

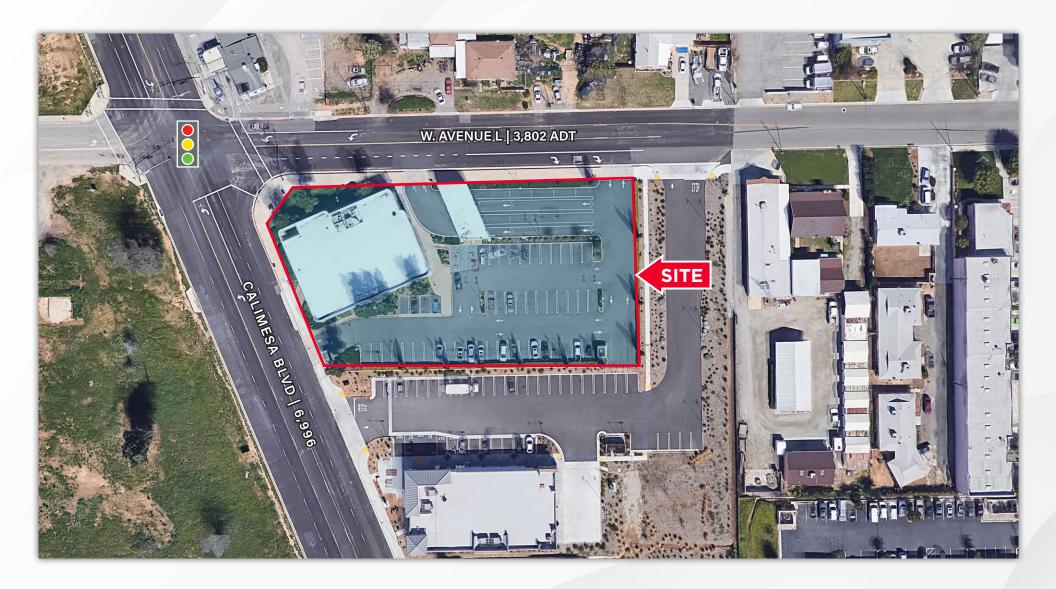


## SURVEY MAP

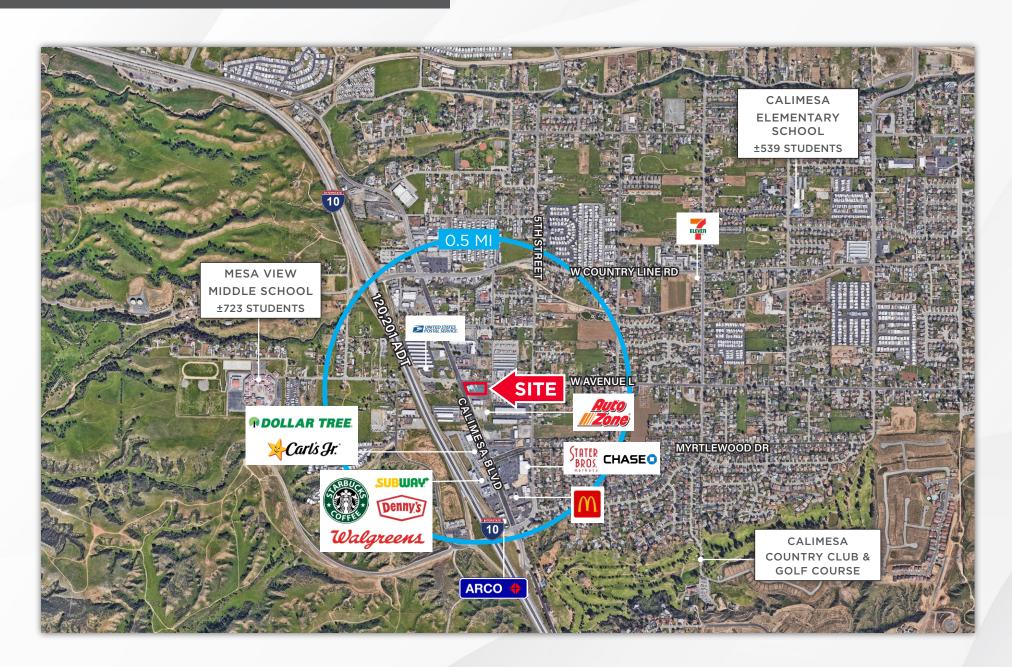


(For Illustration Purposes Only)

# BIRDSEYE VIEW



# MARKET AERIAL



## 1055 CALIMESA BLVD | CALIMESA, CA

### For more information please contact:

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