

FOR SALE | ±8,065 SF Former Bank



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 $\pm 8,065$ square feet and sits on a $\pm 52,159$ 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

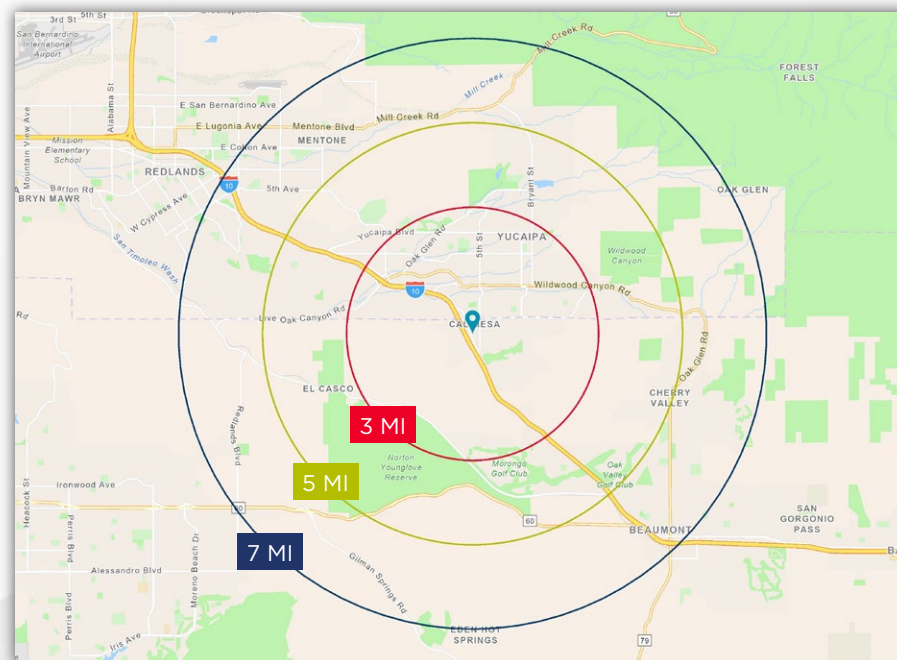
Calimesa Blvd.: 6,966 ADT
W. Avenue L: 3,802 ADT

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

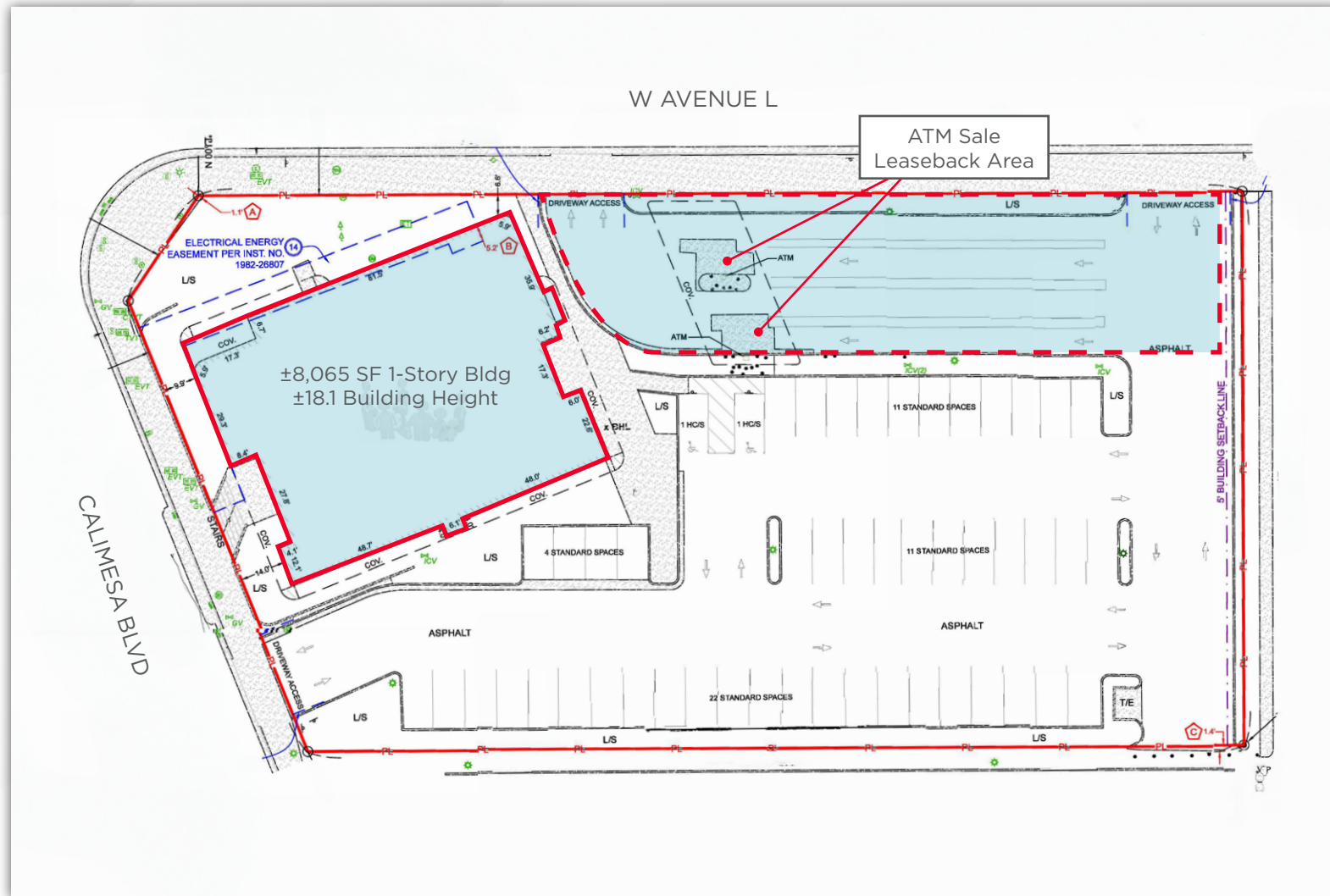
Source: ESRI 2025 & CoStar

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



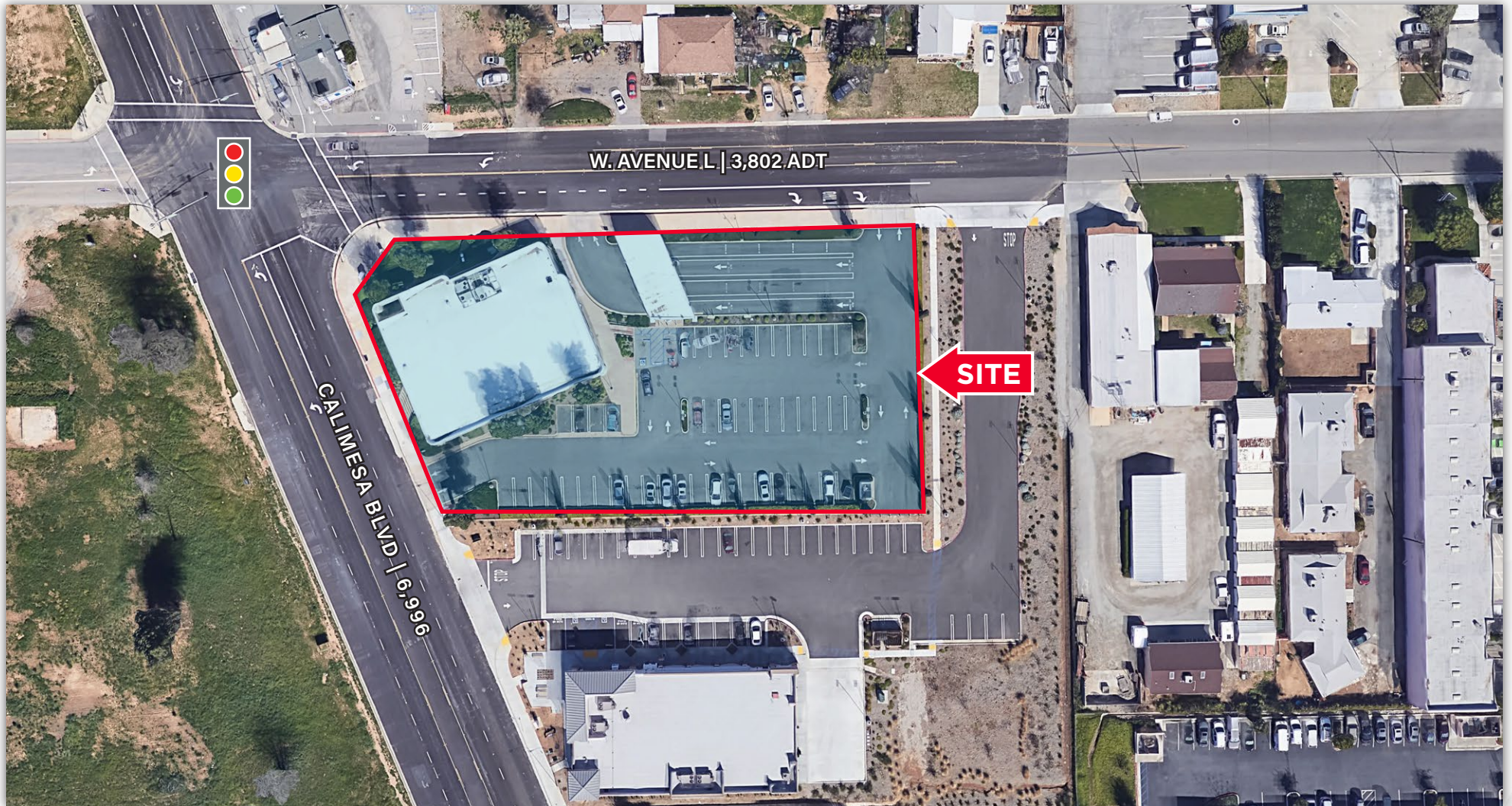
1055 CALIMESA BLVD | CALIMESA CA

SURVEY MAP



(For Illustration Purposes Only)

BIRDSEYE VIEW



1055 CALIMESA BLVD | CALIMESA, CA

MARKET AERIAL



1055 CALIMESA BLVD | CALIMESA, CA

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