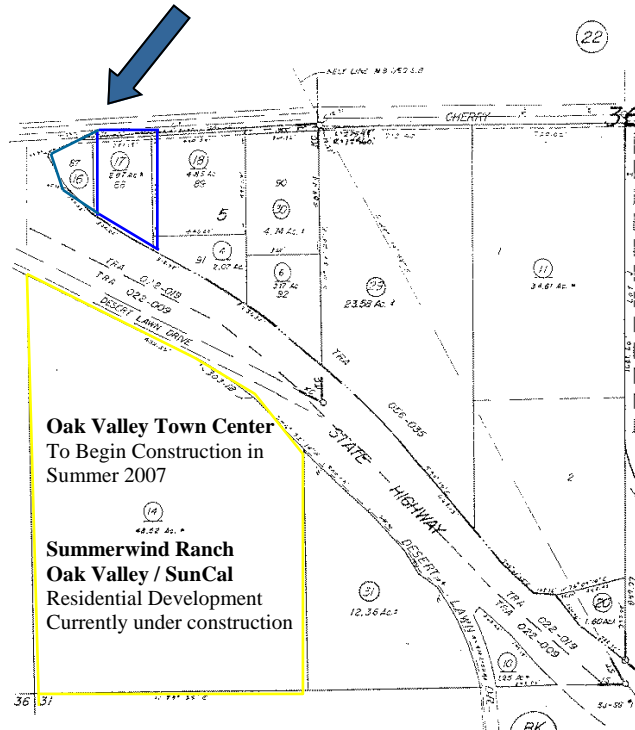


CHERRY VALLEY

36015 CHERRY VALLEY BLVD

- APPROXIMATELY 3.76 ACRES
- ZONING C-P-S (SCENIC HIGHWAY COMMERCIAL)
- EXCELLENT VISIBILITY FROM INTERSTATE 10 FREEWAY AND CHERRY VALLEY BOULEVARD
- 33,500 AVERAGE DAILY TRAFFIC AT I-10/CHERRY VALLEY
- RIVERSIDE COUNTY, PART OF THE INLAND EMPIRE, IS A MAJOR CALIFORNIA GROWTH AREA.
- GROUND AREA WITH MORE THAN 13,000 DWELLINGS UNDER DEVELOPMENT AND 4 GOLF COURSES IN THE AREA.

PRIME LOCATION



THE SUBJECT PROPERTY IS LOCATED JUST ACROSS THE I-10 FREEWAY FROM THE ANTICIPATED *OAK VALLEY TOWN CENTER*.

EXPECTED TO BEGIN CONSTRUCTION IN THE SUMMER OF 2007 AND WILL BE THE FIRST NEIGHBORHOOD COMMERCIAL PROJECT FOR THE CURRENT 4,000 PLUS HOMES AND 12,000 RESIDENTS.

OUR NEIGHBORS AT OAK VALLEY PLAZA ARE LOCATED AT THE INTERSECTION OF CHERRY VALLEY BLVD., THE I-10 FREEWAY AND DESERT LAWN DRIVE. THEIR PLANS PROPOSE 160,000 THOUSAND SQUARE FEET RETAIL SPACE AND 70,000 SQUARE FEET SHOWROOM / INDUSTRIAL RETAIL SPACE.

OUR PROPERTY WILL DIRECTLY BENEFIT FROM THE EXCITING NEW RESIDENTIAL AND COMMERCIAL PROJECTS PROPOSED IN THE AREA.

TRADE AREA DEMOGRAPHIC STUDIES: (2006 DATA)

	1 MILE	3 MILES	5 MILES
HOUSEHOLD INCOME LEVELS (AVERAGE HOUSEHOLD INCOME)	\$60,346	\$72,483	\$66,638
POPULATION (ESTIMATED)	1,890	15,411	67,782

APPROX. 700 FEET OF FREEWAY FRONTAGE AND 600 FEET OF FRONTAGE ON CHERRY VALLEY BLVD.



101 Main Street, Suite A
Seal Beach, CA 90247
Phone: (562) 430-0503
Fax: (562) 493-5860

CHERRY VALLEY

SOUTHEAST CORNER OF
I-10 & CHERRY VALLEY
BLVD. OFF-RAMP.

- 3.76 ACRES
(163,785 SQUARE
FEET.)
- APN
407-230-016 & 017
- ZONING: C-P-S
(SCENIC HIGHWAY
COMMERCIAL)
- EXCELLENT VISIBILITY
FROM THE INTERSTATE
10 FREEWAY AND
CHERRY VALLEY BLVD.
- APPROXIMATELY 700
FEET OF FREEWAY
FRONTAGE AND 600
FEET OF FRONTAGE ON
CHERRY VALLEY BLVD.



SURROUNDING NEW DEVELOPMENT

1. OAK VALLEY / SUNCAL / SUMMERWIND RANCH
3,683 HOMES UNDER CONSTRUCTION
2. OAK VALLEY TOWN CENTER
160,000 SQUARE FEET RETAIL SPACE AND
70,000 SQUARE FEET SHOWROOM/INDUSTRIAL RETAIL SPACE.
3. SUNSET RANCH
160 PROPOSED UNITS
4. SUNNY CAL EGG DEVELOPMENT
597 PROPOSED UNITS
5. AND MUCH MUCH MORE...



WATSON & ASSOCIATES

101 Main Street, Suite A

Seal Beach, CA 90247

Phone: (562) 430-0503

Fax: (562) 493-5860

E-Mail: rmccone@jrwatson.com

FOR MORE INFORMATION CALL ROB McCONE AT
(562) 430-0503, OR VISIT US AT WWW.JRWATSON.COM.



WATSON & ASSOCIATES

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES WE DEEM RELIABLE. WHILE WE HAVE NO REASON TO DOUBT ITS ACCURACY, WE DO NOT GUARANTEE IT. ALL MEASUREMENTS FACTS AND ACTUAL DRAWINGS SHOWN ARE APPROXIMATE, SUBJECT TO CHANGE, AND SHOULD BE INDEPENDENTLY VERIFIED BY YOU AND MAY NOT BE RELIED UPON AS A PRECISE REPRESENTATION BY THIS OFFICE.