

# Approx. 14.43 Acres of Commercial/Residential Land in Riverside County

23040 Dawson Road | Nuevo, CA 92567 & 23110 Dawson Road | Perris, CA 92571



Orange Vista  
High School

Perris  
Reservoir

Avelina  
Pulte Homes

Ski Land  
Lake

KB Home  
Development

dawson rd

san jacinto ave

subject  
property

- Three legal parcels approximately 4.53, 4.95 and 4.95 acres.
- Permitted uses include single-family, agricultural, hospitality, golf and driving ranges, and other local and regional serving retail and service uses
- Located near new residential and commercial developments, Perris Valley Airport, Highway 74 and the 215
- RV parks, trailer, auto & boat storage allowed with C.U.P.

**ASKING PRICE: \$2,295,000**

**MATT WEAVER**  
760.448.2458  
mweaver@lee-associates.com  
CalDRE Lic #01367183

**AL APUZZO**  
760.448.2442  
aapuzzo@lee-associates.com  
CalDRE Lic #01323215

**ALEX BENTLEY**  
760.448.2492  
abentley@lee-associates.com  
CalDRE Lic #02062959

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

2 The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





# contents

4 aerals

6 location map

7 property information

8 plat map

9 education

10 demographics







— Lakeside —  
Middle School

— Orange Vista —  
High School

— Sierra Vista —  
Elementary School

— Ski Land —  
Lake

— KB Home —  
Development

subject  
property

dawson rd

antelope rd

Nuevo Rd







5

— Heritage —  
High School

— Romoland —  
Elementary

— Dropzone —  
Waterpark

Big League Dreams  
— Sport Complex —

— KB Home —  
Development

— KB Home —  
Development

— Ski Land —  
Lake

subject  
property

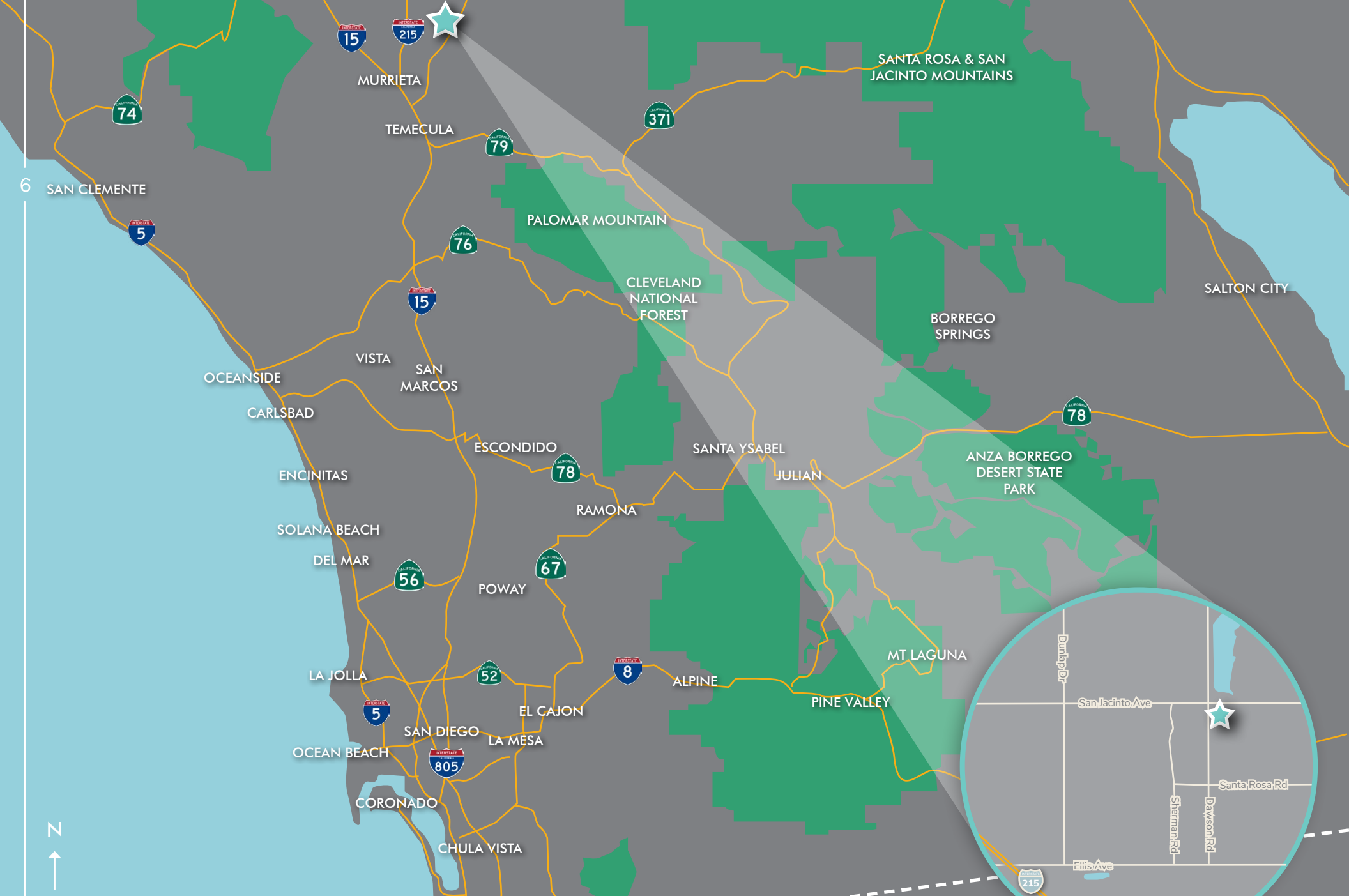


pico ave

san jacinto ave







location map



# property information

7

## location:

The subject properties are located at 23040 Dawson Road in Nuevo, 23110 Dawson Road in Perris and the third parcel does not have an address but is directly below the other two parcels. All three parcels are located in the County of Riverside at the southeast corner of San Jacinto Avenue and Dawson Road.

## property profile:

The subject properties are located directly between KB Homes new development, Eagle's Crest at the Cove, consisting of 275 single-family residences and another residential project with 277 single-family homes planned. The zoning and general plan designation for the properties offers the buyer flexibility. Commercial, single-family and retail are all permitted in this location.

## jurisdiction:

Riverside County

## area plan:

Lakeview/Nuevo

## APN's and acreage:

309-370-001 ➔ 4.53 acres  
309-370-002 ➔ 4.95 acres  
309-370-004 ➔ 4.95 acres  
TOTAL ➔ 14.43 acres

## zoning:

Rural Residential (R-R)

## general plan:

Commercial Retail (CR)

## max FAR:

0.20-0.35

## minimum lot area:

0.5 acres or 21,780 square feet

## max height:

40' for single-family, 50' for any other structure or 75'-105' with an approved variance of the zoning ordinance.

## school district:

Romoland Elementary & Perris Union High School

## services:

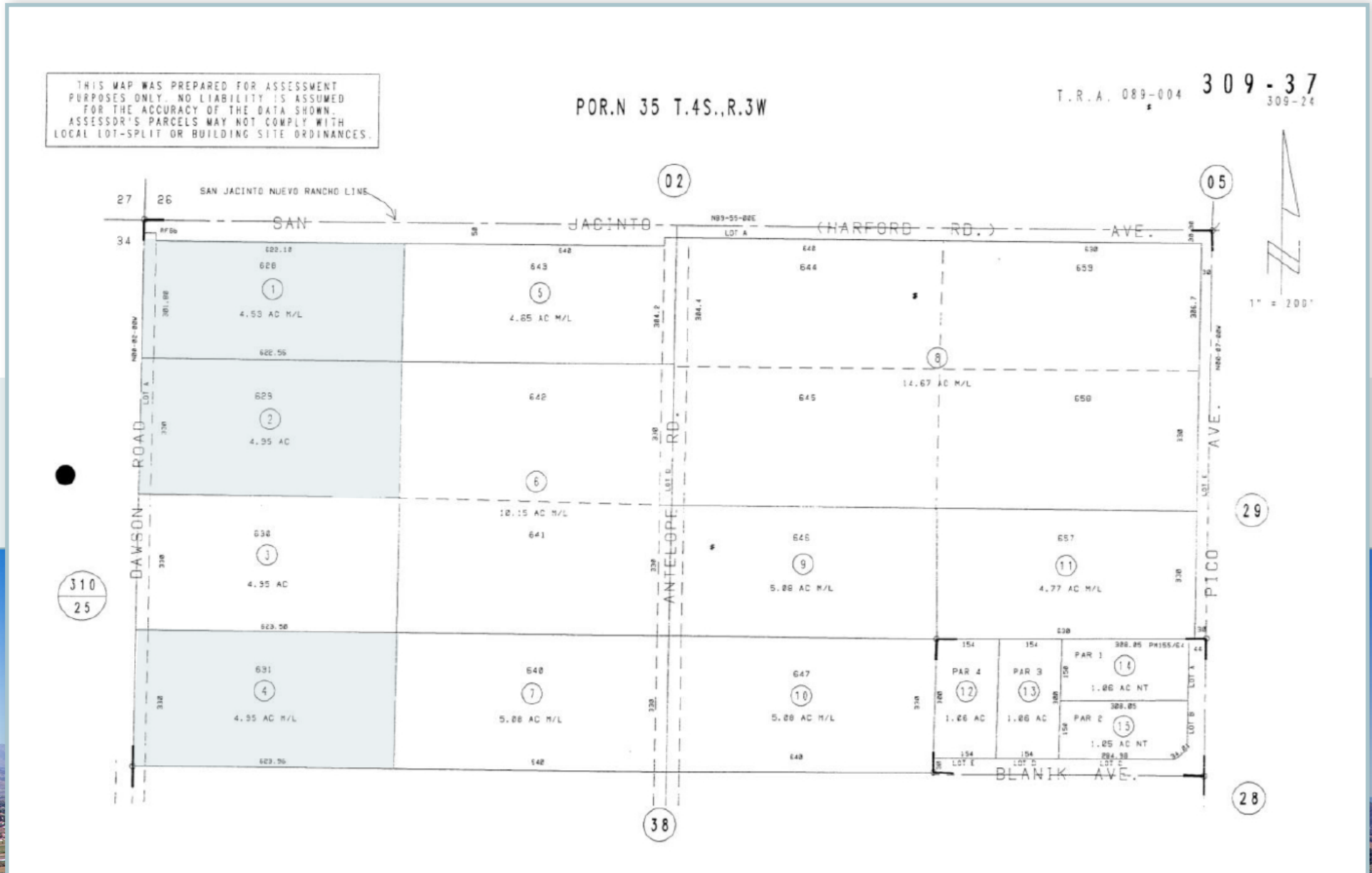
Water/Sewer- EMWD  
Gas/Electric- SCE  
Fire- Riverside County Fire Department  
Police- Riverside County Police Department





# plat map

8





## val verde unified school district

The mission of Val Verde Unified School District is to create a positive environment that produces life-long learners who will become responsible, contributing citizens able to function in a culturally diverse society.

We are continuing to focus on improving student achievement across the grades with a target of closing the academic gaps that are present. An additional area of focus have been improving upon is the graduation rate and reducing the dropout rate. Currently, our graduation rate is 96.3% (among the highest in Riverside County)

The District has adopted Common Core aligned, K-8 State Board adopted instructional Materials in Mathematics and Language Arts at the elementary and secondary levels. The District has implemented a strategy of Professional Learning Communities which is an interdependent group of people involved in collaboration that is centered on data and leads to continuous improvement in student achievement. As a result of our focus on curriculum and instruction, the students in Val Verde have made remarkable improvement in academic achievement.

The Education Services Division Strategic Plan and LCAP guides our work. We have four major initiatives. They are Articulated Instruction Model (AIM), Close Reading, Depth of Knowledge and Response to Intervention (RtI2). For more information on these district wide initiatives please click here to view our Strategic Plan.

We are also weaving in instructional technology to be used as a force-multiplier to support high quality instruction and personalized learning. To date, we have a student to device ratio of 1:1. We have also been recognized nationally as a Google Reference District to serve as a technology model for others to follow. These are exciting times in education as we encourage students to find their passion and become College and Career Ready!

### 1 Sierra Vista Elementary School

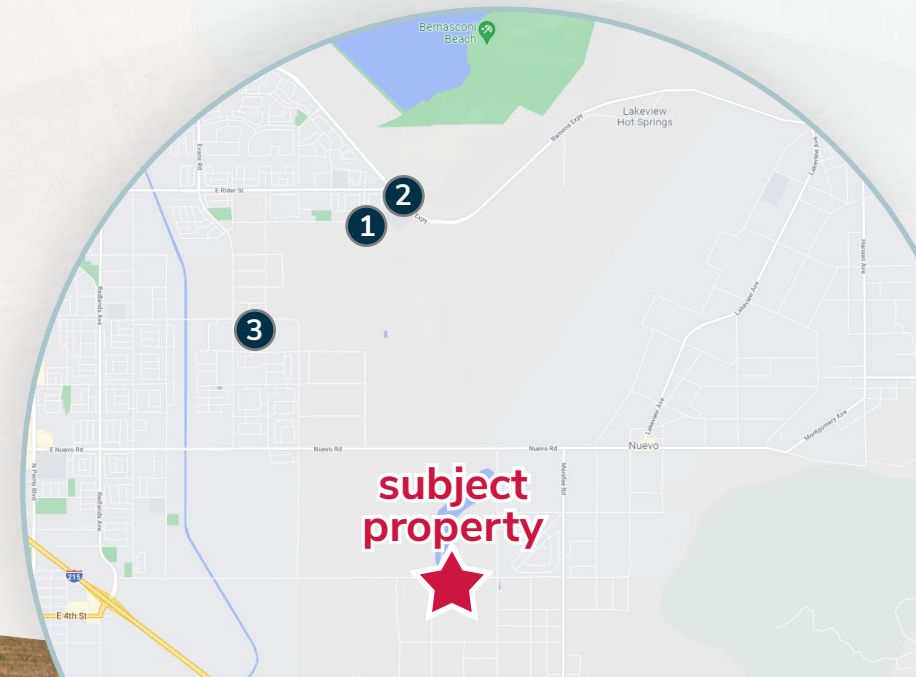
20300 Sherman Rd  
Perris, CA 92571

### 2 Lakeside Middle School

27720 Walnut St  
Perris, CA 92571

### 3 Orange Vista High School

1400 E Orange Ave  
Perris, CA 92571





# 2021 demographics

## 1 mile



population  
1,876



estimated households  
576



average household income  
\$65,465



median household income  
\$78,141



total employees  
29

## 3 miles



population  
37,806



estimated households  
9,561



average household income  
\$70,432



median household income  
\$76,755



total employees  
3,854

## 5 miles



population  
118,802



estimated households  
32,443



average household income  
\$78,571



median household income  
\$77,642



total employees  
17,755





for more information, please contact

**MATT WEAVER**

760.448.2458  
mweaver@lee-associates.com  
CalDRE Lic #01367183

**AL APUZZO**

760.448.2442  
aapuzzo@lee-associates.com  
CalDRE Lic #01323215

**ALEX BENTLEY**

760.448.2492  
abentley@lee-associates.com  
CalDRE Lic #02062959