

# Berkshire Pacific Ventures

A Real Estate Development Company

NEW ± 4.44 ACRE RETAIL LOCATION

**EXCELLENT FREEWAY EXPOSURE**

**HARD CORNER ENCANTO DR. & ROUSE RD.**

**SUN CITY, RIVERSIDE COUNTY**



## PROPERTY

**SITE:** ± 4.44 acres, Hard Corner  
**ZONING:** CPS – Most Retail Uses  
**UTILITIES:** At Site  
**APN #:** 331-120-058

***FREEWAY EXPOSURE***  
***RESIDENTIAL GROWTH***  
***NEAR MEDICAL CENTER***  
***PERRIS & DIAMOND LAKES***

## TRAFFIC COUNT

Interstate 215. 67,000 ADT

## DEMOGRAPHICS (2005)

	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Population	31,795	73,295	213,407
Ave. Income	\$47,683	\$52,736	\$60,302

## BROKER CO-OP INVITED

FOR INFORMATION CALL:  
Mark Calvano Joe Chen  
(415) 922-0449 (510) 482-8880  
MCalvano@aol.com TsoChen@aol.com

The information contained herein we deem reliable and although we have no reason to doubt its accuracy, we have not independently confirmed the information and do not guarantee it. All information (including square footage) should be verified and each property should be analyzed prior to any such purchase or lease based on individual needs.

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**AREA** SUN CITY IS CENTRALLY LOCATED IN THE POPULATION BOOM ON THE INTERSTATES 215 AND 15 CORRIDOR IN RIVERSIDE COUNTY.

THE AREA HAS MAJOR COMMUNITIES SUCH AS: COUNTRYSIDE (1,102 UNITS), MENIFEE MEADOWS (1,333 UNITS), PACIFIC PALMS (856 UNITS), MENIFEE VILLAGE (5,239 UNITS), AND LAKES AT MENIFEE (988 UNITS). UNDERWAY BY NATIONAL

HOME BUILDERS INCLUDING *RICHMOND AMERICAN HOMES, D.R. HORTON, RYLAND HOMES, PARDEE HOMES, GRIFFIN COMMUNITIES* AND *GRANITE HOMES.*



THIS PROJECT IS SURROUNDED BY ACTIVE PROJECTS THAT WILL ADD OVER 1,500 NEW HOMES BY DEVELOPERS SUCH AS SHEFFIELD, LANNAR, AND FIESTA.

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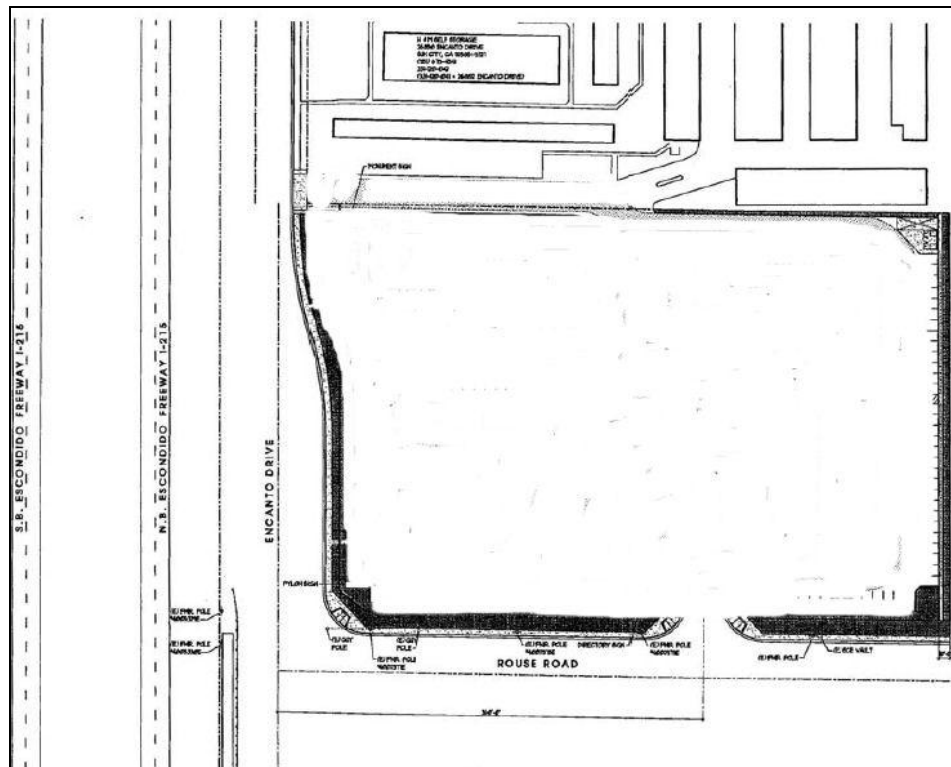
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## EXCELLENT SITE FOR THE FOLLOWING TENANTS

FAST FOOD WITH DRIVE THROUGHS ▪ GAS STATION ▪ CONVENIENCE STORE ▪ STORAGE & RV STORAGE ▪ MEDICAL OFFICE ▪ AUTO SALES AND SERVICE ▪ AUTO PARTS AND ACCESORIES ▪ RECREATION VEHICLE SALES AND RENTALS ▪ MOTORCYCLE SALES AND SERVICE ▪ MOTORCYCLE ACCESSORIES ▪ FURNITURE SALES ▪ DAYCARE ▪ ANIMAL HOSPITAL ▪ CARPET AND FLOORING ▪ BEAUTY SALON ▪ HEALTH AND FITNESS ▪ AND OTHER EXCELLENT USES

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