

# Cajalco Road and Clark Street

North-East Corner Mead Valley / Perris, CA

**FOR SALE** Only \$8.75 / SqFt

## 13.08 Acres

### Highway-Commercial Mixed-Use Zoning

## Features:

- ❖ Downtown Mead Valley's Main Commercial Signalized Corner
- ❖ Cajalco Road -Major Artery linking Corona to I-215 / Ramona Expressway
- ❖ High Traffic Count and growing daily
- ❖ Significant RCTC planned arterial upgrades (rcprojects.org/cajalco)
- ❖ Approx. 2-Miles from I-215
- ❖ Many Residential and Industrial Projects planned in the area
- ❖ Less than a mile from the Mead Valley Community Center
- ❖ Less than a mile from Tomas Rivera Middle School, Manuel L. Real
- ❖ Elementary School and Columbia Elementary School
- ❖ Strong need for Shopping Center, Retail and possible High-Density Residential



#### 2017 DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,860	21,481	114,364
Average Household Income	\$50,212	\$66,406	\$81,221
Daytime Population	246	5,265	27,741

#### TRAFFIC COUNT

Cajalco Rd./Clark St. approx. 25,059 CPD  
AP# 318-100-011

## Contact:

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