+/-8.01 Acres • For Sale

Via Vista Grande, Wildomar, CA

±6,400 SF Enlargeable Pad

COLDWELL BANKER COMMERCIAL LAND TEAM

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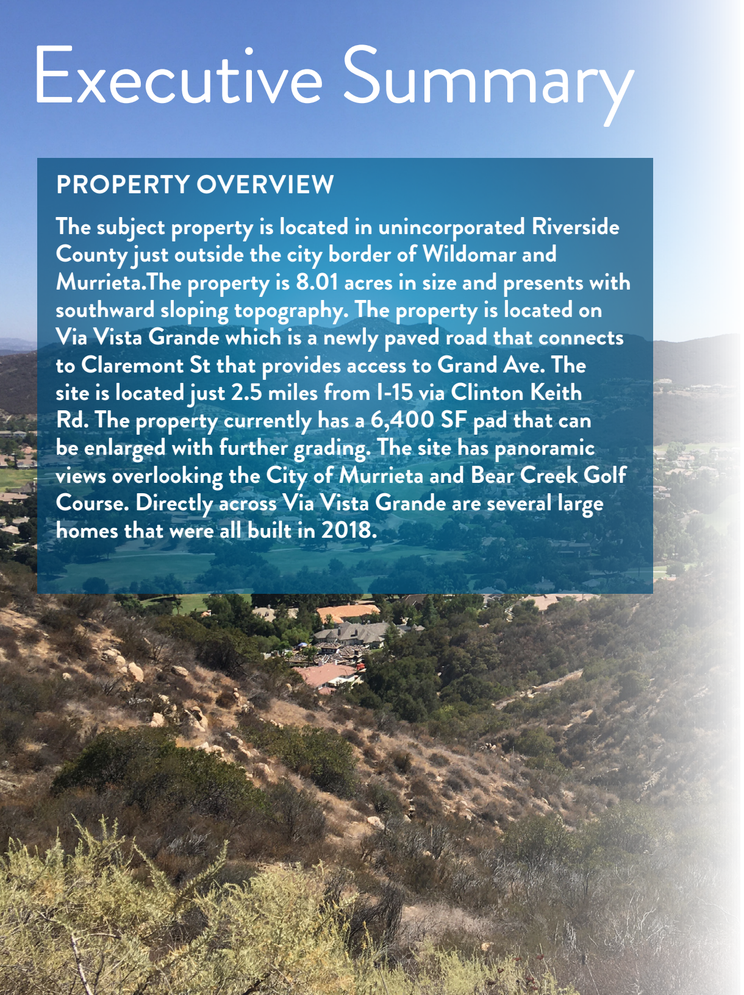
Property Overview

Executive Summary

PROPERTY OVERVIEW

The subject property is located in unincorporated Riverside County just outside the city border of Wildomar and Murrieta.The property is 8.01 acres in size and presents with southward sloping topography. The property is located on Via Vista Grande which is a newly paved road that connects to Claremont St that provides access to Grand Ave. The site is located just 2.5 miles from I-15 via Clinton Keith Rd. The property currently has a 6,400 SF pad that can be enlarged with further grading. The site has panoramic views overlooking the City of Murrieta and Bear Creek Golf Course. Directly across Via Vista Grande are several large homes that were all built in 2018.



PROPERTY FACTS

LOCATION: Wildomar, Riverside County, CA

TOTAL SITE AREA: ±8.01 Acres

APNs: 928-220-027

ZONING: R-A-5

GENERAL PLAN: Rural Mountainous

PROPERTY HIGHLIGHTS

- 6,400 SF Pad Enlargeable with further grading
- 2.5 miles from I-15
- Paved roads to property
- Overlooking Bear Creek Golf Course
- Panoramic Views

ZONING

The subject property is zoned R-A-5 (Rural Residential, 5-Acre Minimum) by the County of Riverside and carries a Rural Mountainous General Plan designation. The R-A-5 zoning district is intended to preserve the area's rural character while accommodating low-density residential development, custom homes, equestrian uses, agriculture, and other compatible rural land uses.

ASKING PRICE

$165,000

PRICE PER ACRE

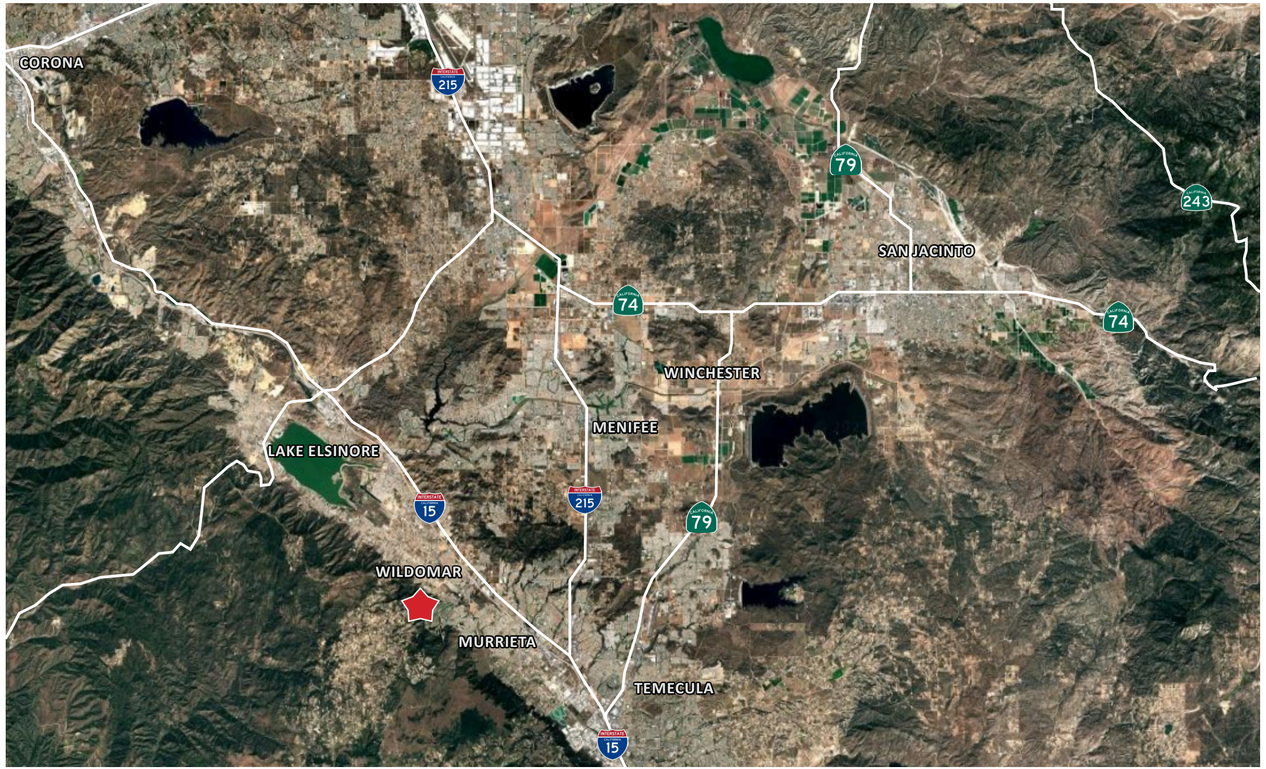
$20,599

Existing Pad - ±6,400 SF

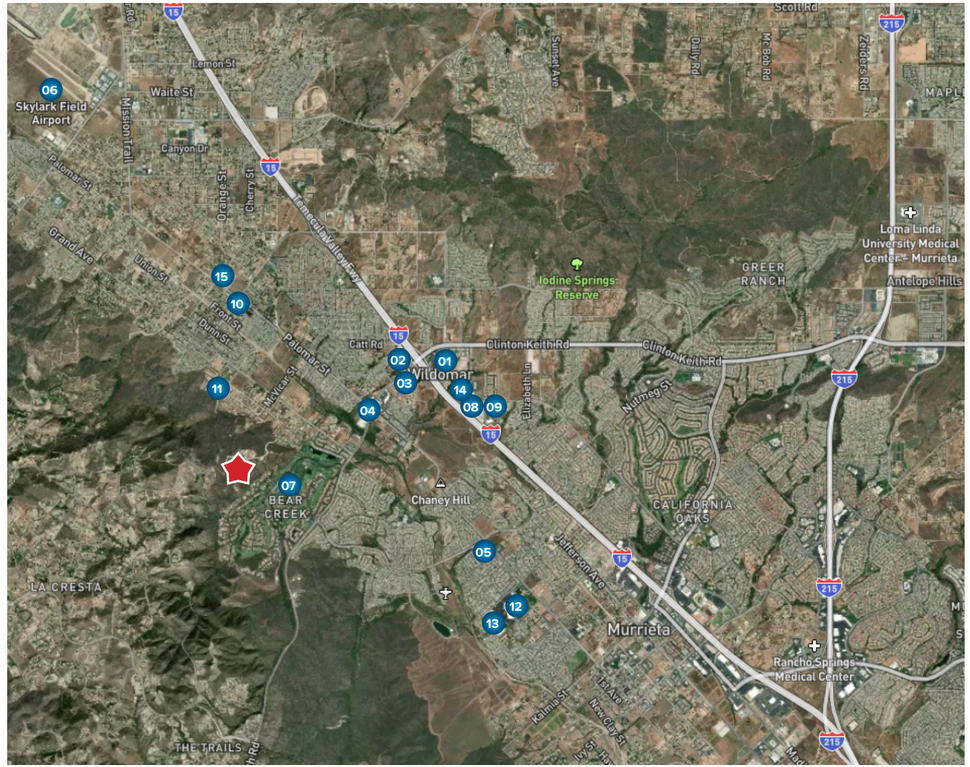
Existing Pad - ±6,400 SF

Market Overview

Location Aerial



Surrounding Retail & Public Works



SHOPPING CENTERS

01 Albertsons Shopping Center
02 Bear Creek Village Center
03 Wildomar Square
04 Renaissance Plaza
05 Ralphs Shopping Center

ENTERTAINMENT

06 Sky Dive Lake Elsinore
07 Bear Creek Golf Club

MEDICAL FACILITIES

08 Inland Valley Medical Center
09 Kaiser Permanente

EDUCATION

10 Wildomar Elementary School
11 David Brown Middle School
12 Murrieta Valley High School
13 Thompson Middle School

GOVERNMENT

14 City Hall
15 USPS

Location Overview

WILDOMAR OVERVIEW

Wildomar is located along Interstate 15 in Riverside County, a growing community comfortably nestled in a valley bordered by a mountain range on the west and rolling hills to the east. Its boundaries take in some 24 square miles.

Wildomar is a community of old and new, more mature homes and acreages with horses and other animals mixed with more modern housing tracts. Nestled between the cities of Murrieta and Lake Elsinore, Wildomar officially became a city on July 1, 2008, at that time home to about 28,000 residents.

Wildomar is known for:

- Spacious residential lots and horse properties
- Family-oriented neighborhoods
- Easy access to outdoor recreation
- A quieter pace of life compared with nearby urban centers

Residents often travel to Murrieta, Temecula, or Lake Elsinore for expanded shopping, dining, and entertainment. Community discussions frequently describe Wildomar as offering good value for larger homes, while noting that long commutes can be challenging during peak traffic.

Popular nearby attractions include:

- Santa Rosa Plateau Ecological Reserve for hiking and wildlife viewing
- Lake Elsinore for boating and fishing
- Local parks and trail systems throughout the city.

2026 Summary

Population	37,300
Households	10,760
Median Age	37.7
Median Household Income	$103,506
Average Household Income	$123,172

RIVERSIDE COUNTY OVERVIEW

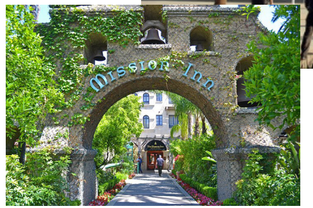
Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California's fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region's economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario international Airport: Palm Springs International Airport and San Bernardino International Airport.

2026 Summary

Population	2,492,000
Households	791,757
Median Age	36.3
Median Household Income	$84,505
Average Household Income	$90,527



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