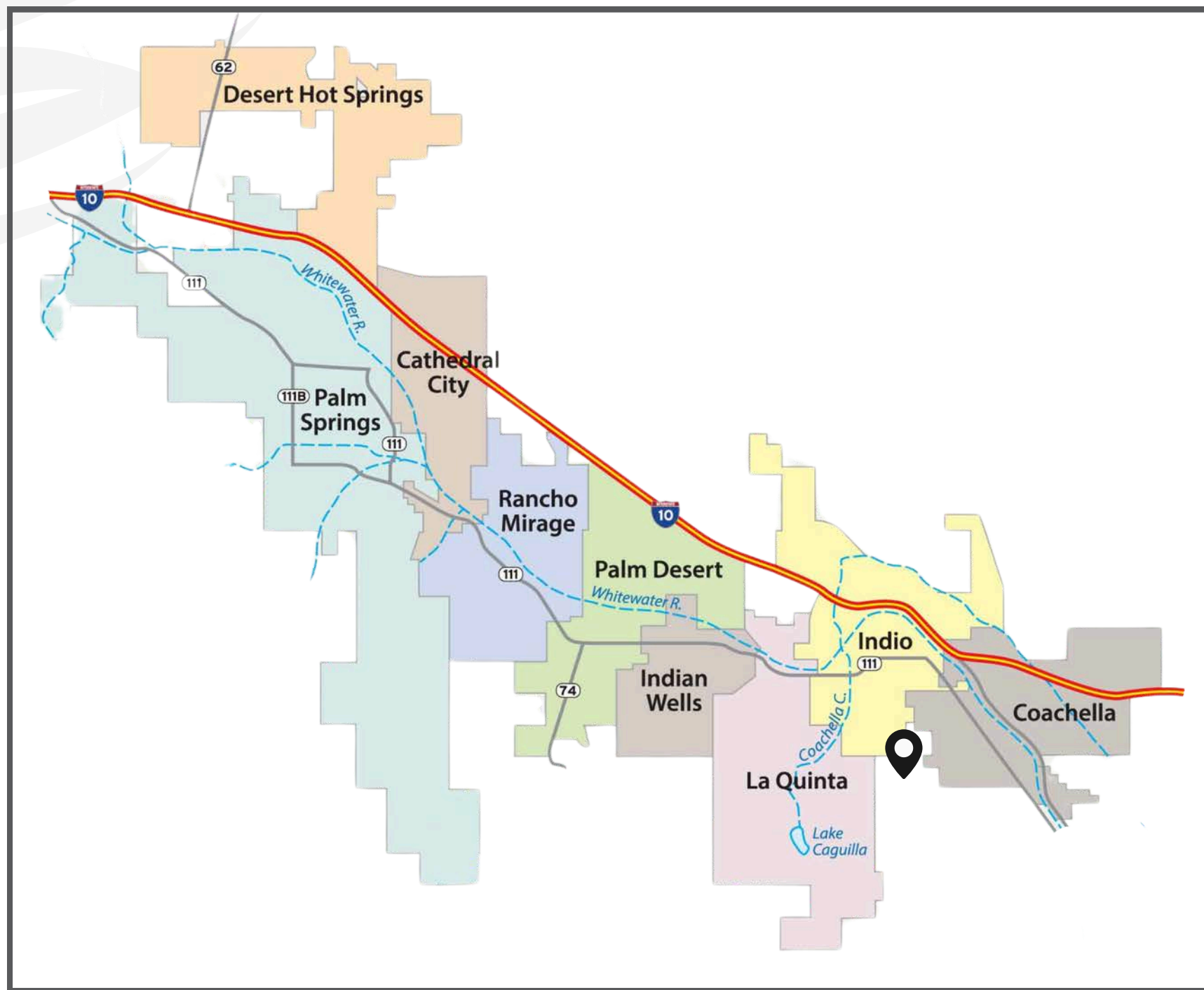


# CALHOUN RANCH

VISTA SANTA ROSA COMMUNITY  
RIVERSIDE COUNTY



HAAGEN COMPANY



# CALHOUN RANCH

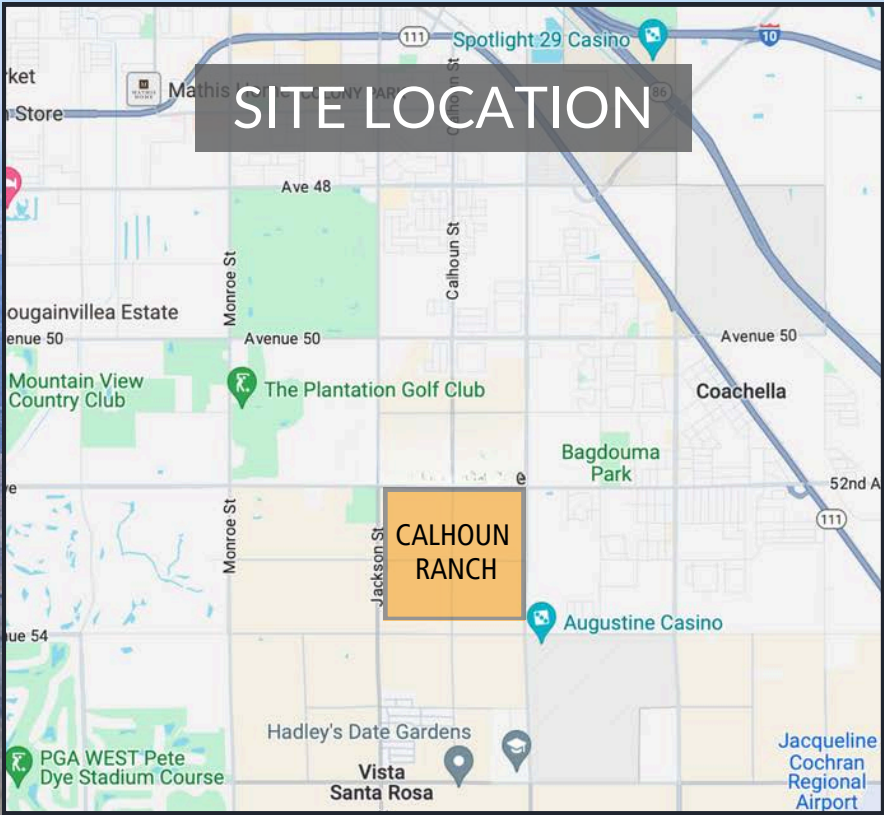
SEC Jackson St. & Ave. 52  
Vista Santa Rosa Community  
Riverside County

## SITE HIGHLIGHTS

- Eight Parcels: Total of 139.48 AC
- Proposed Use: Mixed-Use

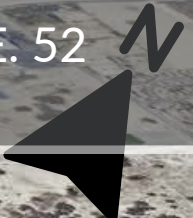






**NEARBY DEVELOPMENTS**  
CALHOUN RANCH

SEC JACKSON ST. & AVE. 52











**AERIAL**  
CALHOUN RANCH

SEC JACKSON ST. & AVE. 52





**AERIAL**  
CALHOUN RANCH

SEC JACKSON ST. & AVE. 52





**AERIAL**  
CALHOUN RANCH

SEC JACKSON ST. & AVE. 52





**AERIAL**  
CALHOUN RANCH

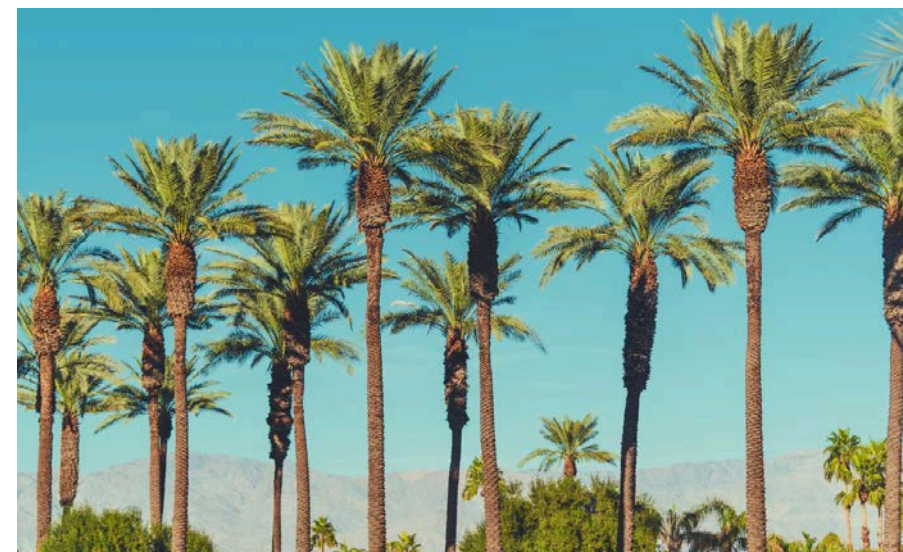
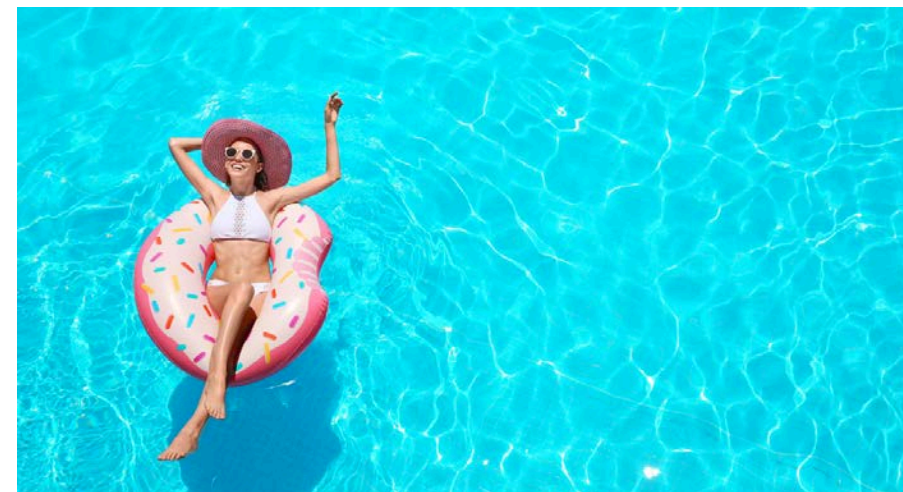
SEC JACKSON ST. & AVE. 52



# VISTA SANTA ROSA COMMUNITY

Nestled amidst the picturesque landscapes of Southern California, Vista Santa Rosa embodies a vibrant community teeming with opportunities for commercial real estate investment. Adjacent to the thriving cities of Indio, La Quinta, Vista Santa Rosa, and Thermal, Vista Santa Rosa enjoys a strategic location amidst a nexus of economic activity.

The region boasts a plethora of undeveloped parcels, strategically situated near upscale resorts and residential projects, presenting an enticing prospect for development ventures. Renowned for its equestrian heritage, Vista Santa Rosa exudes an aura of rustic charm, with numerous ranch properties dotting its scenic countryside. Here, the allure of the Old West harmoniously coalesces with modern aspirations, making it an ideal locale for innovative commercial real estate endeavors.



**VISTA SANTA ROSA COMMUNITY**  
CALHOUN RANCH

SEC JACKSON ST. & AVE. 52





## NEARBY POINTS OF INTEREST

- Empire Polo Club
- The Madison Club
- Hideaway Golf Club
- Desert International Horse Park
- PGA West Golf Courses
- Jacqueline Cochran Regional Airport
- The Thermal Club Race Track/BMW Performance Center



**SITE HIGHLIGHTS**  
CALHOUN RANCH

SEC JACKSON ST. & AVE. 52



# DEMOGRAPHICS

## 2026 ESTIMATES

|                          | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| Population               | 3,025     | 76,587    | 149,946   |
| Households               | 1,433     | 22,939    | 48,773    |
| Average Household Income | \$144,026 | \$113,419 | \$123,677 |
| Median Age               | 55.3      | 34.9      | 37.4      |



**RIVERSIDE COUNTY - VISTA SANTA ROSA COMMUNITY**  
CALHOUN RANCH

SEC JACKSON ST. & AVE. 52



# CONTACT US

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[www.haagenco.com](http://www.haagenco.com)



Our philosophy is to design  
and develop retail properties  
that add value to the local  
community.

## Welcome To Haagen Company

### Retail Centers & Commercial Properties

Haagen Company specializes in the acquisition, development and management of retail shopping centers and commercial properties. Our portfolio includes properties located in the western United States. Haagen Company is the current form of the family real estate business dating back to the late 1960's and is based in Los Angeles, CA.

