

19.77 ± ACRES

DEVELOPMENT OPPORTUNITY | MURRIETA, CA

N



1,400± FT OF FREEWAY FRONTAGE

JACKSON AVENUE

ELM STREET



[Click Here!](#)

Prime Freeway
Frontage Property Zoned
Community Commercial

OFFERING MEMORANDUM

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

FOR MORE INFORMATION, PLEASE CONTACT:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

DISCLAIMER

Each Office is Independently Owned and Operated. Broker and Broker's Agents do not represent or guarantee accuracy of square footage, lot size, condition, features. It is the Buyer's sole responsibility to perform investigations and satisfy themselves.



EXECUTIVE SUMMARY



PROPERTY
19.77 ± Acres of Land



PARCEL
APN 910-100-027



CURRENT ZONING
Community Commercial (CC)

**Potential Uses for
Community Commercial
(per the City of Murrieta)**

Included but not limited to Auto Dealership, Hotel Services, Medical Services, Offices, Retail Centers, Personal Storage Facilities, and other various commercial uses. Other Potential Uses allowed with a Conditional Use Permit or Zone Change



POTENTIAL ZONING
Innovation District

**Potential Uses for Innovation District
(per the City of Murrieta):**

Included but not limited to Education, Public Assembly, Light Industrial, Medical, Office, Research & Development and other various uses



LOCATION
Approx. 1,400± Feet of Freeway Frontage along the I-15 and bordered by Jackson Ave and Elm Street



ACCESSIBILITY

- Approx 1 mile from Murrieta Hot Springs and the 215 Freeway On and Off Ramp
- Less than 2 miles from Winchester Rd. and the Freeway On and Off Ramp



**SUBJECT
PROPERTY**

ASKING PRICE \$14,990,000

RETAIL MAP

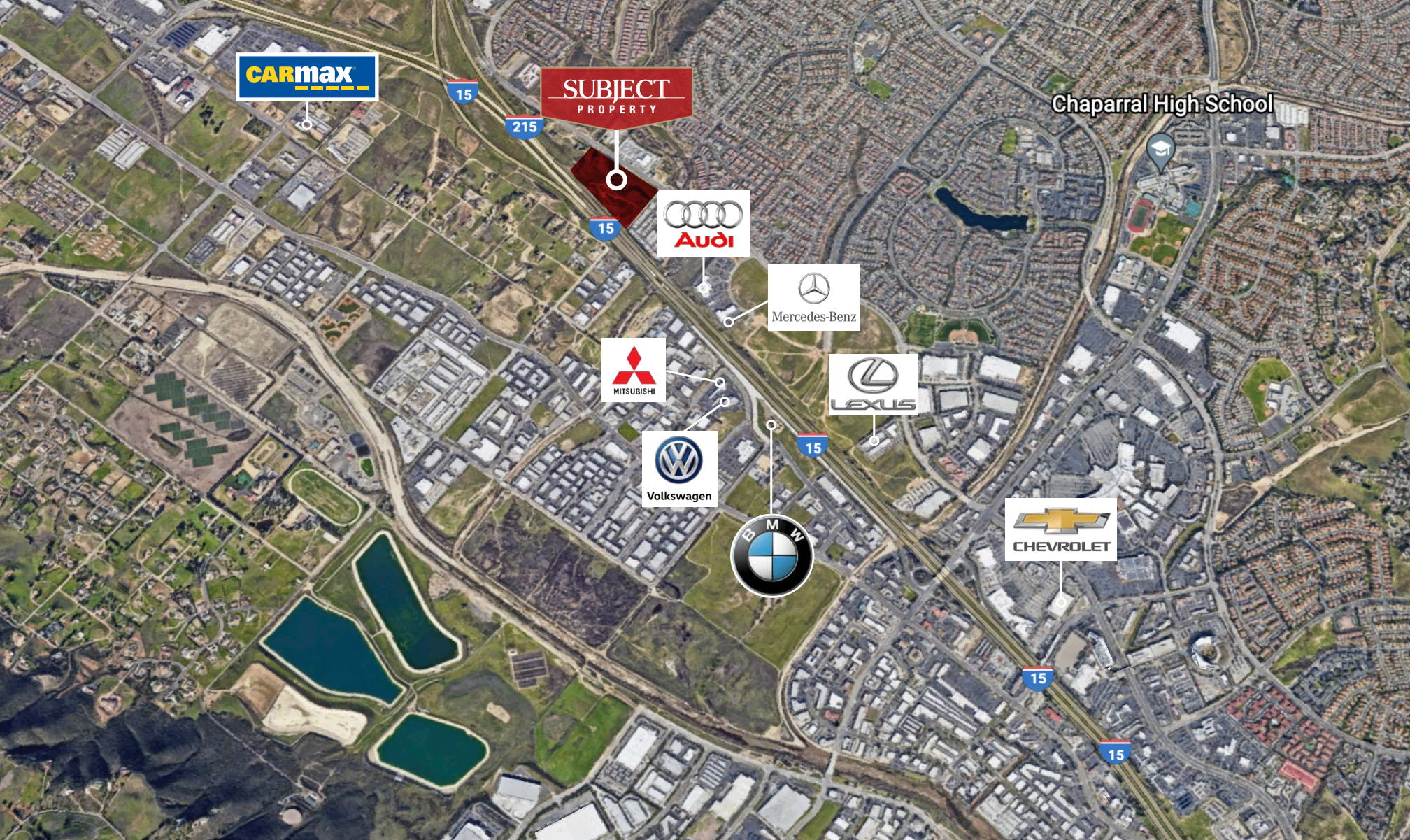


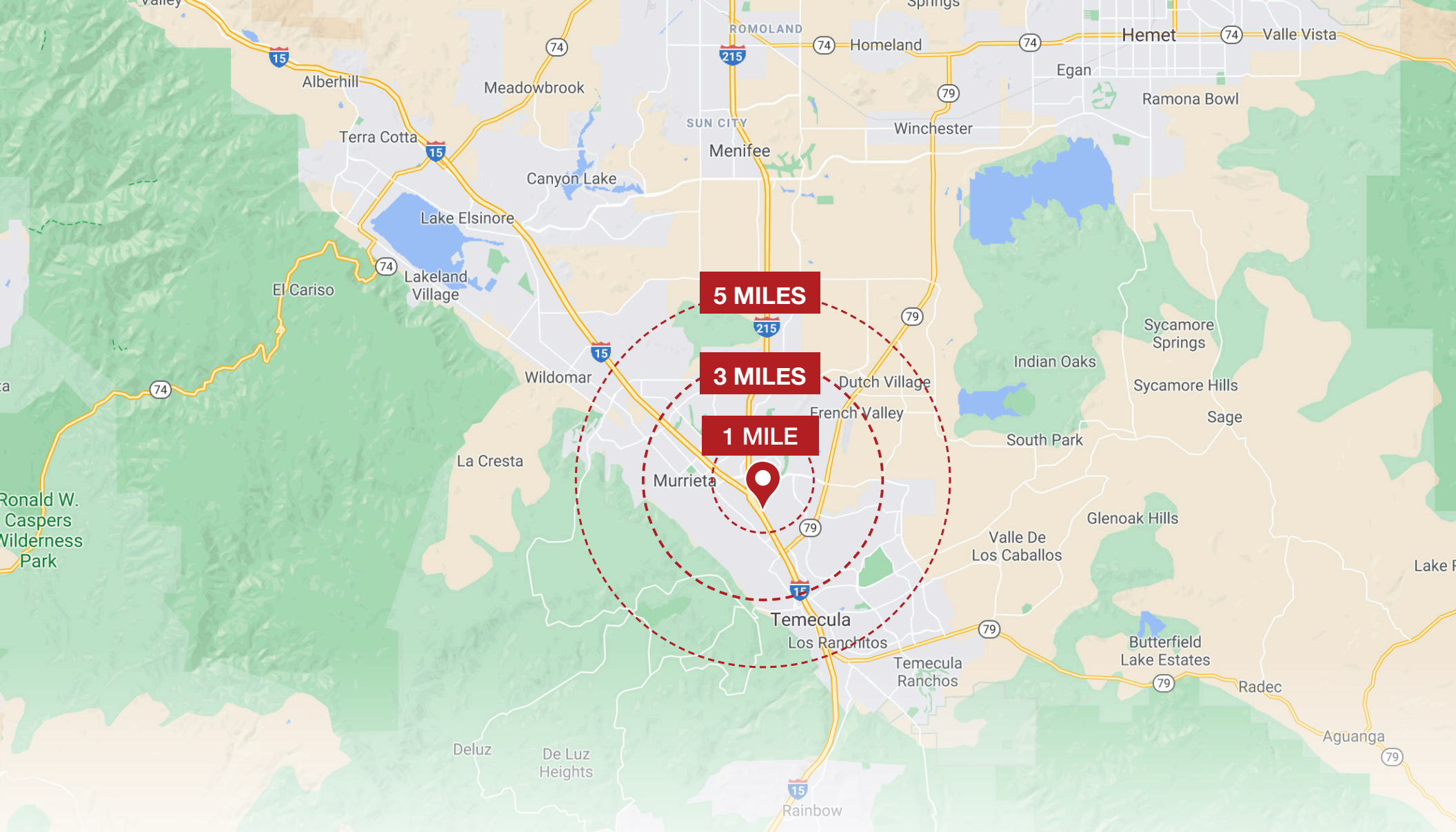
Madison Square	
HOME DEPOT	STARBUCKS
IHOP	WELLS FARGO
WALMART	CARDENAS
ASHLEY HOME STORE	COLD STONE

Murrieta Town Shopping Center		
DUNKIN DONUTS	STARBUCKS	MARSHALLS
SAM'S CLUB	GOLDEN CORRAL	DOLLAR TREE
THE HAT	RUBIO'S	HARBOR FREIGHT
ROSS	SIZZLER	BUFFALO WILD WINGS



AUTO MAP





DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,634	91,276	194,774
Households	3,357	29,863	62,086
Avg HH Income	\$140,348	\$107,842	\$116,616

Source: CoStar Realty Information, Inc.

Click Links Below For:

NEW - Updated 2024 Demographics

NEW - Murrieta Ranked as One of Safest Cities in Nation

AREA OVERVIEW



MURRIETA, CA

Murrieta is a city in southwestern Riverside County, California, United States. The population of Murrieta was 103,466 in 2010. Murrieta experienced a 133.7% population increase between 2000 and 2010, according to the most recent census, making Murrieta one of the fastest-growing cities in the state. Largely residential in character, Murrieta is typically characterized as a bedroom community. Murrieta is bordered by the city of Temecula to the south, the cities of Menifee and Wildomar to the north, and the unincorporated community of French Valley to the east. Murrieta is located in the center of the Los Angeles-San Diego mega-region. Murrieta is named for Juan Murrieta, a Californio ranchero who founded the town.

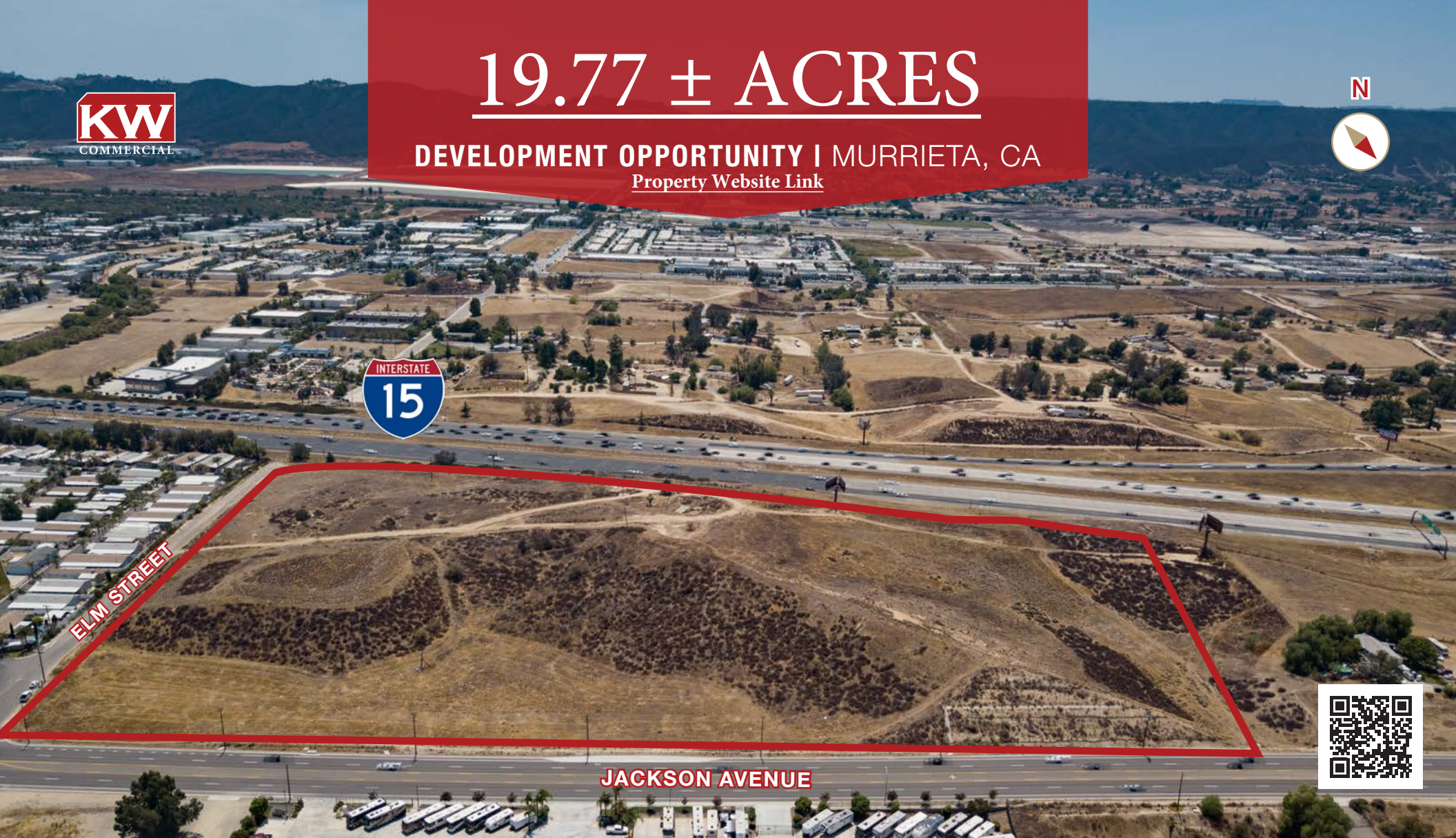


TEMECULA CITY HALL



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[Property Website Link](#)



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