

**Available 2.34 Acres Zoned Commercial  
Murrieta, CA 92562  
\$1,599,000**



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**For Sale / 24567 Adams Avenue**

**Murrieta, CA 92562**

**List Price \$1,599,000**

**Zoned Commercial / Multi-Tenant / Single Tenant, Retail, QSR, Service**

2.34 Acres Zoned Community Commercial now available located on Adams Avenue & Kalmia Street. Subject property consists of 2.34 acres with 3 bed 1.5 bath 1,800 upgraded home in turnkey condition. Perfect opportunity for investor / developer to collect short term or long term income while going through development process. Site is located close to 2 high schools, 2 middle schools, 1 elementary school, Old Town Murrieta (restaurants, wineries/breweries, historical landmarks), Zoning (CC) allows most commercial developments which includes restaurants with drive through, hotel, convenience store, retail shops, service station, daycare facility, bank, financial services, skilled nursing, assisted living, office building and more.

## **INVESTMENT HIGHLIGHTS**

- **2.34 Acre Parcel with Turnkey 1,800 sf 3 Bed 1.5 Bath Home, Zoned Commercial**
- **Population 38,243 within 2 Miles & 154,570 within 5 Miles**
- **Traffic Counts in Excess of 18,861**
- **Population Growth 2022-2027 +1.9%**
- **Located within Walking Distance of 2 High Schools, 2 Middle Schools, 1 Elementary School and City Hall**
- **Signalized intersection on Major Thoroughfare**
- **Zoning (CC) allows most Commercial Developments**
- **Easy Access to I-15 FWY and Close to New Murrieta Town Center and Shopping Centers**
- **Perfect Opportunity for Investor / Developer to Collect Short Term or Long Term Income While Going Through Development process.**



## LOCATION: MURRIETA

Murrieta is a city in southwestern Riverside County, California, United States. The population of Murrieta was 110,949 as of the 2020 census. Murrieta experienced a 133.7% population increase between 2000 and 2010, making Murrieta one of the fastest-growing cities in the state during that period. 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 the safest city in Riverside County, and in 2009, Murrieta was listed as the second-safest city (over 100,000 in population) in the United States, behind Irvine, California. Murrieta is home to more than 20 different wineries and is part of Temecula Valley Wine Country

| <b>Radius from Subject Property:</b> | <b>1-MILE</b> | <b>3-MILE</b> | <b>5-MILE</b> |
|--------------------------------------|---------------|---------------|---------------|
| Owner Occupied Households            | 2,503         | 22,249        | 45,598        |
| Renter Occupied Households:          | 1,025         | 11,824        | 22,093        |
| Median Home Value:                   | \$422,856     | \$426,402     | \$444,678     |
| # of Businesses:                     | 860           | 6,721         | 10,434        |
| # of Employees:                      | 7,179         | 52,339        | 79,705        |
| Total Consumer Spending:             | \$145.9M      | \$1.2B        | \$2.6B        |



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## Population

| <u>2 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> | <u>10 Mile</u> |
|---------------|---------------|---------------|----------------|
| 38,243        | 80,932        | 154,570       | 442,183        |

## Population Growth (2022-2027)

| <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|---------------|---------------|---------------|
| 1.4%          | 1.4%          | 1.6%          |

## Average Income

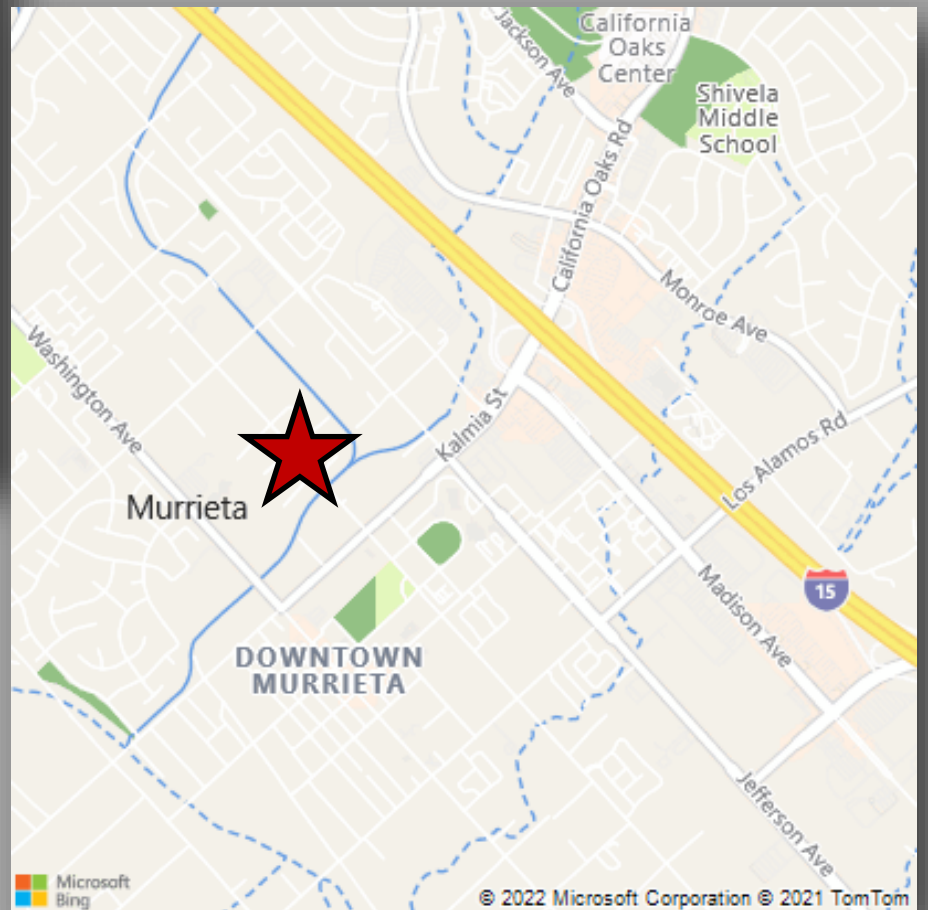
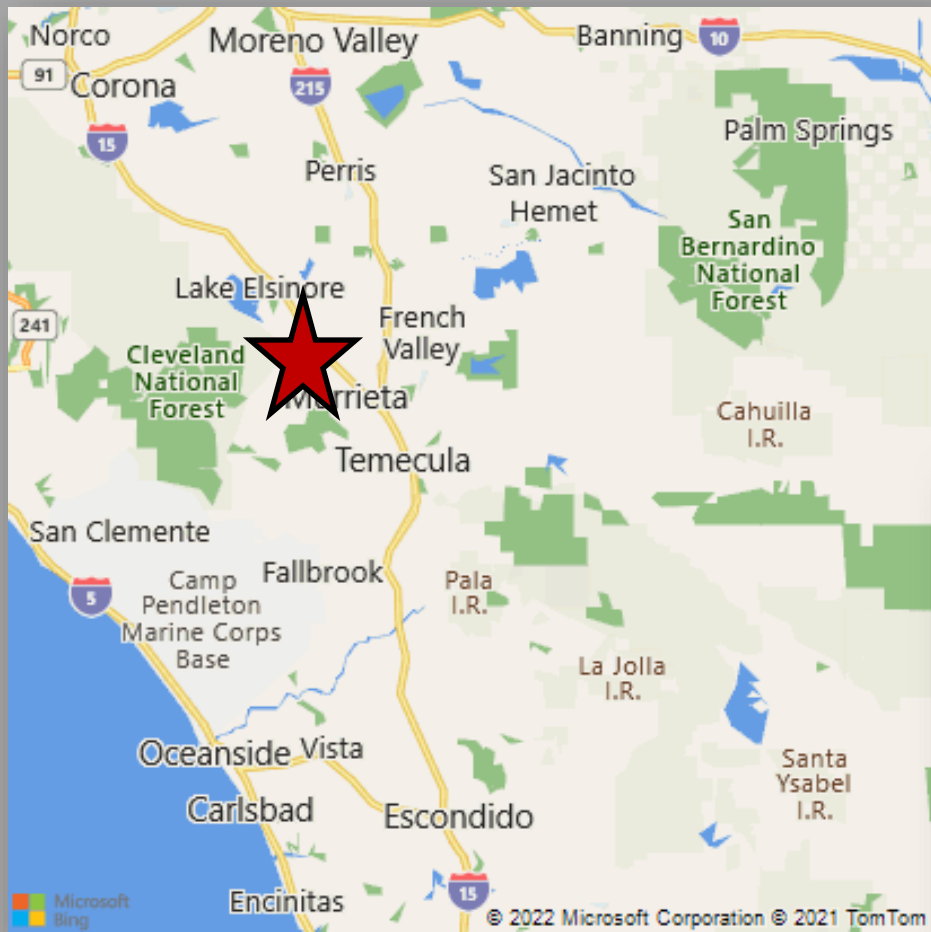
| <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|---------------|---------------|---------------|
| \$119,218     | \$117,733     | \$112,297     |

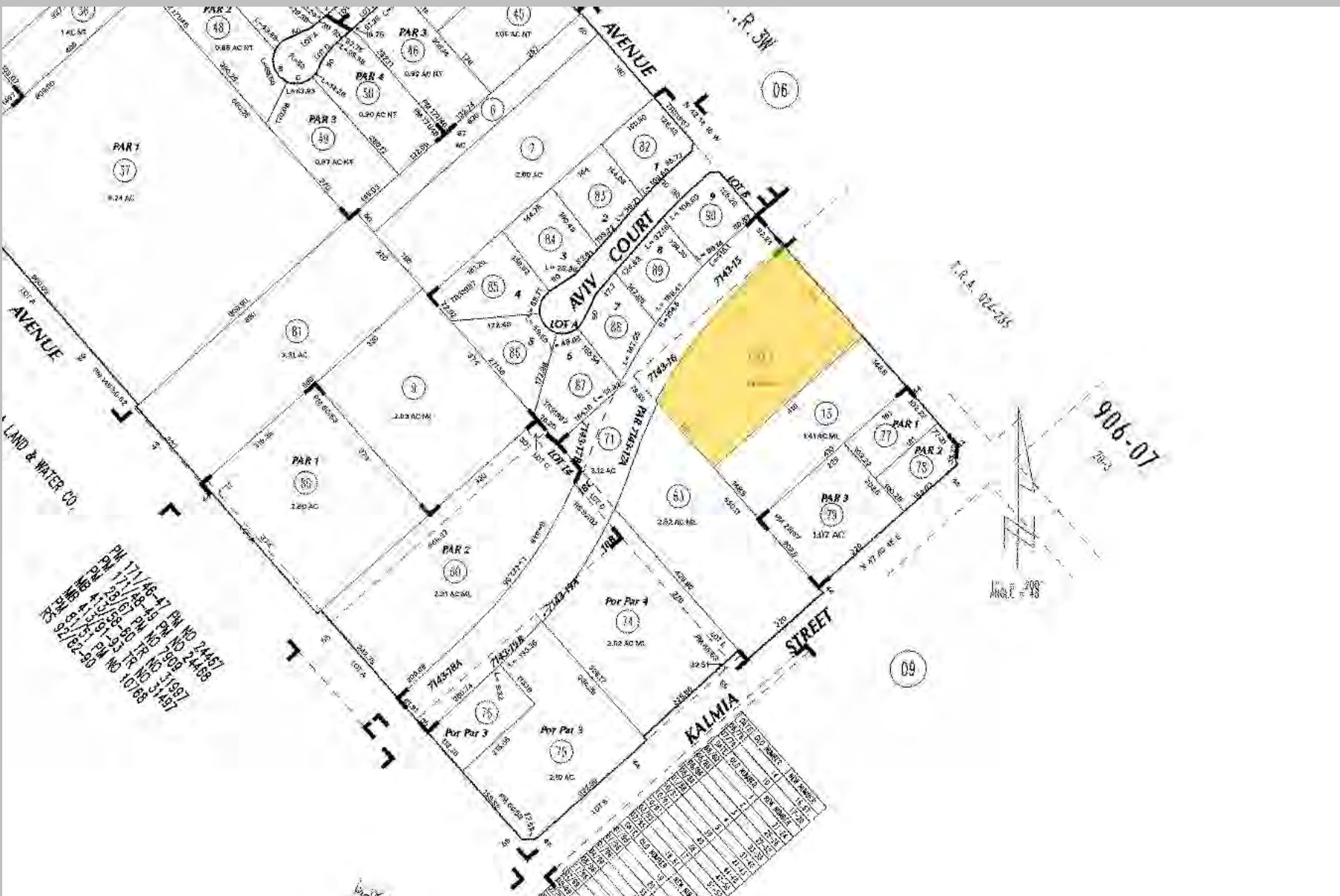
## Households

| <u>2 Mile</u> | <u>5 Mile</u> | <u>10 Mile</u> |
|---------------|---------------|----------------|
| 14,748        | 49,484        | 137,760        |

Traffic Counts 20,850  
Kalmia Street & Adams Avenue







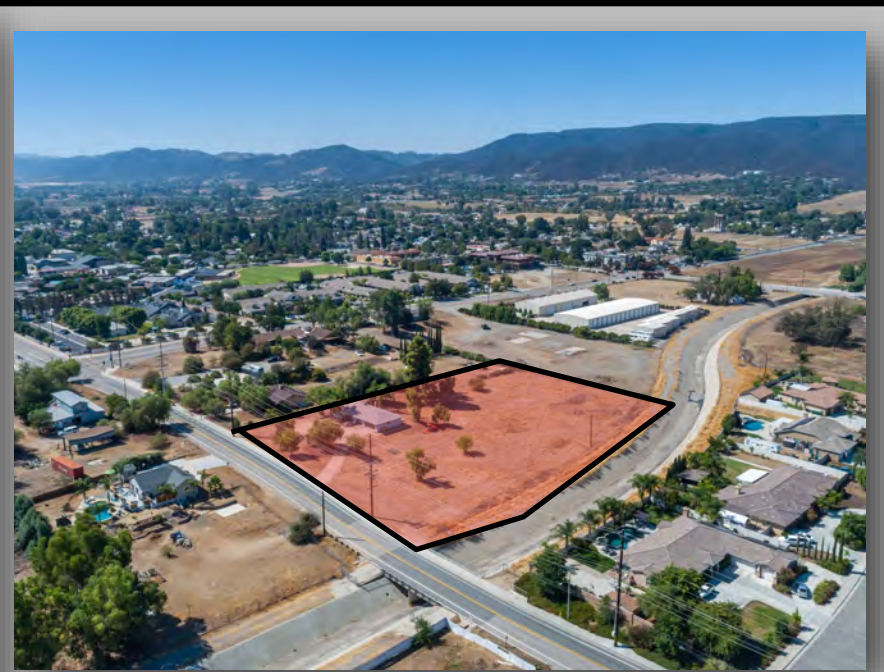
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PH 171/146-51, PH NO. 24461  
PH 171/146-52, PH NO. 24462  
PH 171/146-53, PH NO. 24463  
PH 171/146-54, PH NO. 24464  
PH 171/146-55, PH NO. 24465  
PH 171/146-56, PH NO. 24466  
PH 171/146-57, PH NO. 24467  
PH 171/146-58, PH NO. 24468  
PH 171/146-59, PH NO. 24469  
PH 171/146-60, PH NO. 24470  
PH 171/146-61, PH NO. 24471  
PH 171/146-62, PH NO. 24472  
PH 171/146-63, PH NO. 24473  
PH 171/146-64, PH NO. 24474  
PH 171/146-65, PH NO. 24475  
PH 171/146-66, PH NO. 24476  
PH 171/146-67, PH NO. 24477  
PH 171/146-68, PH NO. 24478  
PH 171/146-69, PH NO. 24479  
PH 171/146-70, PH NO. 24480  
PH 171/146-71, PH NO. 24481  
PH 171/146-72, PH NO. 24482  
PH 171/146-73, PH NO. 24483  
PH 171/146-74, PH NO. 24484  
PH 171/146-75, PH NO. 24485  
PH 171/146-76, PH NO. 24486  
PH 171/146-77, PH NO. 24487  
PH 171/146-78, PH NO. 24488  
PH 171/146-79, PH NO. 24489  
PH 171/146-80, PH NO. 24490  
PH 171/146-81, PH NO. 24491  
PH 171/146-82, PH NO. 24492  
PH 171/146-83, PH NO. 24493  
PH 171/146-84, PH NO. 24494  
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PH 171/146-86, PH NO. 24496  
PH 171/146-87, PH NO. 24497  
PH 171/146-88, PH NO. 24498  
PH 171/146-89, PH NO. 24499  
PH 171/146-90, PH NO. 24500

906-07  
70-3

| LOT NO. | ACRES | OWNER |
|---------|-------|-------|
| 1       | 2.29  | ...   |
| 2       | ...   | ...   |
| 3       | ...   | ...   |
| 4       | ...   | ...   |
| 5       | ...   | ...   |
| 6       | ...   | ...   |
| 7       | ...   | ...   |
| 8       | ...   | ...   |
| 9       | ...   | ...   |
| 10      | ...   | ...   |
| 11      | ...   | ...   |
| 12      | ...   | ...   |
| 13      | ...   | ...   |
| 14      | 2.52  | ...   |
| 15      | ...   | ...   |
| 16      | ...   | ...   |
| 17      | ...   | ...   |
| 18      | ...   | ...   |
| 19      | ...   | ...   |
| 20      | ...   | ...   |
| 21      | ...   | ...   |
| 22      | ...   | ...   |
| 23      | ...   | ...   |
| 24      | ...   | ...   |
| 25      | ...   | ...   |
| 26      | ...   | ...   |
| 27      | ...   | ...   |
| 28      | ...   | ...   |
| 29      | ...   | ...   |
| 30      | ...   | ...   |
| 31      | ...   | ...   |
| 32      | ...   | ...   |
| 33      | ...   | ...   |
| 34      | ...   | ...   |
| 35      | ...   | ...   |
| 36      | ...   | ...   |
| 37      | ...   | ...   |
| 38      | ...   | ...   |
| 39      | ...   | ...   |
| 40      | ...   | ...   |
| 41      | ...   | ...   |
| 42      | ...   | ...   |
| 43      | ...   | ...   |
| 44      | ...   | ...   |
| 45      | ...   | ...   |
| 46      | ...   | ...   |
| 47      | ...   | ...   |
| 48      | 0.85  | ...   |
| 49      | ...   | ...   |
| 50      | 0.50  | ...   |
| 51      | 2.82  | ...   |
| 52      | ...   | ...   |
| 53      | ...   | ...   |
| 54      | ...   | ...   |
| 55      | ...   | ...   |
| 56      | ...   | ...   |
| 57      | ...   | ...   |
| 58      | ...   | ...   |
| 59      | ...   | ...   |
| 60      | ...   | ...   |
| 61      | 3.81  | ...   |
| 62      | ...   | ...   |
| 63      | ...   | ...   |
| 64      | ...   | ...   |
| 65      | ...   | ...   |
| 66      | ...   | ...   |
| 67      | ...   | ...   |
| 68      | ...   | ...   |
| 69      | ...   | ...   |
| 70      | ...   | ...   |
| 71      | ...   | ...   |
| 72      | ...   | ...   |
| 73      | ...   | ...   |
| 74      | ...   | ...   |
| 75      | 2.10  | ...   |
| 76      | ...   | ...   |
| 77      | ...   | ...   |
| 78      | ...   | ...   |
| 79      | 1.17  | ...   |
| 80      | ...   | ...   |
| 81      | ...   | ...   |
| 82      | ...   | ...   |
| 83      | ...   | ...   |
| 84      | ...   | ...   |
| 85      | ...   | ...   |
| 86      | ...   | ...   |
| 87      | ...   | ...   |
| 88      | ...   | ...   |
| 89      | ...   | ...   |
| 90      | ...   | ...   |











**SUBJECT PROPERTY**

Walgreens  
**CHASE**

Comfort  
SUITES  
BURGER  
KING  
O'Reilly  
AUTO PARTS

Target  
Albertsons  
Auto  
Zone

CVS  
pharmacy  
ANYTIME  
FITNESS  
STATER BROS.  
MARKETS  
STARBUCKS

FLOOR  
DECOR  
Marshalls  
Curlington  
amazon  
fresh

Rady  
Childrens

RANCHO SPRINGS  
MEDICAL CENTER  
A Campus of Southwest Healthcare System

Lowe's  
KOHL'S

savers  
SHOP. REUSE. REIMAGINE.

Sam's Club  
HARBOR  
FREIGHT  
QUALITY TOOLS. LOWEST PRICES.

BEST  
BUY  
SPORTSMAN'S  
WAREHOUSE

MURRIETA SPRINGS PLAZA  
THE HOME  
DEPOT  
BIG LOTS!  
PET SMART

Walmart  
Save money. Live better.

CARMAX

SARJECTRUNNER  
.com  
Google Earth

VILLAGE WALK PLAZA  
BED BATH & BEYOND  
planet  
fitness  
DAVIDS BRIDAL  
Guitar  
Center  
BevMo!

MURRIETA MESA  
HIGH SCHOOL

CITY OF  
MURRIETA

TOWN  
SQUARE PARK

MURRIETA VALLEY  
HIGH SCHOOL

MURRIETA

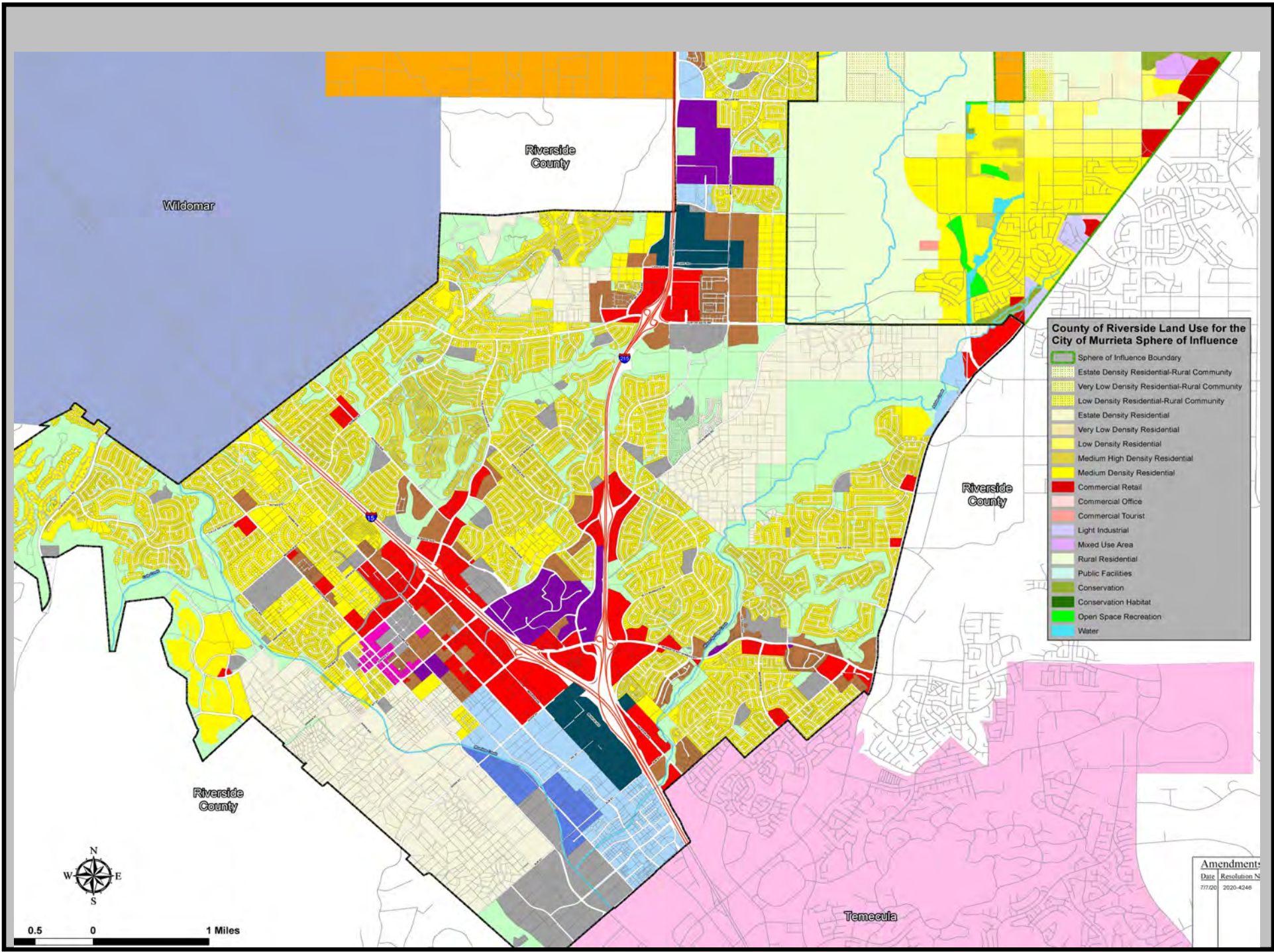
MURRIETA

MURRIETA  
PUBLIC LIBRARY

MURRIETA  
SENIOR CENTER

MURRIETA POLICE  
DEPARTMENT

MADISON SQUARE



- County of Riverside Land Use for the City of Murrieta Sphere of Influence**
- Sphere of Influence Boundary
  - Estate Density Residential-Rural Community
  - Very Low Density Residential-Rural Community
  - Low Density Residential-Rural Community
  - Estate Density Residential
  - Very Low Density Residential
  - Low Density Residential
  - Medium High Density Residential
  - Medium Density Residential
  - Commercial Retail
  - Commercial Office
  - Commercial Tourist
  - Light Industrial
  - Mixed Use Area
  - Rural Residential
  - Public Facilities
  - Conservation
  - Conservation Habitat
  - Open Space Recreation
  - Water

| Amendment |                   |
|-----------|-------------------|
| Date      | Resolution Number |
| 7/7/20    | 2020-4248         |