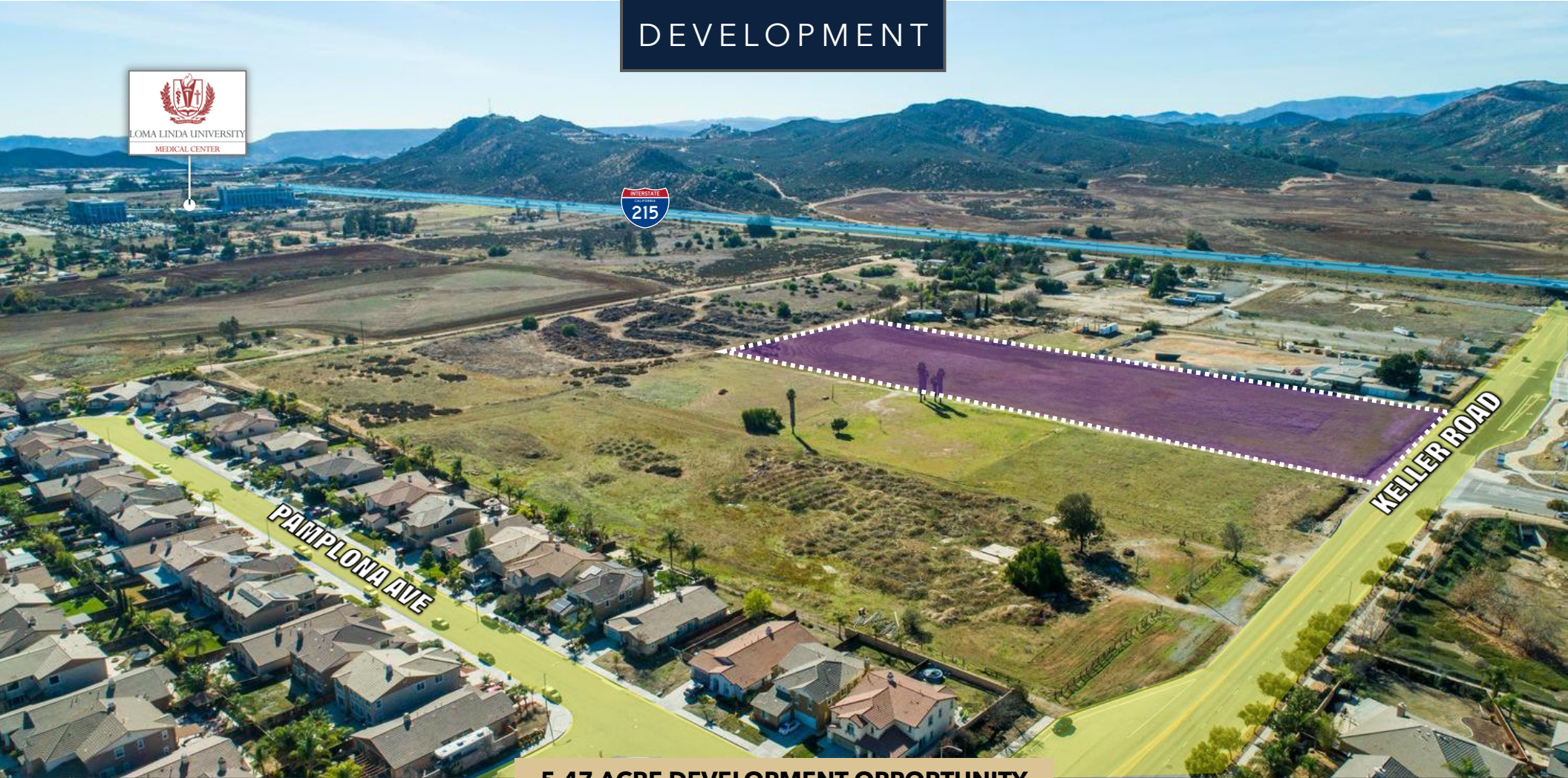


OFFERING  
MEMORANDUM

KELLER  
= ROAD =  
MURIETTA  
DEVELOPMENT

KELLER ROAD  
MURIETTA, CA 92563



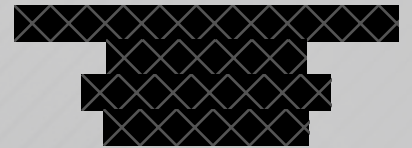
**5.47 ACRE DEVELOPMENT OPPORTUNITY**

**MARK STOLL** Broker Associate  
DRE# 01280262  
M. +1 310.541.8271  
mark@markstoll.com



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**DESIREABLE CENTRAL MURRIETA LOCATION**





**KELLER ROAD**

**MAPLETON AVE**

**5.47 ACRE  
DEVELOPMENT SITE**

**PAMPLONA AVE**





**5.47 ACRE  
DEVELOPMENT SITE**

**KELLER ROAD**





# KELLER ROAD

## MURIETTA, CA 92563

Future sight of the new City Of Murrieta Mapleton intersection! Potential Gas Station and shopping! Vacant Commercial land just under 5 acres on Keller Road in the Murrieta Highlands. Development opportunities endless!

**5.47**

LOT ACREAGE

**238,273**

LOT SQUARE FEET

Verify with City

ZONING

**\$2,995,000**

OFFERING PRICE





Oak Meadows Elementary

Springbrook Park

MAPLETON AVE

KELLER ROAD

5.47 ACRE DEVELOPMENT SITE

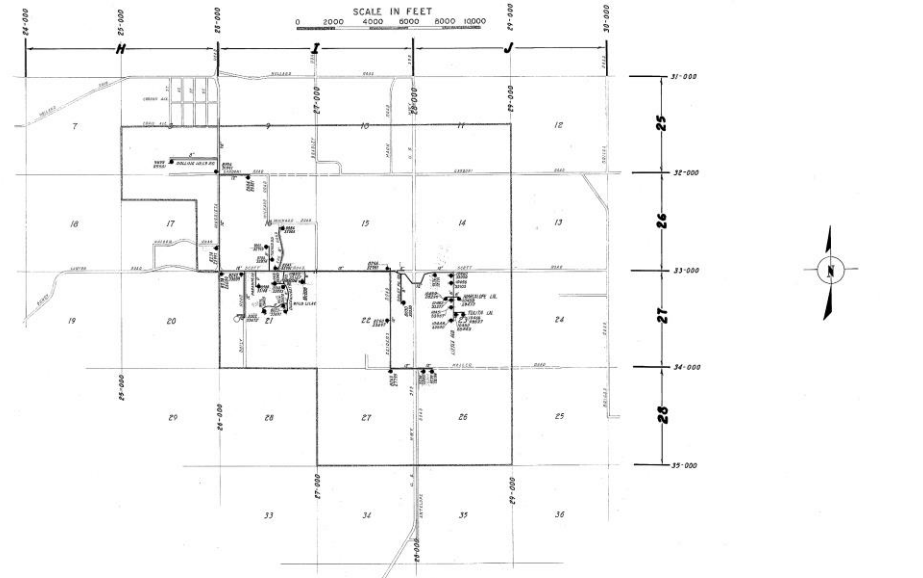
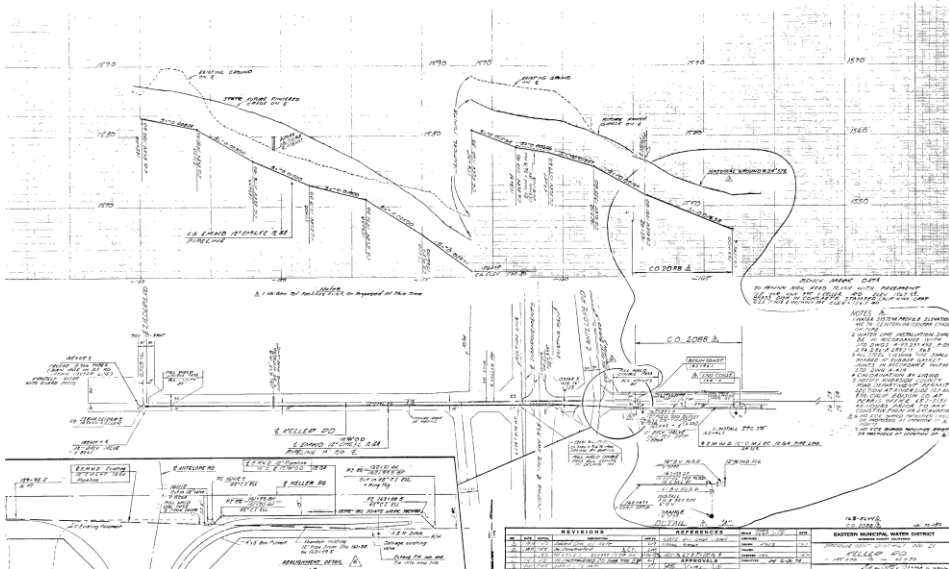
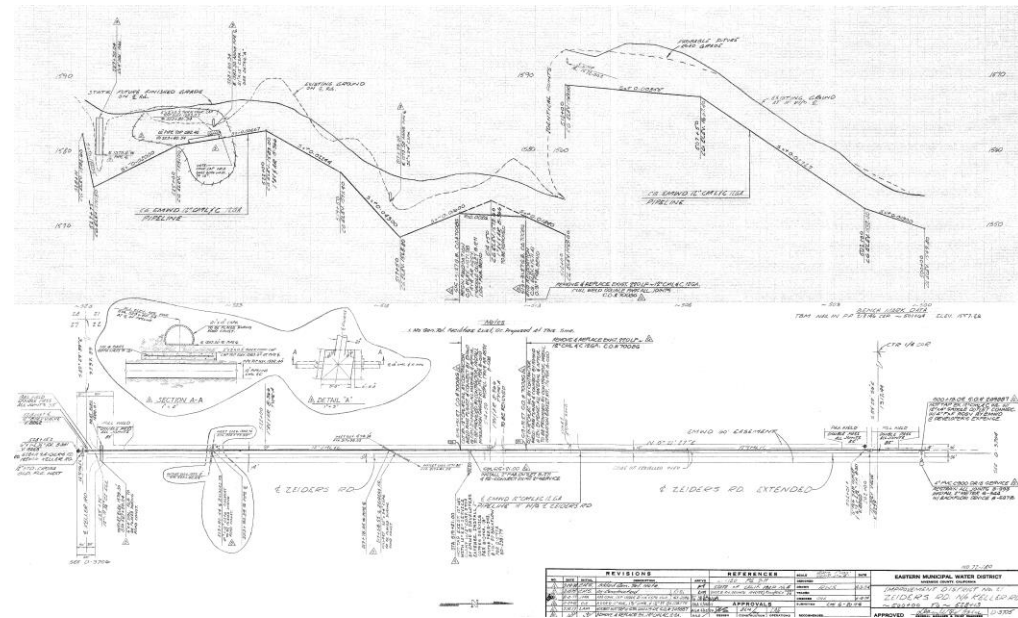
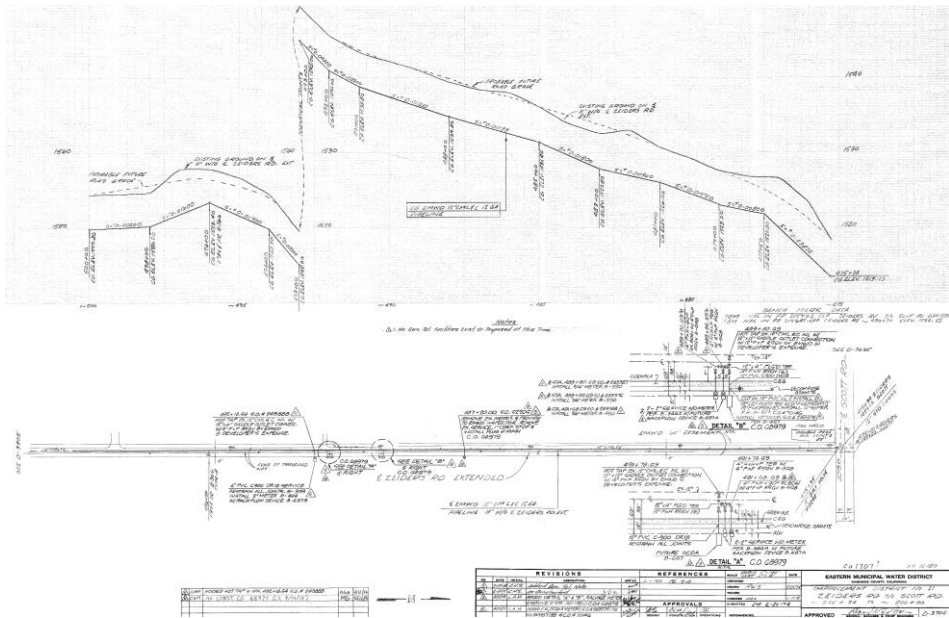
PAMPLONA AVE

ALBACETE AVE





# EASTERN MUNICIPAL WATER DISTRICT







Murrieta is a city in southwestern Riverside County, California, United States. The population of Murrieta was 110,949 as of the 2020 census. The city experienced a 133.7% population increase between 2000 and 2010, making it one of the fastest-growing cities in the state during that period.





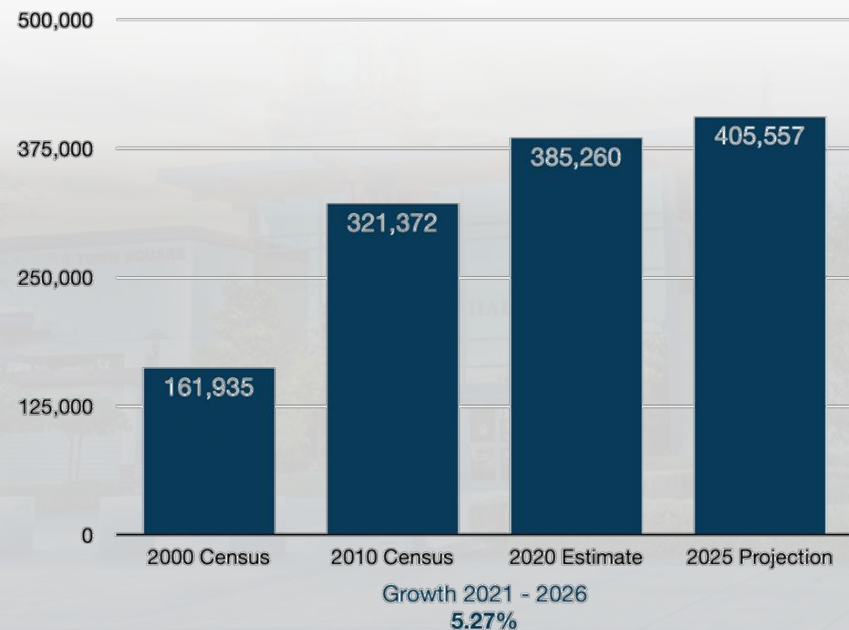


# CITY OF MURRIETA



Largely residential in character, Murrieta is typically characterized as a bedroom community. It 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

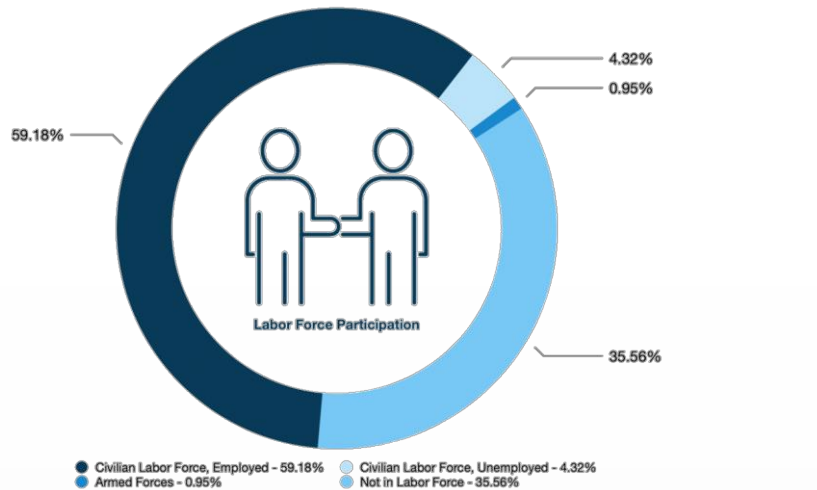
## POPULATION



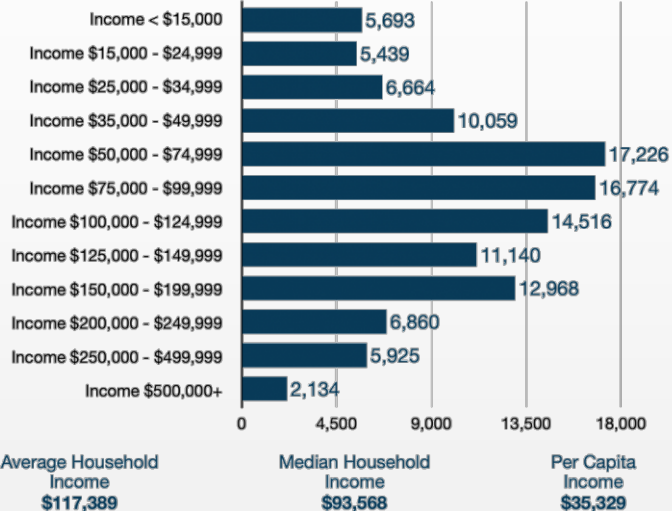


# LOCATION SNAPSHOT

**HIGHLY DESIRABLE, FAST-GROWING COMMUNITY IN THE SOUTHWEST RIVERSIDE COUNTY, CALIFORNIA**



**Household Incomes**



The City of Murrieta really has it all, starting with a strong sense of community, a business friendly atmosphere, a focus on growing the economy, maintaining a safe and prosperous community, and offering high levels of public service. Murrieta has affordable home and land prices and a wide range of housing options available from single family dwellings up to estate and ranch style homes and is consistently ranked one of the best cities to raise a family in California.



Murrieta has been ranked the #1 City to live in Southwest Riverside County by The Press-Enterprise

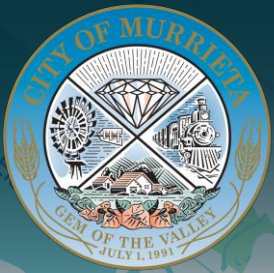


2nd Safest city in the U.S. 2018 (Source FBI, Cities over 100k residents)



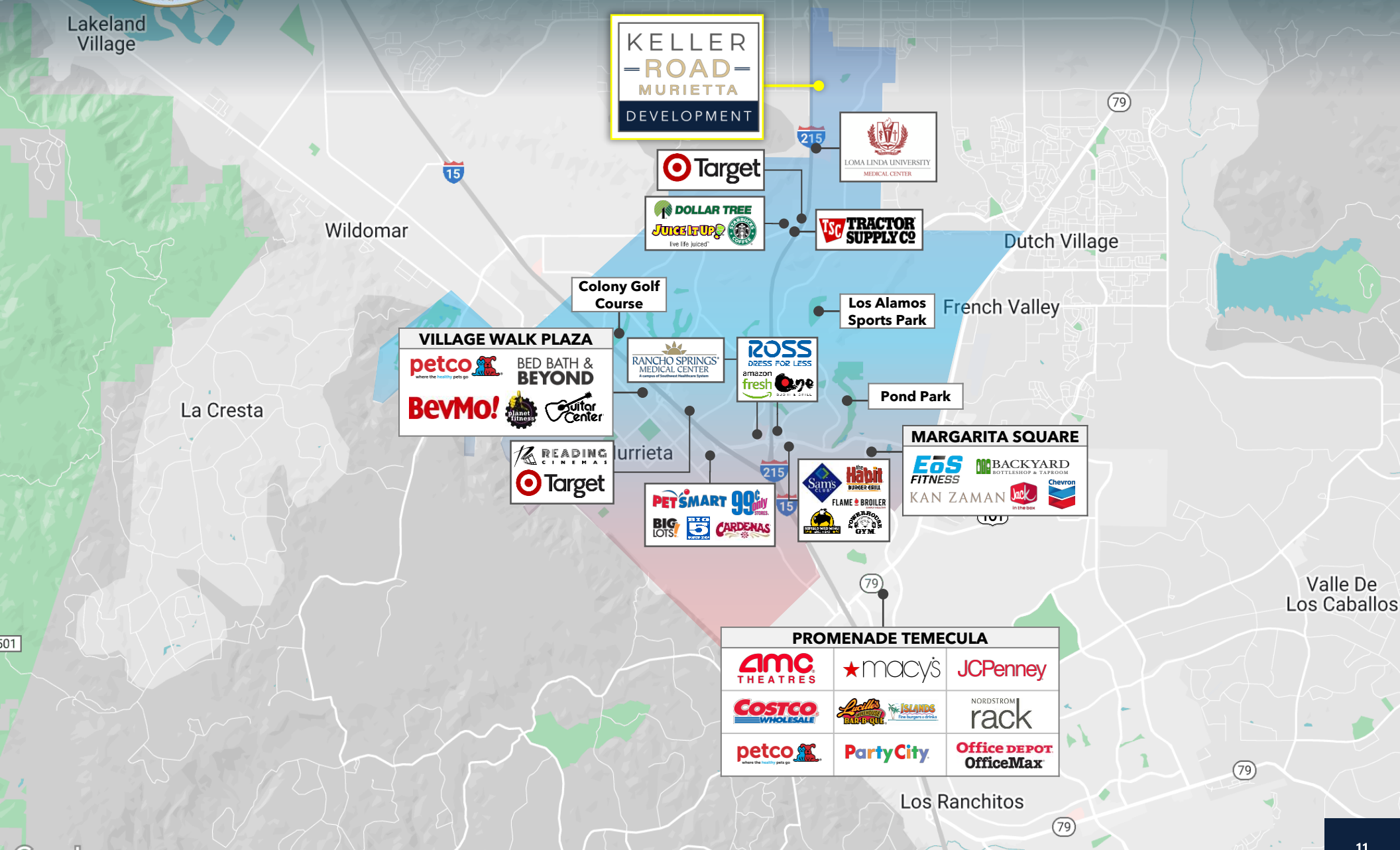
Murrieta Valley Unified School District (MVUSD) is one of only 22 exemplary rated districts in the state of California.





- Center of Southern California market; proximity to over 21 million people
- Proximity to San Diego, Los Angeles, and Orange County
- Over 52 parks within city limits

- Close to 1,350 acres of trails, open space, streetscape, slope and park land
- 20+ miles of trails for walkers, runners, bikers, and others to enjoy
- Nationally recognized school district - Top 10% high schools in the U.S.



**KELLER  
ROAD  
MURIETTA  
DEVELOPMENT**

**Target**

**DOLLAR TREE**  
JUICE IT UP!  
live life juiced!

**TRACTOR SUPPLY CO.**

**LOMA LINDA UNIVERSITY  
MEDICAL CENTER**

Wildomar

Dutch Village

**Colony Golf Course**

**Los Alamos Sports Park**

French Valley

**VILLAGE WALK PLAZA**  
petco  
BED BATH & BEYOND  
BevMo!

**RANCHO SPRINGS  
MEDICAL CENTER**

**ROSS**  
DRESS FOR LESS  
amazon fresh

**Pond Park**

La Cresta

**READING  
CINEMA**  
**Target**

**PET SMART**  
BIG LOTS!  
GARDENAS

**Sams Club**  
**Habit Burger Grill**  
FLAME & BROILER  
BARBECUE GYM

**MARGARITA SQUARE**  
EoS FITNESS  
BACKYARD BOTTLESHOP & BARROOM  
KAN ZAMAN  
Jack In the Box  
Chevron

Murrieta

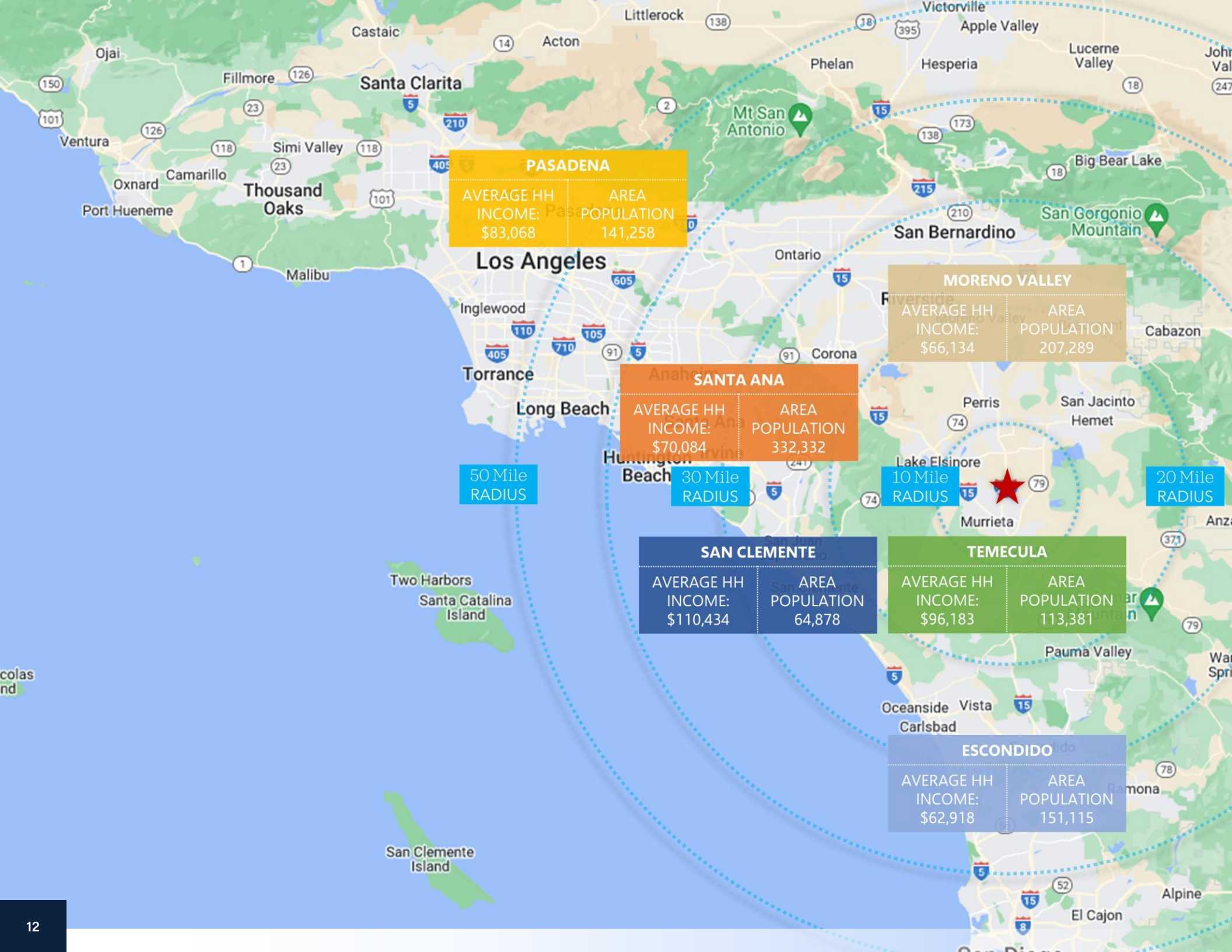
Valle De Los Caballos

**PROMENADE TEMECULA**

<b>AMC THEATRES</b>	<b>macy's</b>	<b>JCPenney</b>
<b>COSTCO WHOLESALE</b>	<b>Spillo's BARBECUE</b>	<b>NORDSTROM rack</b>
<b>petco</b>	<b>Party City</b>	<b>Office DEPOT OfficeMax</b>

Los Ranchitos





PASADENA	
AVERAGE HH INCOME:	AREA POPULATION
\$83,068	141,258

MORENO VALLEY	
AVERAGE HH INCOME:	AREA POPULATION
\$66,134	207,289

SANTA ANA	
AVERAGE HH INCOME:	AREA POPULATION
\$70,084	332,332

50 Mile RADIUS

30 Mile RADIUS

10 Mile RADIUS

20 Mile RADIUS

SAN CLEMENTE	
AVERAGE HH INCOME:	AREA POPULATION
\$110,434	64,878

TEMECULA	
AVERAGE HH INCOME:	AREA POPULATION
\$96,183	113,381







ESCONDIDO	
AVERAGE HH INCOME:	AREA POPULATION
\$62,918	151,115



# Riverside County

Riverside County is located in the southern region of California bordering by Orange, San Bernardino, San Diego, and Imperial Counties. Named for the city in which the county's seat resides, the region is roughly the size of the state of New Jersey in total area. It is among the fastest growing areas of the United States. With rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. Residents enjoy affordable housing, nearby beaches, mountains, hiking and bike trails.

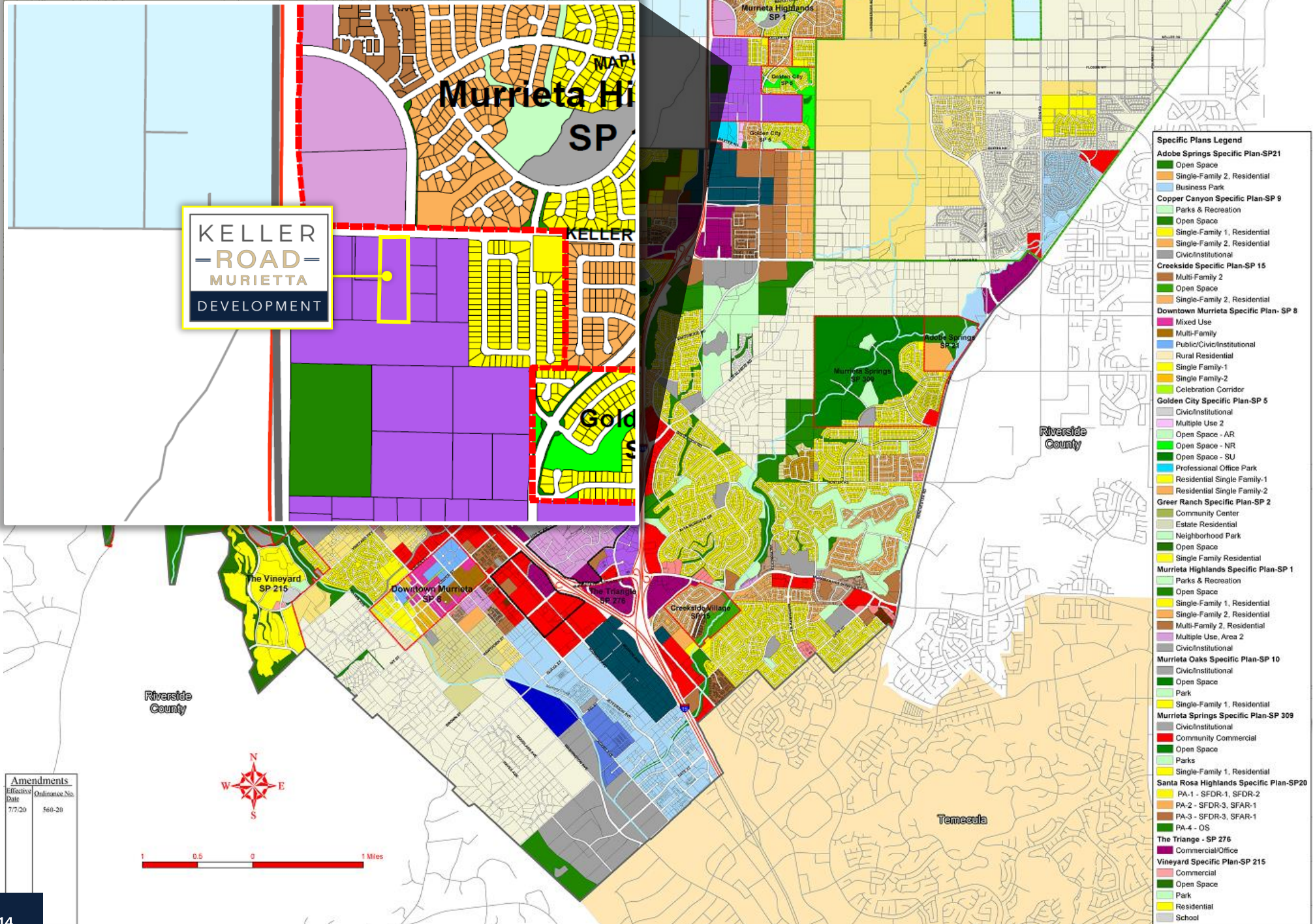


 <p><b>2.4M</b> POPULATION</p>	 <p><b>7,300</b> AREA MILES</p>	 <p><b>28</b> TOTAL CITIES</p>
 <p><b>\$445,675</b> AVG HOME VALUE</p>	 <p><b>1,118,946</b> LABOR FORCE</p>	 <p><b>\$89,082</b> AVG. HH INCOME</p>



# Murrieta Zoning Map

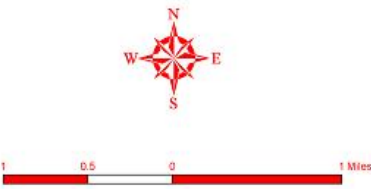
Adopted: July 7, 2020  
Effective: August 7, 2020



**KELLER  
ROAD  
MURRIETTA  
DEVELOPMENT**

- Specific Plans Legend**
- Adobe Springs Specific Plan-SP21**
    - Open Space
    - Single-Family 2, Residential
    - Business Park
  - Copper Canyon Specific Plan-SP 9**
    - Parks & Recreation
    - Open Space
    - Single-Family 1, Residential
    - Single-Family 2, Residential
    - Civic/Institutional
  - Creekside Specific Plan-SP 15**
    - Multi-Family 2
    - Open Space
    - Single-Family 2, Residential
  - Downtown Murrieta Specific Plan- SP 8**
    - Mixed Use
    - Multi-Family
    - Public/Civic/Institutional
    - Rural Residential
    - Single Family-1
    - Single Family-2
    - Celebration Corridor
  - Golden City Specific Plan-SP 5**
    - Civic/Institutional
    - Multiple Use 2
    - Open Space - AR
    - Open Space - NR
    - Open Space - SU
    - Professional Office Park
    - Residential Single Family-1
    - Residential Single Family-2
  - Greer Ranch Specific Plan-SP-2**
    - Community Center
    - Estate Residential
    - Neighborhood Park
    - Open Space
    - Single Family Residential
  - Murrieta Highlands Specific Plan-SP 1**
    - Parks & Recreation
    - Open Space
    - Single-Family 1, Residential
    - Single-Family 2, Residential
    - Multi-Family 2, Residential
    - Multiple Use, Area 2
    - Civic/Institutional
  - Murrieta Oaks Specific Plan-SP 10**
    - Civic/Institutional
    - Open Space
    - Park
    - Single-Family 1, Residential
  - Murrieta Springs Specific Plan-SP 309**
    - Civic/Institutional
    - Community Commercial
    - Open Space
    - Parks
    - Single-Family 1, Residential
  - Santa Rosa Highlands Specific Plan-SP20**
    - PA-1 - SFDR-1, SFDR-2
    - PA-2 - SFDR-3, SFAR-1
    - PA-3 - SFDR-3, SFAR-1
    - PA-4 - OS
  - The Triangle - SP 276**
    - Commercial/Office
  - Vineyard Specific Plan-SP 215**
    - Commercial
    - Open Space
    - Park
    - Residential
    - School

Amendments	
Effective Date	Ordinance No.
7/7/20	560-20





# KELLER ROAD

MURIETTA, CA 92563

**5.47 ACRE DEVELOPMENT OPPORTUNITY**





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