

HERITAGE MARKETPLACE

MURRIETA Ground Lease

28007 Scott Road
MURRIETA, CA 92563





THE PROPERTY

Located directly off I-215 Freeway at the major interchange of I-215 and Scott Road in Murrieta, Heritage Marketplace is a prime neighborhood center serving the Mapleton community (3,000+ homes) and new residential developments. The fully leased center features a high performing Albertsons and multiple major tenants. Heritage Marketplace features excellent frontage and visibility to local and commuter traffic. Scott Road is a major east/west thoroughfare extending from I-15 to Winchester Rd. (CA- 79).

DETAILS

ADDRESS	28007 Scott Road, Murrieta, CA 92563
SIZE	25,264 SQ FT (0.58 AC)
AVAILABLE	Ground Lease

GROUND LEASE OPPORTUNITY

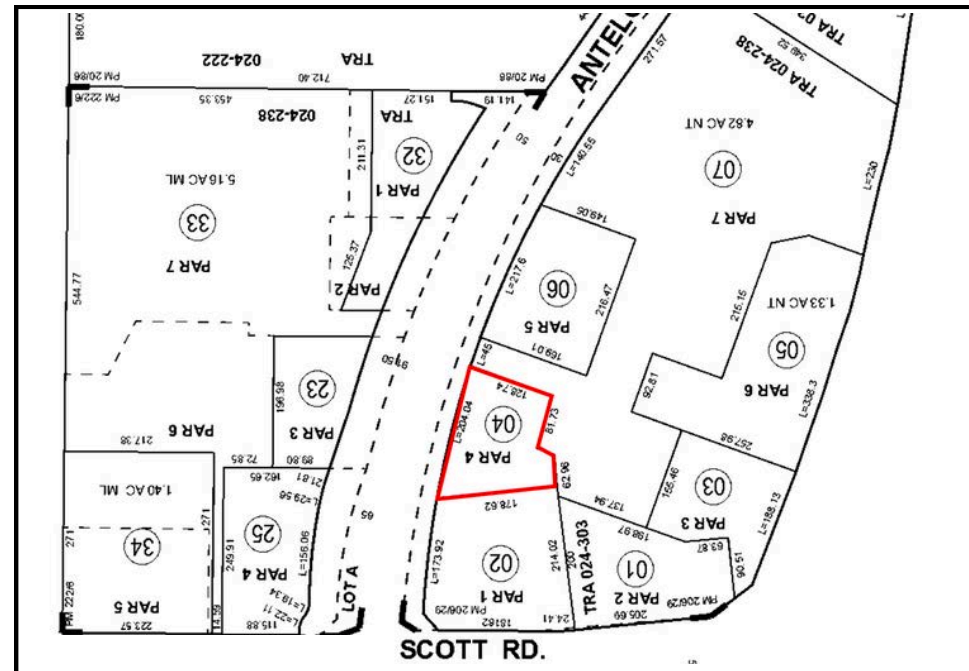
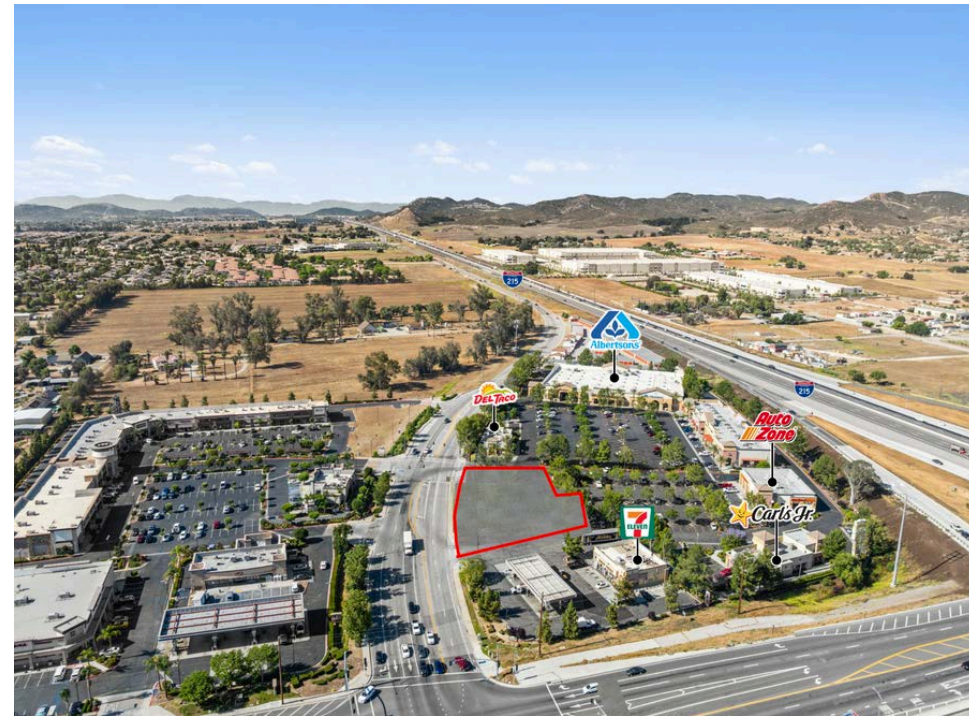
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- Ground Lease
- 25,264 SQ FT (0.58 AC)
- Pylon signage visible from I-215 Freeway
- Monument signage on Antelope Rd.

Heritage Marketplace sits directly off I-215 with freeway visibility and pylon signage. Nearby Loma Linda University Medical Center and Kaiser draw daytime traffic to the center.

Key tenants include Albertsons, Auto Zone, Del Taco and Carl's Jr.



COMMERCIAL WEST BROKERAGE

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Location

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Murrieta is one of the fastest growing cities in the state. The population has increased over 130% since 2010 and planned residential developments continue to spur growth.



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ESTIMATED POPULATION

1 mi | 4,573
3 mi | 53,031
5 mi | 183,107

DAYTIME POPULATION

1 mi | 5,042
3 mi | 41,516
5 mi | 134,748

AVG HOUSEHOLD INCOME

1 mi | \$151,581
3 mi | \$147,963
5 mi | \$138,571

TRAFFIC COUNT

Scott Rd. | 24,600 CPD
I-215 Freeway | 116,000 CPD

BY THE NUMBERS

