

MURRIETA

An aerial photograph of a suburban area in Murrieta, California. A large, rectangular property is highlighted with an orange outline. The property is situated on a corner lot, bordered by a multi-lane road to the west and a smaller road to the south. The highlighted area contains a small building, several palm trees, and other vegetation. To the east of the highlighted property is a large, paved parking lot filled with numerous cars. In the background, there are more residential buildings, including a multi-story apartment complex, and a range of mountains under a cloudy sky.

41225 GUAVA STREET
MURRIETA, CA 92562



MANZANITA CAPITAL
OFFERING MEMORANDUM

Offering Memorandum Disclaimer:

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41225 GUAVA STREET

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INVESTMENT OVERVIEW

1. INVESTMENT OVERVIEW

Address:	41225 Guava Street Murrieta, CA 92562
County:	Riverside County
Lease Price:	Negotiable
Lot Size (Acres):	Approximately 1.75 AC
APN:	910-490-019
Zoning:	Community Commercial (CC)
Utilities:	Water: Onsite Well Sewer: Onsite Septic Tank Electricity: Edison Gas: Onsite Propane

*Buyer to verify actual square footage

Zoning: CC (Community Commercial) District
https://codelibrary.amlegal.com/codes/murrieta/latest/murrieta_ca/0-0-0-24495



1. INVESTMENT OVERVIEW

Manzanita Capital is pleased to present this premier hard-corner pad offers an exceptional ground lease opportunity in a highly trafficked retail corridor, neighboring major anchors like CarMax Supercenter and Walmart. Located just blocks from the I-15 Freeway and I-215 interchange, the property delivers unbeatable visibility and accessibility, making it an ideal choice for a wide range of commercial uses. With flexible CC (Community Commercial) zoning, tenants and developers can explore opportunities for retail, dining, recreational, or service-based concepts. **PLEASE DO NOT DISTURB CURRENT TENANT.**

Positioned at the prominent intersection of Guava Street and Madison Avenue, this large lot offers strong traffic exposure, a prime Murrieta location, and the infrastructure needed to support development with onsite utilities, including well water, septic, propane, and Edison electrical service. Its strategic placement and versatile zoning create a unique opportunity to establish a highly visible presence in one of Southern California's most dynamic growth areas.



41225 Guava St, Murrieta

Residence INN
BY MARRIOTT

COURTYARD
BY MARRIOTT

Denny's

7
ELEVEN

Jersey Mike's

COLD STONE
CREAMERY
SUBWAY

WELLS
FARGO

Arby's

AMERICA'S
TIRE

BEST
BUY & Smart
& Final.

SPORTSMAN'S
WAREHOUSE

Murreita Springs Plaza

PET SMART

BEHR

McDonald's

IHOP

SHELL

THE HOME
DEPOT

CARmax

Walmart

Guava
STREET
self storage

SRS
BUILDING PRODUCTS

An aerial photograph of a suburban landscape. In the foreground, a paved road with yellow lane markings curves from the bottom left towards the center. To the left of the road is a small house with a white picket fence. To the right is a large, empty, rectangular lot with dry, brownish ground and some sparse green shrubs. In the background, there are rolling hills and mountains under a blue sky with scattered white clouds. A semi-transparent rectangular box is overlaid on the center of the image, containing the text "INVESTMENT HIGHLIGHTS" in white, serif, all-caps font.

INVESTMENT HIGHLIGHTS

2. INVESTMENT HIGHLIGHTS



PRIME LOCATION

Prime Locations Blocks from the Interstate 15 and Interstate 215 Freeway



LARGE LOT

Large Lot on Hard Corner of Guava Street and Madison Avenue



VERSATILE ZONING

Flexible Zoning, Recreation, Residential, Retail and more. See Zoning for Further Details (subject to city approval)



Southwest
HEALTHCARE

CARmax

41225 Guava St, Murrieta

MURRIETA
TOWN CENTER
amazonfresh
DOLLAR TREE

Marshalls
Burlington
FLOOR DECOR
ROSS
five BELOW
Starbucks
Sizzler

Shopping Center
HARBOR FREIGHT
Sams CLUB
TRADER JOE'S
BUFFALO WILD WINGS
The Hot
Walgreens
Wendy's

Guava
STREET
self storage



41225 Guava St, Murrieta



The property lot sits on an elevated site positioned above the street level surface.



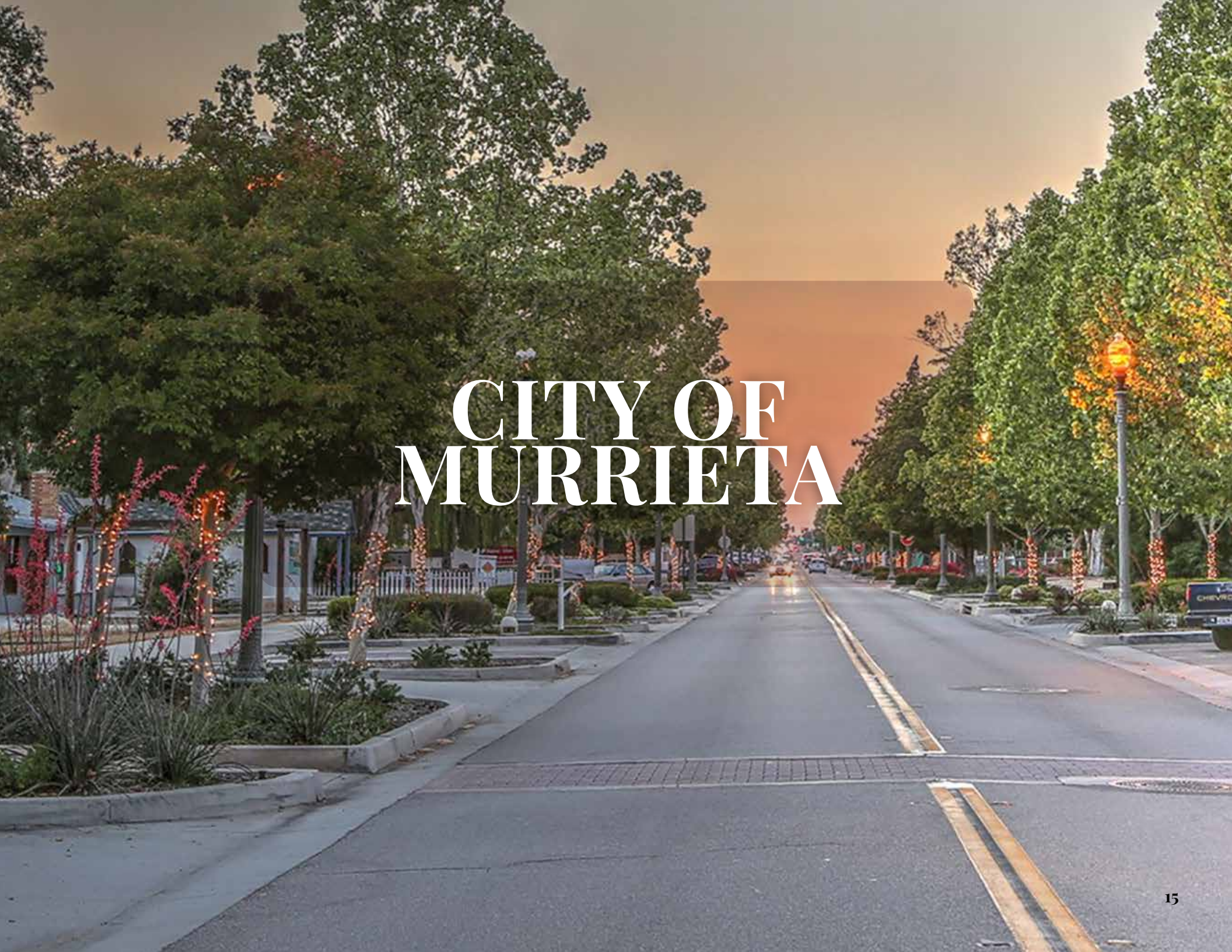


PROPERTY PHOTOS



3. PROPERTY PHOTOS





CITY OF MURRIETA

4. CITY OF MURRIETA

MURRIETA

The City of Murrieta, located in Southwest Riverside County, is one of Southern California's fastest-growing and most desirable communities. Strategically positioned between Los Angeles, San Diego, and Orange counties, Murrieta offers excellent freeway access via the I-15 and I-215, making it a key hub for business, retail, and residential growth. The city is known for its strong demographics, with a growing population, high household incomes, and a reputation as a safe, family-friendly community.

Murrieta has become a regional destination for both residents and businesses due to its expanding retail centers, healthcare facilities, and thriving professional services. The community benefits from top-rated schools, abundant parks, and a balanced quality of life that attracts both employers and families. With continued residential and commercial development, Murrieta represents a dynamic market with strong growth potential. In addition to its residential appeal, Murrieta has developed a strong commercial presence, attracting national retailers, dining establishments, and hospitality brands seeking to capitalize on the area's steady population growth and central location. Its pro-business environment, ongoing infrastructure investment, and proximity to key Southern California markets position Murrieta as a prime destination for new developments and long-term investment opportunities.



4. CITY OF MURRIETA

TOURISM IN MURRIETA

As a tourist destination in Southern California, Murrieta is home to numerous activities and attractions. Some of the most popular are listed here.

TOP TOURIST ATTRACTIONS



Santa Rosa Plateau
Ecological Reserve



Tenaja Falls



Mulligan Family Fun Center



Susie Q Ranch



Copper Canyon Park



Veterans Memorial &
Historical Sites



Local Breweries & Craft
Beer Scene



Temecula Wine Country/
Frangipani Winery

4. CITY OF MURRIETA

TOP EMPLOYERS IN MURRIETA

Rank	Employer	# of Employees
1	Murrieta Valley Unified School District	±2,210
2	Rancho Springs Medical Center	±1,788
3	Loma Linda University Medical Center-Murrieta	±1,613
4	County of Riverside	±939
5	City of Murrieta (Municipal Government)	±464
6	Target	±396
7	Costco Wholesale	±371
8	The Springs Health & Rehabilitation Center	±339
9	Oak Grove Center	±325
10	Walmart	±301



AIRPORTS

63.4 miles

John Wayne (SNA)

76.2 miles

Long Beach Airport

66.4 miles

San Diego International Airport (SAN)

49.6 miles

Ontario International Airport (ONT)

88.7 miles

Los Angeles International Airport (LAX)

4. CITY OF MURRIETA

ECONOMY IN MURRIETA

Murrieta's economy is anchored by a diverse mix of sectors—including strong healthcare, education, and retail industries—which has helped transform it into one of Southwest Riverside County's fastest-growing cities. The healthcare and social assistance sector is the largest local employer, followed by retail trade and educational services. As of 2023, Murrieta's labor force totaled approximately 49,500 workers, with the majority employed in health care, education, and retail roles.

Meanwhile, the city's economic development strategy is proactively driven by innovation and entrepreneurship. The Murrieta Innovation Center serves as a key catalyst, offering startups—particularly in life sciences and health tech—access to wet lab facilities, mentorship, and industry networks. This initiative, backed by both the city and the Chamber of Commerce, is attracting new businesses, creating skilled job opportunities, and establishing Murrieta as a rising hub for technology-driven growth.



EDUCATION IN MURRIETA

Murrieta is served by the well-regarded Murrieta Valley Unified School District, which educates roughly 22,000–23,000 K–12 students across 11 elementary schools, 4 middle schools, and 3 high schools. The district maintains a student-teacher ratio of about 24:1 and is consistently ranked among the top districts in Riverside County, with strong academics, college preparation, and graduation rates near 96–98%.

In addition to public schools, Murrieta offers private options such as Calvary Murrieta Christian Schools and access to nearby higher education institutions, including Mt. San Jacinto College and satellite campuses of the University of Phoenix and Azusa Pacific University. The city provides a full spectrum of educational opportunities, making it attractive to families and contributing to its strong community appeal.



MURRIETA DEMOGRAPHICS

5. MURRIETA DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
Place of Work						
2024 Businesses	1,264		5,679		9,767	
2024 Employees	10,224		47,224		77,398	
Population						
2024 Population - Current Year Estimate	3,652		78,784		175,511	
2024 Population - Five Year projection	6,400		85,590		185,564	
Generations						
2024 Population	3,652		78,784		175,511	
Generation Alpha (Born 2017 or Later)	423	11.8%	8,039	10.2%	18,270	10.4%
Generation Z (Born 1999-2016)	972	26.6%	19,393	24.6%	43,374	24.7%
Millennials (Born 1981-1998)	1,074	29.4%	19,630	24.9%	44,642	25.4%
Generation X (Born 1965-1980)	691	18.9%	14,863	18.9%	33,876	19.3%
Baby Boomers (Born 1946-1964)	435	11.9%	13,335	16.9%	28,930	16.5%
Greatest Generations (Born 1945 or Earlier)	47	1.3%	3,525	4.5%	6,419	3.7%
Race and Ethnicity						
White	1,518	41.6%	39,112	49.6%	86,899	49.5%
Black or African American	300	8.2%	4,749	6.0%	10,562	6.0%
Asian	623	17.1%	8,886	11.3%	20,855	11.9%
Two or More Races	624	17.1%)	14,590	18.5%	31,923	18.2%

5. MURRIETA DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
American Indian or Alaska Native	32	0.9%	887	1.1%	1,953	1.1%
Other Race	548	15.0%	10,207	13.0%	22,479	12.8%

Education

9-12th Grade - No Diploma	79	3.3%	1,773	3.3%	4,257	3.6%
High School Diploma	383	16.2%	10,377	19.4%	22,096	18.6%
GED or Alternative Credential	116	4.9%	1,473	2.7%	3,173	2.7%
Some College - No Degree	685	27.9%	13,394	25.0%	29,185	24.5%
Associate`s Degree	283	12.0%	6,000	11.2%	13,816	11.6%
Bachelor`s Degree	556	23.5%	12,933	24.1%	28,494	23.9%
Graduate or Professional Degree	185	7.8%	5,947	11.1%	14,631	12.3%

Household Income

2024 Households	1,181		27,188		58,876	
2024 Average Household Income	\$117,553		\$131,526		\$138,268	
2024 Average Household Income	\$101,619		\$104,378		\$110,343	
2024 Average Value of Owner Occ. Housing Units	\$704,688		\$685,362		\$711,655	

Daytime Population

2024 Daytime Population	13,232		99,290		191,576	
Daytime Workers	11,438	86.4%	57,633	58.0%	98,439	51.4%
Daytime Residents	1,794	13.6%	41,657	42.0%	93,137	48.6%

5. MURRIETA DEMOGRAPHICS



INVEST IN WHAT YOU LOVE



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CAPITAL



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