

# 2.65 AC Adams Avenue

## COMMERCIAL DEVELOPMENT OPPORTUNITY

### PROPERTY HIGHLIGHTS:

- Walking Distance to Downtown Murrieta
- Approx 1 mile from I-15 and the Golden Triangle
- Adjacent to incoming 107 DU Residential Development by Century Communities.
- Adjacent to 37K SF & 19K SF multi-tenant office buildings on Ivy St



Murrieta, California

# Executive Summary

## PROPERTY FACTS

- LOCATION: 25071 Adams Avenue, Murrieta, CA 92562
- APN: 909-040-005
- SIZE: 2.65 Acres
- ZONING: Office
- GENERAL PLAN: Office Research Park
- PURCHASE PRICE: \$1,400,000
- PRICE PER SF: \$12.13

## EXISTING STRUCTURES:

- 3 Bed /2.5 Bath Main House
- Existing Tenant on MTM Lease at \$1700/month
- 1 Bed / 1 Bath Back House
- Back House needs new electrical throughout.
- Existing Septic Tank
- Buyer purchasing structures “As-Is”

## PROPERTY OVERVIEW

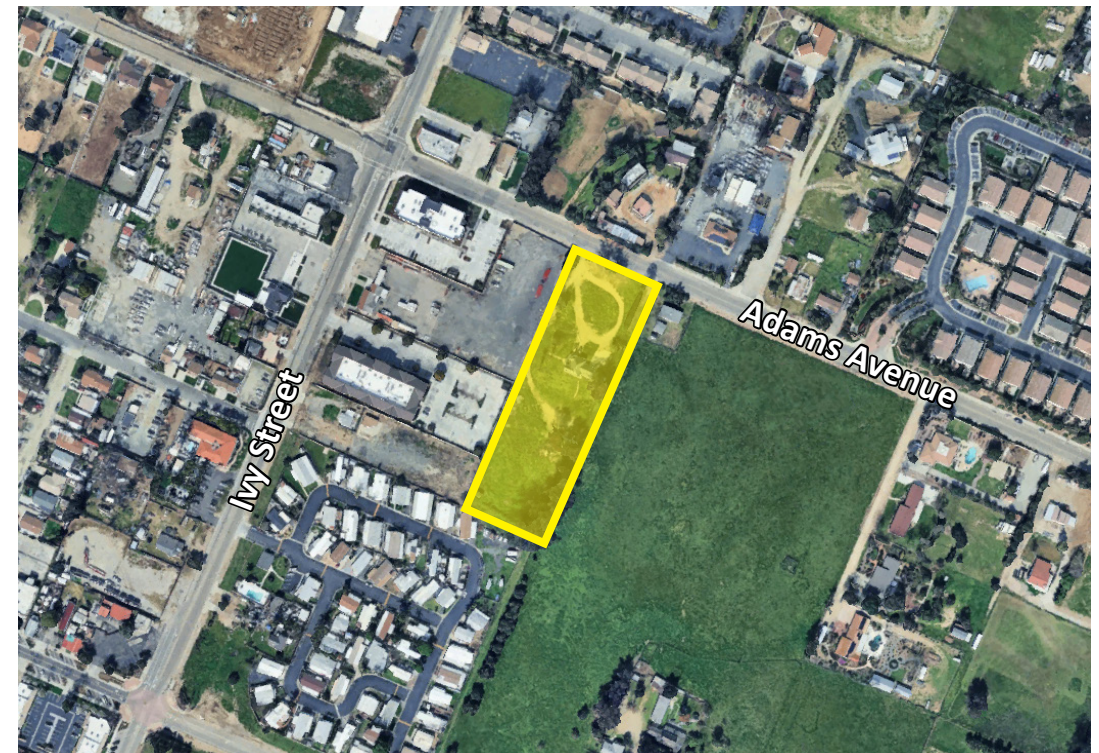
The subject property is approximately 2.65 acres of relatively flat land with an existing single-family home as well as a small dwelling unit toward the back of the property. The property has approximately 185 feet of frontage along Adams Ave and is approximately 630 feet in length.

To the south of the property is large 19 acre property with approved plans for 107 single family residential homes. This is a project that will be built by Century Communities with construction commencement anticipated for Q1 2025. Immediately to the north of the property are two multi-tenant office buildings totaling a combined 56,000+ SF of office space, as well as an equipment rental yard. The property is just 1.3 miles from I-15 at Murrieta Hot Springs Rd and 1.2 miles from I-15 at Kalmia St.

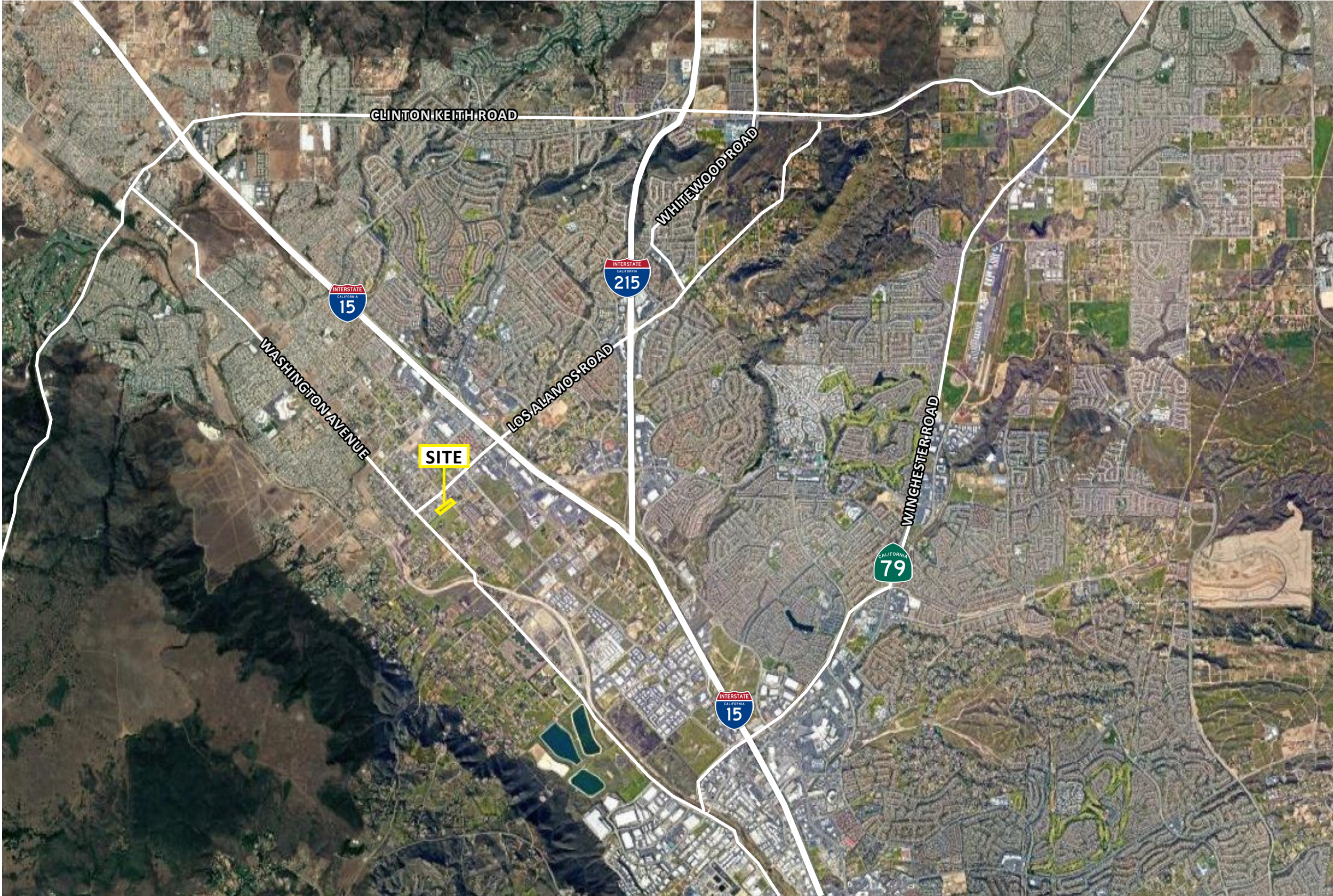
Water and Power currently serve the existing structures on the property. There appears to be an existing storm drain in Adams Ave with the closest sewer available at the nearby Medical Office Building at the corner of Adams Ave & Ivy St.

## ZONING

The subject property is zoned Office which conforms to the General Plan Land Use of Office Research Park and allows for a Floor Area Ratio of 0.6 – 2.5. Per the City’s Zoning Code: *The Office zoning district is applied to areas appropriate primarily for office uses with commercial uses (financial, hotel, personal services, restaurant, etc.) oriented to serve the customers and employees of the office uses, and limited community services to serve the residents of the city. The Office zoning district is consistent with the Office and Research Park land use designation of the general plan.*



# Aerial Map



# Drone Photos



# Assessor's Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. PROTRACTED SEC. 20 T.7S, R.3W  
CITY OF MURRIETA

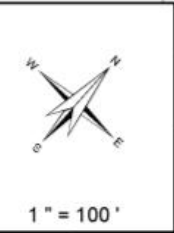
TRA 024-340

909-04  
20-4

IVY STREET

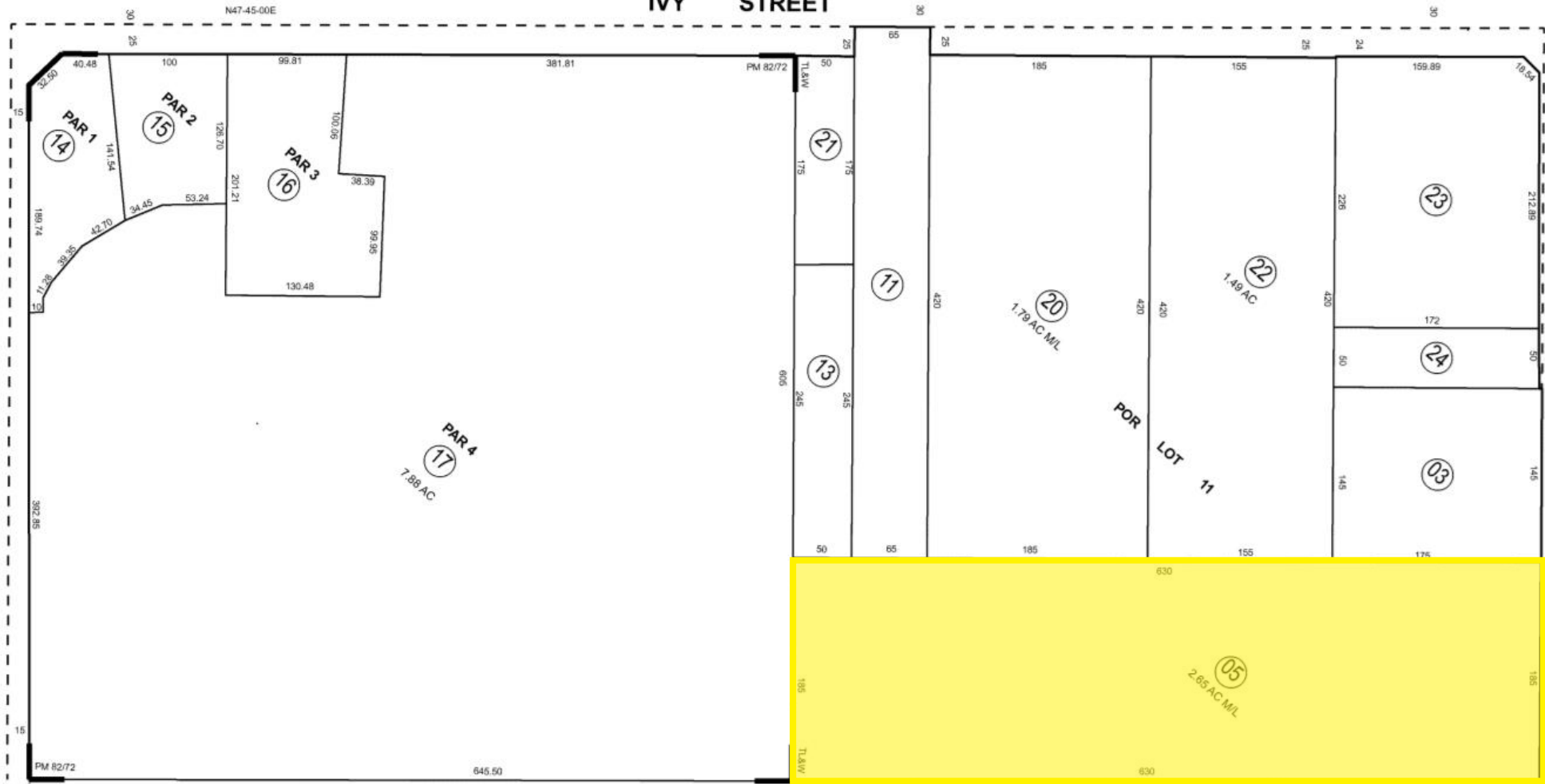
WASHINGTON AVENUE

ADAMS AVE



**Legend**

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- ..... Lease Area
- Subdivision Tic Mark



ASSESSOR'S MAP BK909 PG. 04  
Riverside County, Calif.

jasantos

Pg 16	Pg 12	Pg 11	Pg 08
Pg 08	Pg 04	Pg 02	
	Pg 19		

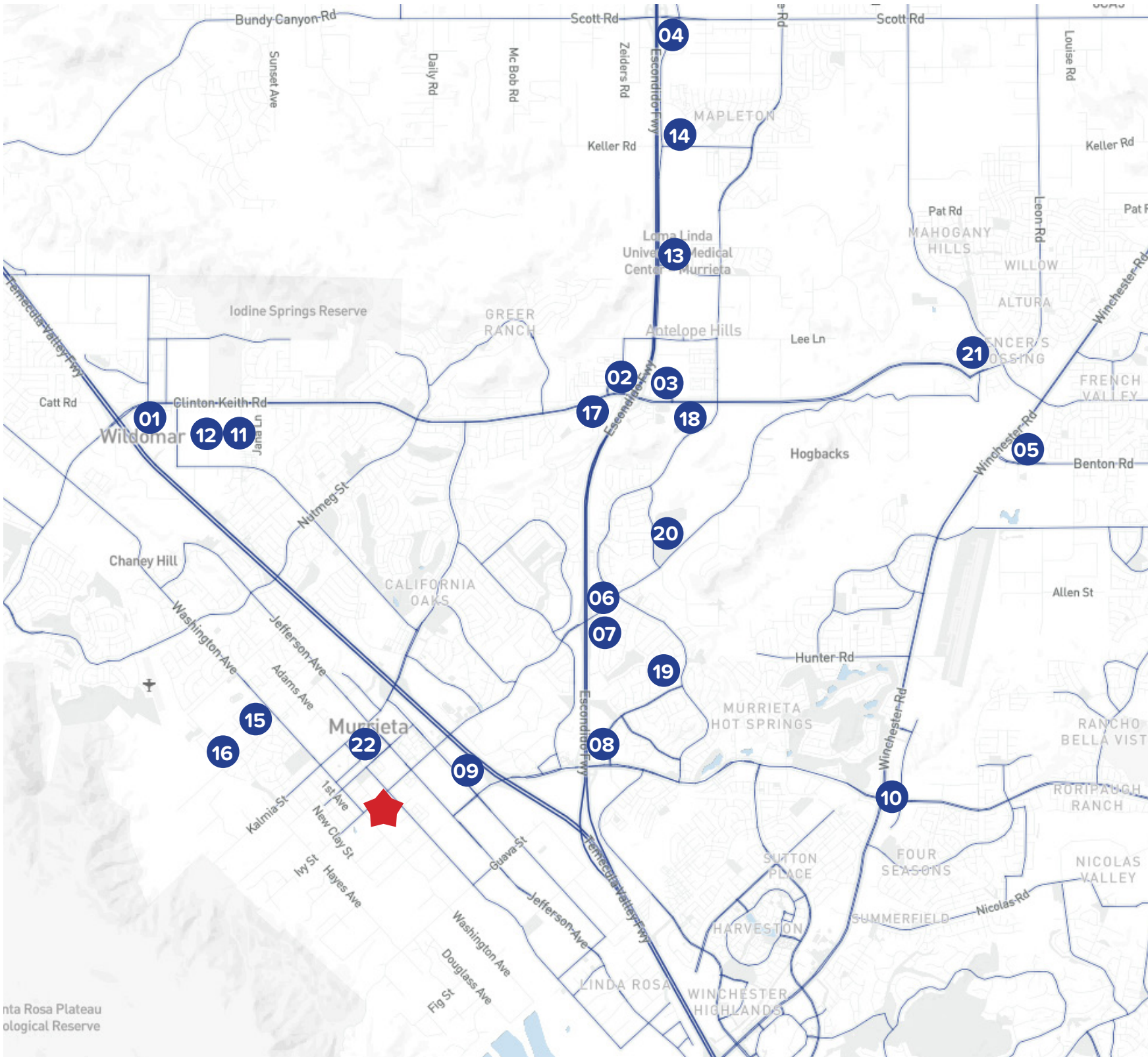
**Map Reference**

PM 82/78 - 79 PARCEL MAP NO 12196  
MB 8/359 SD TEMECULA LAND & WATER CO.

May 2018

Date	Old Number	New Number
11/1/1975	8	12
11/1/1975	9	13
11/1/1975	7	11
10/1/1980	10	14-17
9/1/1981	6	18, ST
3/1/1982	4	19, ST
5/1/2005	12	21, ST
5/1/2005	18	20, ST
7/28/2005	19	22, ST
4/30/2018	1	23, ST
4/30/2018	2	24, ST

# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 Albertsons Shopping Center
- 02 Orchard Shopping Center
- 03 Costco
- 04 Heritage Market Place
- 05 French Valley Village Center
- 06 Gateway Plaza
- 07 Murrieta Gateway Center
- 08 Murrieta Town Center
- 09 Murrieta Springs Plaza
- 10 The Plaza at Silver Hawk

## MEDICAL FACILITIES

- 11 Inland Valley Medical Center
- 12 Kaiser Permanente
- 13 Loma Linda
- 14 Kaiser Permanente

## EDUCATION

- 15 Murrieta Valley High School
- 16 Thompson Middle School
- 17 Antelope Hills Elementary School
- 18 Vista Murrieta High School
- 19 Alta Murrieta Elementary School

## ENTERTAINMENT

- 20 Los Alamos Hills Sports Park
- 21 Spencer Crossing Sports Park

## GOVERNMENT FACILITIES

- 22 Murrieta City Hall & Parks Dept.

Santa Rosa Plateau Biological Reserve

# Location Overview

## MURRIETA

Murrieta is a city in southwestern Riverside County, California, United States. The population of Murrieta was 103,466 at the 2010 census. 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. This population boom in 2010 surpassed the population of the historically larger and more commercial city of Temecula to the south for the first time since the incorporation of either city.

Temecula and Murrieta together form the southwestern anchor of the Inland Empire region. Largely residential in character, Murrieta is typically characterized as a commuter town, with many of its residents commuting to jobs in San Diego County, Orange County, Los Angeles County, Temecula, and Camp Pendleton.

The city of Murrieta is situated just 100 miles outside of Los Angeles and is well loved by residents for its gorgeous surrounding vineyards and idyllic scenery. Not just known for its grapes, the area around the city is said to be some of the most picturesque in the region, and for anyone who likes to get outdoors then this is not to be missed.



Murrieta City Hall

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### 2024 Summary

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Population	111,878
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Households	36,610
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Median Age	35.6
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Median Household Income	\$108,703
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Average Household Income	\$106,925
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**FOR MORE INFORMATION CONTACT:**

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