

DIAMOND
VALLEY LAKE

FRENCH VALLEY - ±19.27 ACRES – LIGHT INDUSTRIAL LAND

JOLYNN RD, MURRIETA, CA 92563

- Located in the Borel Airpark Specific Plan
- Land Use Light Industrial/Business Park
- Excellent location along the French Valley Airport

ASKING PRICE: ~~\$4,200,000~~ \$3,695,000

SKINNER
RESERVIOR

FRENCH VALLEY
ELEMENTARY
SCHOOL

BOREL RD

AULD RD

BENTON RD



SUPERIOR COURT
OF CALIFORNIA
COUNTY OF RIVERSIDE

AULD RD

LEON RD

INDUSTRY WAY

JOLYNN RD

FRENCH
VALLEY
AIRPORT

**SUBJECT
PROPERTY**

STATER BROS.

jiffy lube

Popeyes
CHICKEN & BISCUITS

FarmerBoys
WORLD'S GREATEST
HAMBURGERS



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

MICHAEL STRODE

951.445.4508

mstrode@lee-associates.com

DRE Lic #00798900

CONNOR STRODE

951.445.4529

cstrode@lee-associates.com

DRE Lic #01048055



contents

- 3 aerals
- 7 location map
- 8 property information
- 9 tax map
- 10 demographics





TEMEKA HILLS
GOLF & COUNTRY
CLUB



THE GOLF CLUB
AT RANCHO
CALIFORNIA

CHAPARRAL
HIGH SCHOOL

SUBJECT
PROPERTY

FRENCH
VALLEY
AIRPORT



POURROY RD

ALLEN ST

JOLYNN RD

LEON RD

AULD RD

INDUSTRY WAY





TARGET
TRACTOR SUPPLY CO.
COSTCO WHOLESALE
Quick Quack CAR WASH
Dont Drive Dirty.com

LOMA LINDA UNIVERSITY

TARGET **ROSS**
DRESS FOR LESS
LOWE'S **Ralph's**
LIVING SPACES
IN-N-OUT BURGER **BJ's** **ALDI**
crumbl cookies **Jack in the box** **STARBUCKS COFFEE**

INTERSTATE CALIFORNIA
215

VISTA MURRIETA HIGH SCHOOL

THE GOLF CLUB AT RANCHO CALIFORNIA

CALIFORNIA
79

FRENCH VALLEY AIRPORT

SUBJECT PROPERTY

CLINTON KEITH RD

BENTON RD

AULD RD

INDUSTRY WAY

JOLYNN RD

LEON RD



SKINNER
RESERVIOR



LEON RD

SUBJECT
PROPERTY

INDUSTRY WAY

JOLYNN RD
ALLEN ST

N
1

5



LEON RD

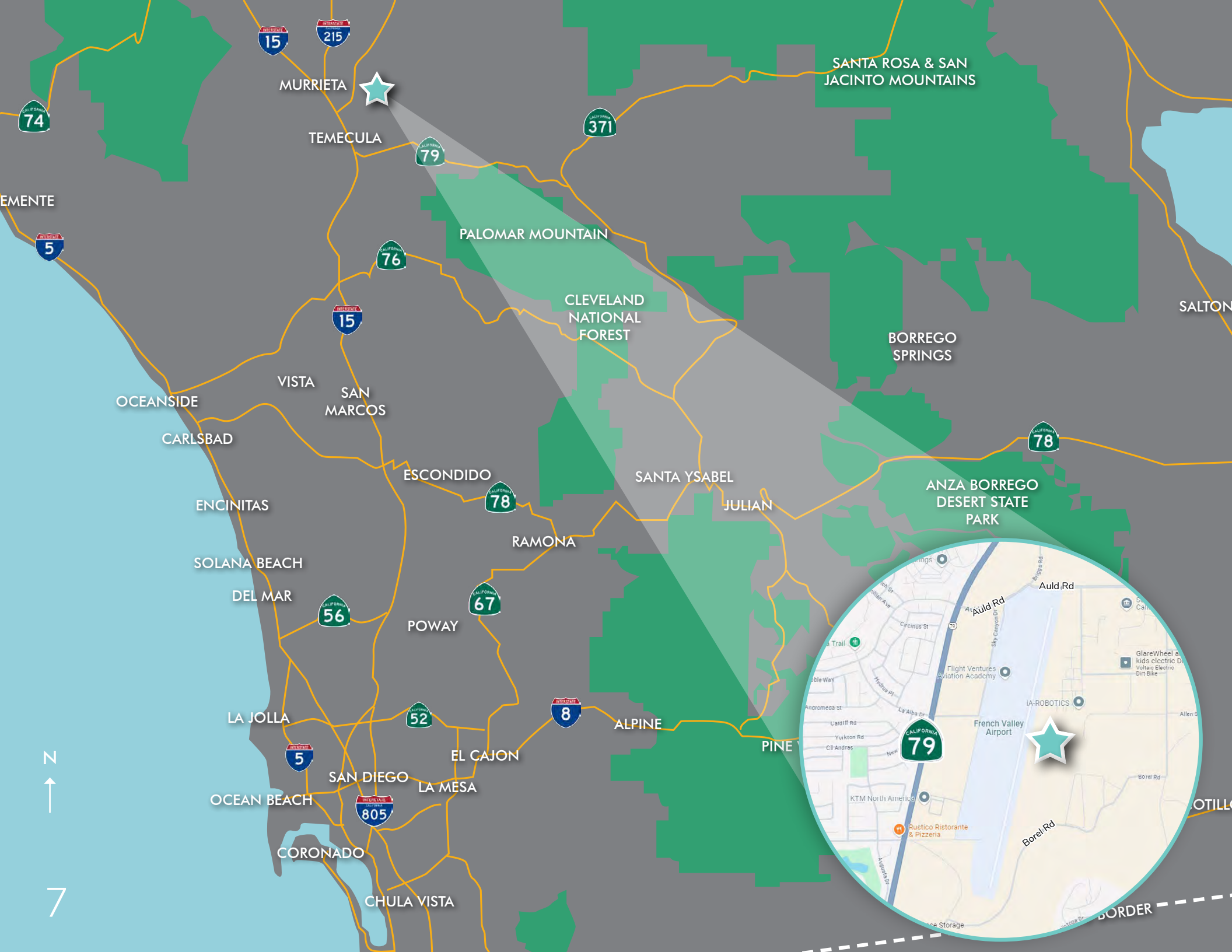
BOREL RD

JOLYNN RD

SUBJECT
PROPERTY

N
↑

6



property information

location:

The subject property is located in the unincorporated western Riverside County in the French Valley area and a part of the Borel Airpark Center Specific Plan in Riverside County. It borders the French Valley Airport and is approximately 19.27 acres of vacant land.

property profile:

The Borel Airpark Center Specific Plan provides for a variety of commerce and job-oriented land uses to create a master-planned business park complex adjacent to the French Valley Airport. The French Valley Airport is a 261-acre general aviation airport located in the French Valley, adjacent to Winchester Road (State Route 79 North). Owned and operated by the County of Riverside, the airport's single runway is oriented roughly in a north/south direction and is expected to be a valuable asset to the businesses and residents that settle in the area.

jurisdiction:

Riverside County

apn:

963-080-003

acreage:

19.27 Acres

current zoning:

Specific Plan 265A1 – Borel Airpark

[\(Click Here to View Current Zoning\)](#)

general plan:

Business Park (BP)

[\(Click Here to View General Plan\)](#)

specific plan:

Borel Airpark Center No. 265

school district:

Temecula Valley Unified School District

services:

Water/Sewer: Eastern Municipal Water District (EMWD)

Gas: Southern California Gas Company (SCG)

Electric: Southern California Edison (SCE)

Fire: Riverside County Fire Department

Police: Riverside County Police Department



tax 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.

E 1/2 OF SEC. 7, T.7S., R.2W.

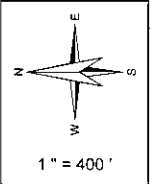
T.R.A. 094-177
094-293

963-08

958-27

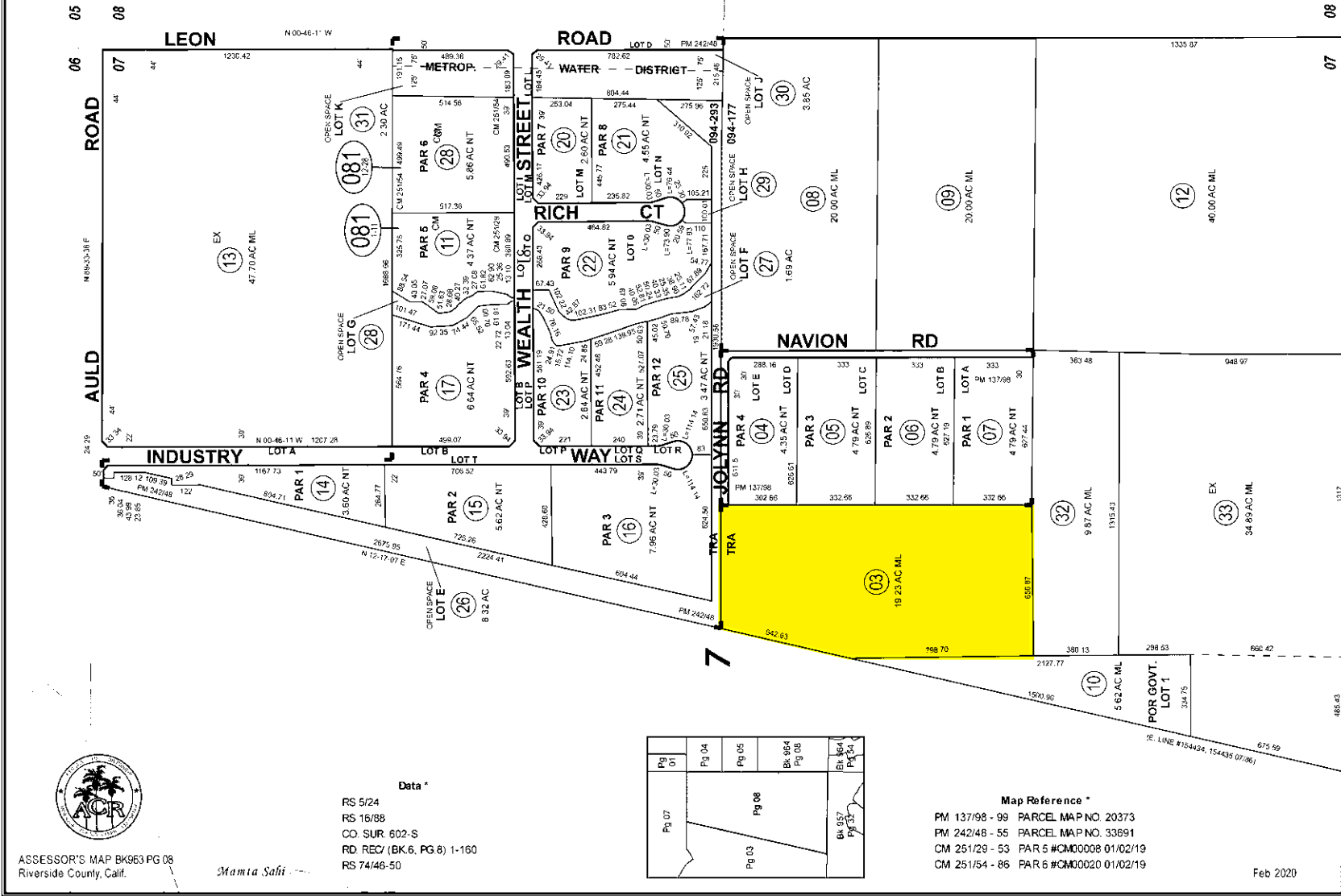
SHEET 1 OF 2

CITY OF MURRIETA



Legend

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



ASSESSOR'S MAP BK963 PG 08
Riverside County, Calif.

Mamta Sahi

2024 demographics

1 mile



population

6,597



estimated households

1,794



average household income

\$159,584



median household income

\$145,942



total employees

1,275

3 miles



population

84,098



estimated households

25,298



average household income

\$146,679



median household income

\$123,238



total employees

9,174

5 miles



population

189,571



estimated households

59,424



average household income

\$143,440



median household income

\$118,367



total employees

48,755

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





for more information, please contact

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

MICHAEL STRODE

951.445.4508

mstrode@lee-associates.com

DRE Lic #00798900

CONNOR STRODE

951.445.4529

cstrode@lee-associates.com

DRE Lic #01048055



COMMERCIAL REAL ESTATE SERVICES