

FOR SALE

±8.48 ACRES

COMMERCIAL DEVELOPMENT OPPORTUNITY



Features:

- ±8.48 Net Acres
- APN: 963-030-006
- Commercial Uses Allowed
- Winchester Road Frontage
- High Growth Area
- Close Proximity to French Valley Airport
- Easy Access to both the I-15 and I-215 Freeways

5 Mile Demographics:

Population:	184,059
# of Households:	57,578
Median Household Income:	\$100,718

*Source: CoStar

SALE PRICE: \$6,500,000



KEVIN NELLIS

Vice President

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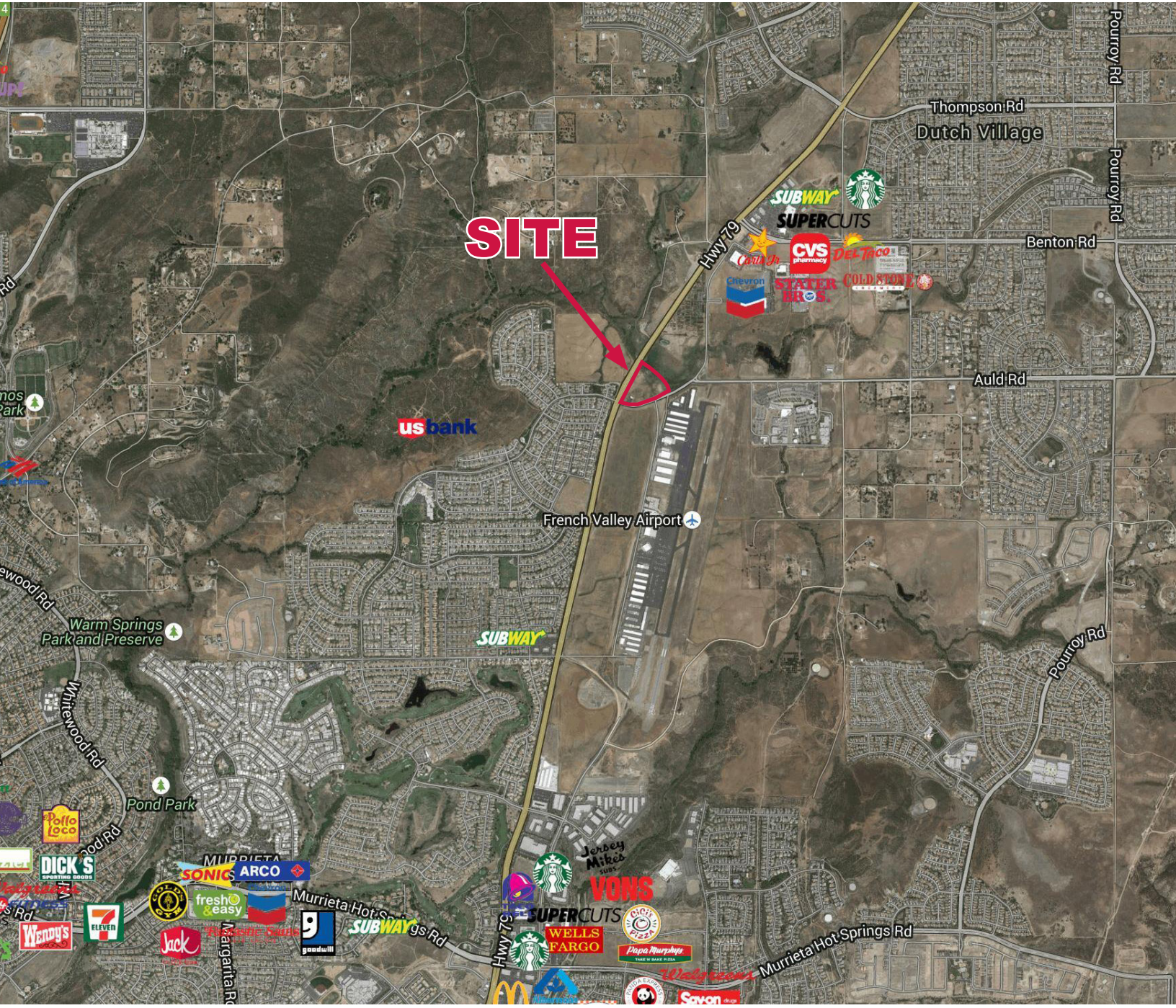
DRE #00965653

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30195 AULD ROAD - MURRIETA, CA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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