

DEVELOPMENT OPPORTUNITY

±1.02 ACRE LOT

WARM SPRINGS
MIDDLE SCHOOL
±924 STUDENTS

Aerial map showing the subject property (red outline) at the intersection of Date St and Margarita Rd. Surrounding businesses include:

- 7-ELEVEN
- BIKE CENTER
- TUTOR TIME CHILD CARE / LEARNING CENTERS
- KHASHAN LAW FIRM
- Rebøl
- Domino's
- TriValley MEDICAL GROUP
- MurrietaFacial

**SUBJECT
PROPERTY**

±29,000 cars
at intersection

Date St ±10,200 ADT

Margarita Rd ±19,120 ADT

FOR LEASE | GROUND LEASE | BUILD-TO-SUIT

MURRIETA, CALIFORNIA

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

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INVESTMENT HIGHLIGHTS

PRIME LOCATION WITH CONVENIENT ACCESS

This 1.02-acre parcel is ideally situated at the intersection of Date Street and Margarita Road in Murrieta, offering convenient access to major freeways I-15 and I-215. This prime location ensures easy regional connectivity, attracting both local and visiting customers. The property is also near key attractions such as the Murrieta Hot Springs Resort, Promenade Temecula Mall, and several parks, including Vintage Reserve Park and Winchester Creek Park.

ECONOMIC BENEFITS OF LEVEL TERRAIN

The reasonably flat terrain of this 1.02-acre parcel minimizes site preparation costs by reducing the need for extensive grading. Prime topography may simplify permitting process and reduce environmental impact.

VERSATILE NEIGHBORHOOD COMMERCIAL (NC) ZONING

The Neighborhood Commercial (NC) zoning offers a range of opportunities, with both commercial and residential uses permitted under specific conditions. Next page provides additional information on uses.

ROBUST DEMOGRAPHIC PROFILE

Vibrant demographic profile with $\pm 93,469$ population within a 3-mile radius and an average household income of $\pm \$131,328$, and $\pm 204,268$ population within a 5-mile radius with an average household income of $\pm 134,878$.

BUSINESS-FRIENDLY ENVIRONMENT

The City of Murrieta's Economic Development Department actively supports business growth through various programs, including assistance with startups, business connections, and regional marketing efforts. The city provides high-quality marketing materials, educational workshops, and business counseling, making it attractive for new and expanding businesses.

SAFETY AND QUALITY OF LIFE

Murrieta is consistently ranked among the top 10 safest cities in the U.S. for its population size, with the lowest crime rate in Riverside and San Diego Counties. The city offers an excellent quality of life with over 52 parks, numerous community events and 1,350 acres trails and open spaces.

PROPOSED LEASE TYPE

Lease
Ground Lease
Build-to-Suit



LOCATION

Date Street & Margarita Rd
Murrieta, CA 92563



GROSS PARCEL SIZE

± 1.02 AC
($\pm 44,432$ SF)



APN

913-280-037 | $\pm 29,620$ SF
913-280-038 | $\pm 6,970$ SF
913-280-039 | $\pm 7,841$ SF

PERMITTED USES AND DEVELOPMENT STANDARDS

NEIGHBORHOOD COMMERCIAL (NC) - DEVELOPMENT STANDARDS

Street Setback	15 feet
Interior Setback (adjacent to commercial)	0 or 10 feet
Interior Setback (adjacent to residential)	20 feet or building height, whichever is greater
Interior Setback (adjacent to freeway)	25 feet
Maximum Building Height	35 feet
Minimum On-site Landscaping	15%

LAND USE CATEGORY

NC ZONING - PERMITTED USES (P)

Communication Facilities	Satellite Dishes/Antennas
Education, Public Assembly and Recreation	Health and Fitness Centers, Libraries and Museums, Personal Instruction Schools, Studios, Professional
Agriculture, Open Space and Resources	Plant Nurseries
Residential	Single Room Occupancy, Supportive Housing, Transitional Housing
Retail Trade	Appliance Sales, Art, Antiques, Collectibles, and Gifts, Auto (Motor Vehicle) Parts Sales, Convenience Stores, Eating and Drinking Establishments, Furniture and Furnishings, Grocery Stores, Pet Shops, Retail, General Merchandise, Second Hand Stores
Services	Banks and Financial Service, Business Support Service, Laundry and Dry Cleaning, Drop-off Only, Laundromats, Self-Service, Medical Services - Offices, Clinics and Laboratories, Offices, Personal Services, Public Safety and Utility Facilities, Repair and Maintenance, Consumer Products, Veterinarian Clinics and Animal Hospital, Alternative Fuels and Recharging Facilities, Electric Vehicle Charging Stations

MURRIETA, CA - CITY DEPARTMENTS

Address	1 Town Square, Murrieta, CA 92562
Development Services	951.304.2489
Planning Department	951.461.6061
Building and Safety	951.461.6062
Public Works / Engineering	951.304.2489
Economic Development	951.461.6091

LAND USE CATEGORY

NC ZONING - CONDITIONAL USES (C)

Communication Facilities	Broadcast/Recording Studios, Wireless Communication Facilities
Education, Public Assembly and Recreation	Bingo, Churches, Places of Worship, Indoor Commercial Recreation, Membership Organization Facilities, Nightclubs, Outdoor Commercial Recreation, Schools, College and Universities, Schools, K-12, Theaters, Auditoriums, Meeting Halls, and Conference Facilities
Manufacturing and Processing	Printing and Publishing, Recycling Facilities - Small Collection Facility, Recycling Facilities - Reverse Vending Machines
Residential	Assisted Living/Skilled Nursing, Emergency Residential Shelters
Retail Trade	Auto, Mobile Home and Vehicle Sales (new/used outdoor), Auto Sales (indoor), Bars, Building Material Stores, Farm Equipment and Supply Sales, Liquor Stores, Outdoor Display and Sales
Services	Car (Motor Vehicle) Wash, Child Day-Care Centers, Hotels, Kennels and Boarding Facilities, Medical Services - Hospital, Mortuaries, Funeral Parlors and Cemeteries, Repair and Maintenance, Motor Vehicles, Service Stations (with Repair), Service Stations (without Repair), Skilled Nursing - Short Term, Storage, Personal Storage Facility, Veterinarian Clinics and Animal Hospital (with overnight stays and/or outdoor kennel), Parking Facilities, Vehicle Storage Facilities

*The information provided herein is for general informational purposes only and is subject to change. All users are advised to verify the details with the relevant City of Murrieta departments. No liability is assumed for any inaccuracies or for any consequences arising from the use of this information.

SITE MAP

SUBJECT
PROPERTY

Date St ±110,200 ADT

Margarita Rd ±19,120 ADT

TUTOR TIME
CHILD CARE / LEARNING CENTERS

7-ELEVEN

KHASHAN
LAW FIRM

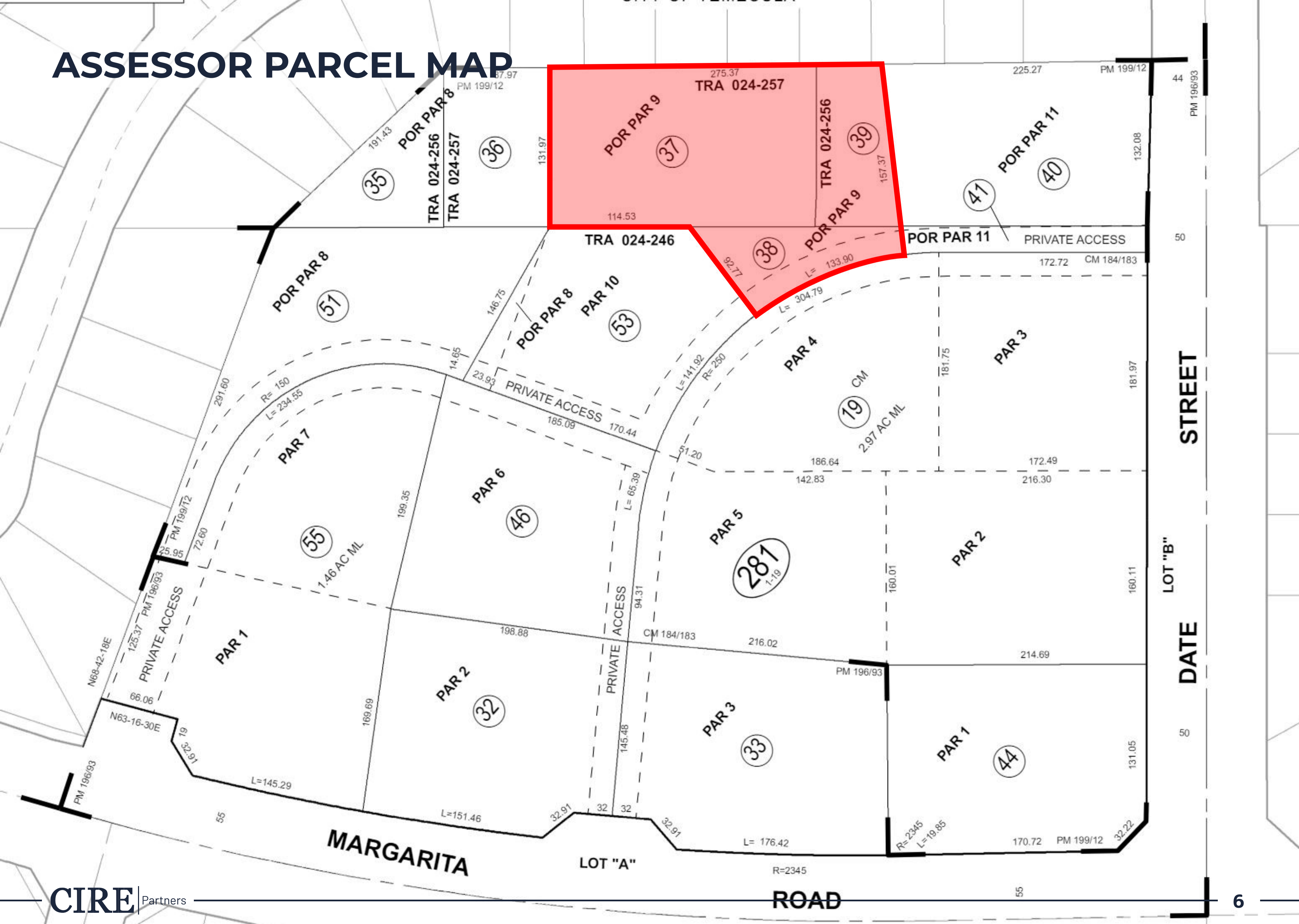
Rebel

TriValley
MEDICAL GROUP

TEMECULA VALLEY
MicroCosmetology
MurrietaFacial
Plastic Surgery

Dominos

ASSESSOR PARCEL MAP



AERIAL PHOTO

WARM SPRINGS
MIDDLE SCHOOL
±924 STUDENTS

SUBJECT
PROPERTY

- 7-ELEVEN
- TUTOR TIME CHILD CARE / LEARNING CENTERS
- KHASHAN LAW FIRM
- Rebel
- TriValley MEDICAL GROUP
- MurrietaFacial

±29,000 cars
at intersection

Date St ±10,200 ADT

Margarita Rd ±19,120 ADT

WINCHESTER
CREEK PARK

CUBESMART
self storage
BIG TIRES

Little Caesars
McDonald's
Dollar Tree
BARONS market

GROCERY OUTLET
Starbucks
UPSTOWN JUNGLE
TACO BELL

- SCHOOLS**
- 1 Shivela Middle School
 - 2 Murrieta Mesa High School
 - 3 Buchanan Elementary School
 - 4 Warm Springs Middle School
 - 5 Chaparral High School

FRENCH VALLEY AIRPORT

BURGER KING
Shell
7-ELEVEN
O'Reilly
CUBESMART self storage

CVS pharmacy
Jack In the box
Starbucks
UPS
STATER BROS. markets
CHUCK E. CHEESE

IN-N-OUT BURGER
Shell
7-ELEVEN
HANDICAP TRAINING FACILITY

KFC
DQ
PNC BANK

CALIFORNIA OAKS
176,100 SF | 3.7M ANNUAL VISITS | TOP 6%
crumbl cookies
jamba
Carl's Jr.
AutoZone
TARGET
Starbucks
Albertsons

Sit 'n Sleep
YOUR MATTRESS SUPERSTORE

- MEDICAL BUILDINGS**
- 1 Southwest Healthcare
Rancho Springs Hospital
 - 2 Golden Triangle Courtyard
Walsh Medical Arts Center

MURRIETA TOWN CENTER
391,000 SF | 2.8M ANNUAL VISITS | TOP 10%
DOLLAR TREE
Burlington
Marshalls
FLOOR DECOR
five
FAMOUS footwear
BEL'W
Sizzler
ROSS DRESS FOR LESS

ampm
SONIC
ARCO

BEST BUY
STAPLES
Smart & Final
SPORTSMAN'S

HOME DEPOT
BIG 5
PET SMART
Shell
McDonald's
99c ONLY STORES
B!
W
IHOP
CARDENAS
THE COVE
T-Mobile

215
±110,000 ADT

Farmer Boys
Cane's
KOHLS
LOWE'S

AT&T
Ashley
T-Mobile
Starbucks

Arbys
WELLS FARGO

Walmart

THE TRIANGLE
±256,630 SF RETAIL | 31 AC LAND
1271 PARKING SPACES

MURRIETA PLAZA
380,000 SF | 4.3M ANNUAL VISITS | TOP 5%
Pollo Loco
W
POWER HOUSE GYM
the Habit BURGER GRILL
sam's club
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

FITNESS 19
Chevron
Jack In the box
goodwill
EoS FITNESS

Murrieta Hot Springs Rd ±51,200 ADT

Jersey Mike's
WELLS FARGO
VONS

ups
TACO BELL
Albertsons
BR
baskin robbins
BANK OF AMERICA

SUBJECT PROPERTY

7-ELEVEN

BevMo!
RITE AID
SPROUTS FARMERS MARKET
verizon
ESPORTA FITNESS

PROMENADE TEMECULA
1.1M SF | 8.7M ANNUAL VISITS | TOP 1%

AMERICAN EAGLE OUTFITTERS
Apple
Bath & Body Works
Foot Locker
H&M
PANDA EXPRESS CHINESE KITCHEN
Starbucks
JCPenney
REGAL
VICTORIA'S SECRET
claire's
SUBWAY
macy's
OLD NAVY
Red Robin GOURMET BURGERS and BEERS
COACH
VANS
TILLYS
The Cheesecake Factory
FOREVER 21
HOLLISTER

Date St ±10,200 ADT

AutoZone
DEL TACO
planet fitness
99c ONLY STORES
CVS pharmacy
OUTBACK STEAKHOUSE

Winchester Rd ±34,400 ADT

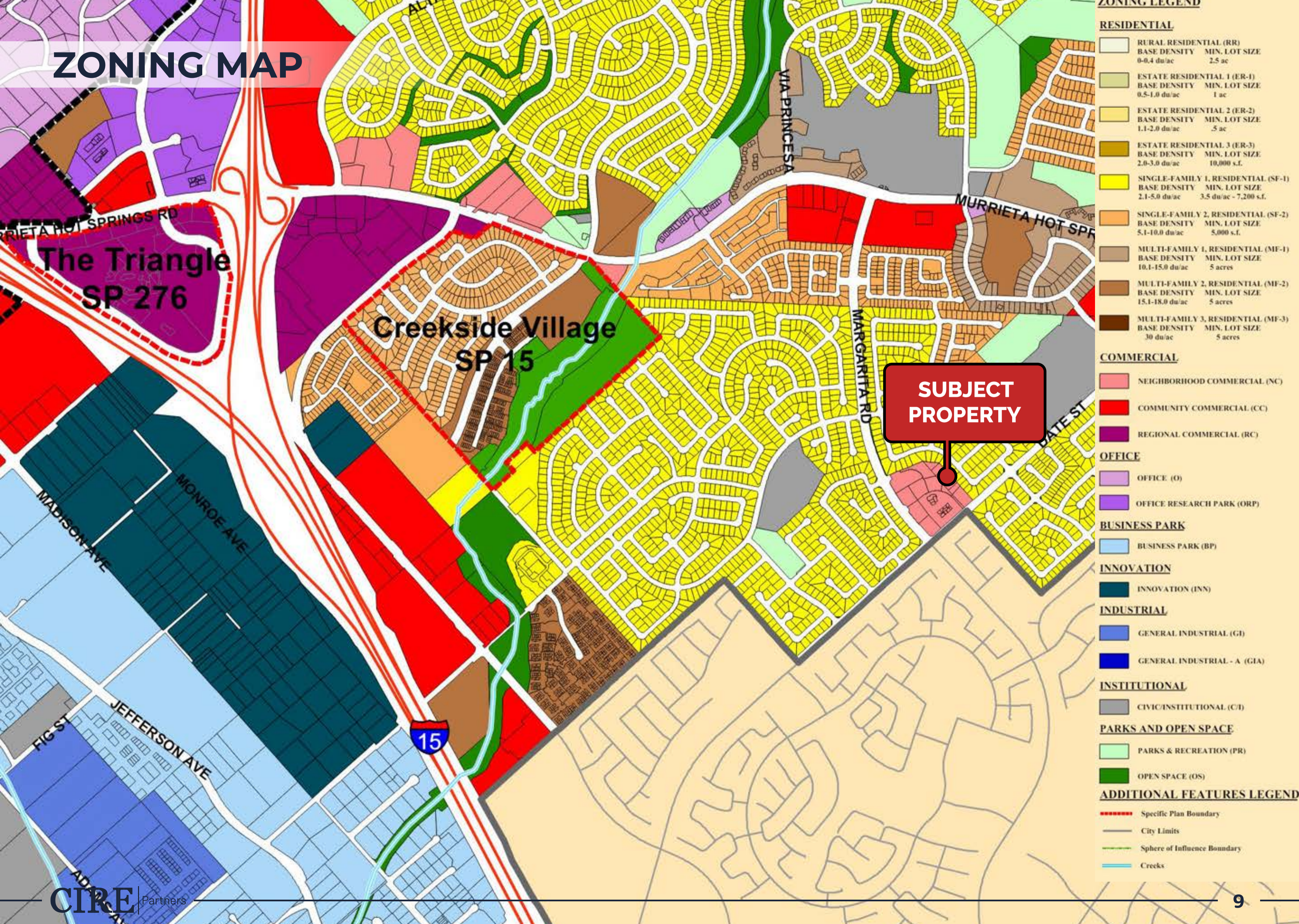
TACO BELL
TRADER JOE'S
McDonald's
Chevron
Pep Boys
MATTRESS FIRM
WinCo FOODS
jiffy lube
BIG TIRES

Jack In the box
ampm
O'Reilly AUTO PARTS
ARCO
Pizza Hut
SHOP CITY

FIVE GUYS BURGERS and FRIES
Office DEPOT
ISLANDS fine burgers & drinks
ULTA BEAUTY
AT&T
petco
jamba
76
Pollo Loco
Party City
GameStop
BARNES & NOBLE
COSTCO WHOLESALE
MATTRESS FIRM

LOWE'S

ZONING MAP



ZONING LEGEND

RESIDENTIAL		
	RURAL RESIDENTIAL (RR)	BASE DENSITY MIN. LOT SIZE 0-0.4 du/ac 2.5 ac
	ESTATE RESIDENTIAL 1 (ER-1)	BASE DENSITY MIN. LOT SIZE 0.5-1.0 du/ac 1 ac
	ESTATE RESIDENTIAL 2 (ER-2)	BASE DENSITY MIN. LOT SIZE 1.1-2.0 du/ac .5 ac
	ESTATE RESIDENTIAL 3 (ER-3)	BASE DENSITY MIN. LOT SIZE 2.0-3.0 du/ac 10,000 s.f.
	SINGLE-FAMILY 1, RESIDENTIAL (SF-1)	BASE DENSITY MIN. LOT SIZE 2.1-5.0 du/ac 3.5 du/ac - 7,200 s.f.
	SINGLE-FAMILY 2, RESIDENTIAL (SF-2)	BASE DENSITY MIN. LOT SIZE 5.1-10.0 du/ac 5,000 s.f.
	MULTI-FAMILY 1, RESIDENTIAL (MF-1)	BASE DENSITY MIN. LOT SIZE 10.1-15.0 du/ac 5 acres
	MULTI-FAMILY 2, RESIDENTIAL (MF-2)	BASE DENSITY MIN. LOT SIZE 15.1-18.0 du/ac 5 acres
	MULTI-FAMILY 3, RESIDENTIAL (MF-3)	BASE DENSITY MIN. LOT SIZE 30 du/ac 5 acres

COMMERCIAL	
	NEIGHBORHOOD COMMERCIAL (NC)
	COMMUNITY COMMERCIAL (CC)
	REGIONAL COMMERCIAL (RC)

OFFICE	
	OFFICE (O)
	OFFICE RESEARCH PARK (ORP)

BUSINESS PARK	
	BUSINESS PARK (BP)

INNOVATION	
	INNOVATION (INN)

INDUSTRIAL	
	GENERAL INDUSTRIAL (GI)
	GENERAL INDUSTRIAL - A (GIA)

INSTITUTIONAL	
	CIVIC/INSTITUTIONAL (CI)

PARKS AND OPEN SPACE	
	PARKS & RECREATION (PR)
	OPEN SPACE (OS)

ADDITIONAL FEATURES LEGEND	
	Specific Plan Boundary
	City Limits
	Sphere of Influence Boundary
	Creeks

SUBJECT PROPERTY

**The Triangle
SP 276**

**Creekside Village
SP 15**

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2023)	21,852	93,469	204,268
Projected Population (2028)	22,813	95,825	209,624
Median Age (2023)	34.1	34.4	35.0

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2023)	\$133,299	\$131,328	\$134,878
Projected Average Household Income (2028)	\$154,392	\$150,822	\$153,877
Projected Annual Growth (2023-2028)	2.98%	2.81%	2.67%
Wealth Index (2023)	113	122	129

Households	1 Mile	3 Miles	5 Miles
Households (2023)	7,217	30,118	66,106
Projected Households (2028)	7,496	30,854	67,958
Annual Growth (2020-2023)	-0.04%	0.32%	0.54%
Projected Annual Growth (2023-2028)	0.76%	0.48%	0.55%
Average Household Size (2023)	3.01	3.09	3.08

MURRIETA, CA



4.3%
Greatest Gen
 Born in 1945/Earlier



15.5%
Baby Boomer
 Born in 1946 to 1964



20.0%
Generation X
 Born in 1965 to 1980



26.6%
Millennial
 Born in 1981 to 1998



24.6%
Generation Z
 Born in 1999 to 2016



9.1%
Alpha
 Born in 2017 to Present

MARKET OVERVIEW

Murrieta, CA

Nestled in the heart of Southern California's Riverside County, Murrieta embodies a unique blend of suburban charm and metropolitan convenience. Strategically positioned between San Diego and Los Angeles, this vibrant city is an oasis of opportunity and lifestyle.

Murrieta spans across picturesque landscapes, covering approximately 33 square miles and boasting a population of over 115,000 residents. Its prime location along Interstate 15 provides seamless access to major urban hubs, making it an ideal residence for commuters seeking a balance between work and tranquility.

Rich in history and cultural heritage, Murrieta honors its past while embracing modernity. The city takes pride in preserving its historical landmarks, offering residents and visitors a chance to immerse themselves in its fascinating backstory. Notably, the Old Town Murrieta district stands as a testament to the city's roots, with its historic buildings and vibrant community events.

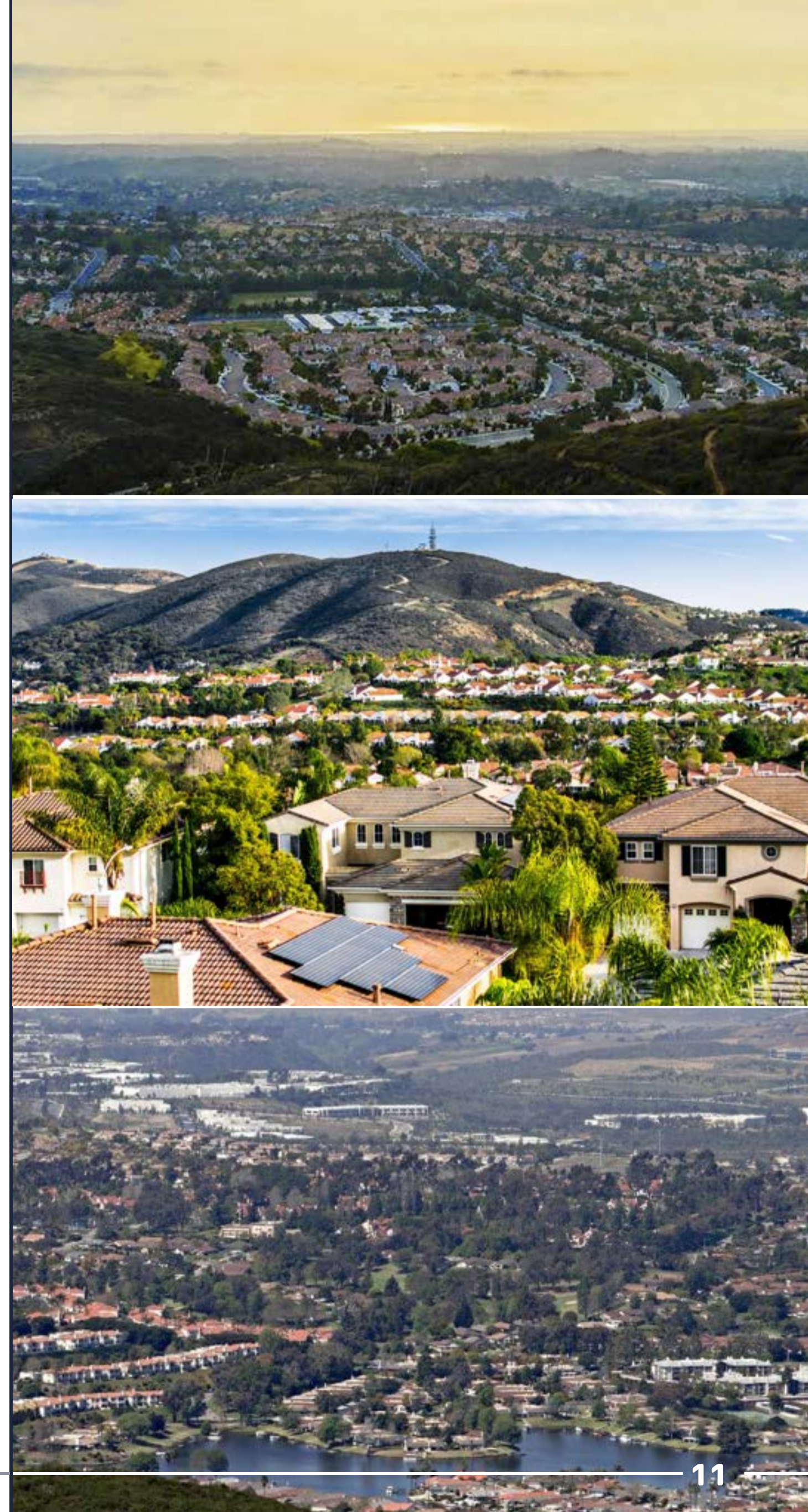
The economic landscape of Murrieta is thriving, supported by a diverse business community and strategic positioning within Southern California. Its robust infrastructure and business-friendly environment have attracted companies from various sectors, contributing to its steady growth and economic stability.

Nature enthusiasts find solace in Murrieta's abundance of natural beauty. Surrounded by scenic hillsides and neighboring wine country, the city provides ample opportunities for outdoor activities. Nearby attractions like the Santa Rosa Plateau Ecological Reserve and the Temecula Valley Wine Country offer residents and visitors a chance to explore hiking trails, vineyards, and wildlife.

In summary, Murrieta stands as a dynamic city with a harmonious blend of history, economic vibrancy, natural allure, and a family-friendly atmosphere. Its strategic location, coupled with a commitment to preserving its heritage and fostering growth, makes it an enticing prospect for those seeking a vibrant yet serene place to live, work, and invest in Southern California.



One of the fastest-growing cities in California, with a population of over 115,000
±80 miles southeast of Los Angeles, providing easy access to San Diego
Known for its highly rated public schools and educational institutions
Home to popular spots like Santa Rosa Plateau and Copper Canyon Park



SUBJECT PROPERTY

7-ELEVEN

TUTOR TIME
CHILD CARE / LEARNING CENTERS


KHASHAN
LAW FIRM

Rebøl

Domino's

TriValley
MEDICAL GROUP

Murrieta Facial

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