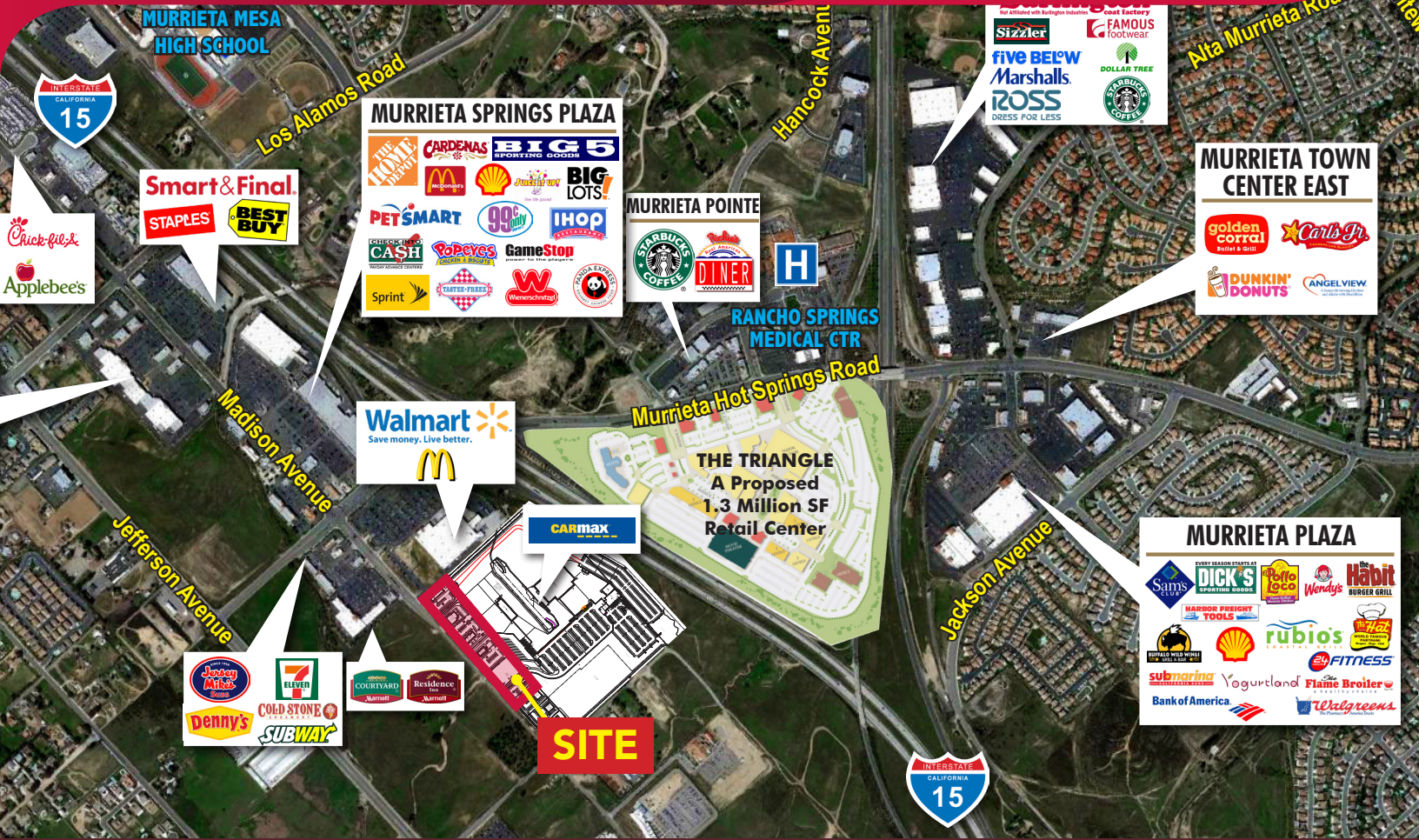


PADS FOR GROUND LEASE OR BUILD TO SUIT

NEQ OF MADISON AVE & GUAVA AVE | MURRIETA, CA



JOIN: 

 Save money. Live better.

HIGHLIGHTS:

- Multiple Pads Available for Ground Lease or Build To Suit. (4 total parcels from 1.05 acres or can be combined up to 5.21 acres)
- Anchored by 35+ acre Regional Carmax Supercenter and Wal-Mart (Approx. 700 full time employees)
- I-15 Freeway Pylon Signage Available Visible to Over 24,000 Cars Per Day Along With Additional Madison Ave Monument Signage Available
- Ideal for Sit Down or Drive-Thru Restaurants, Tires or Auto Parts Store, Gas Station and other Retail or Related Services.
- Graded and with all utilities and on-off site improvements completed
- Pad Sites Are Fully Improved In Rough Graded Condition with All Off Sites Complete.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2022 Population:	4,751	85,654	172,032
Daytime Population:	6,768	37,016	68,812
Avg. Household Income:	\$89,700	\$110,474	\$113,345

Source: Regis Online

TRAFFIC COUNTS

24,000 CPD On Madison Ave
Source: Regis Online

3,000 CPD On Guava St

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NEQ OF MADISON AVE & GUAVA AVE | MURRIETA, CA

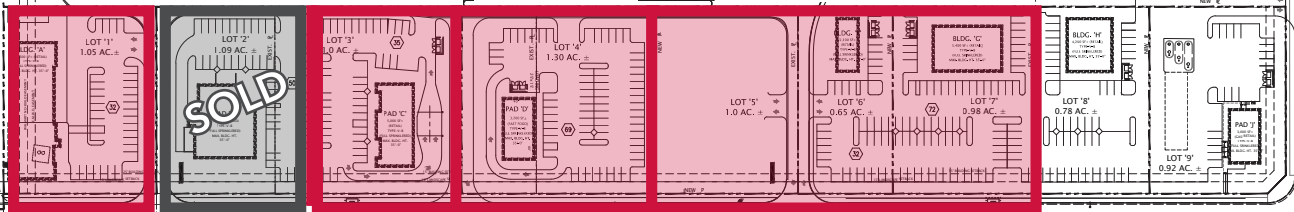


PAD 1
1.05 AC

PAD 3
1.79 AC

PAD 4
1.79 AC

PAD 5
1.63 AC



MADISON AVE

GUAVA AVE



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NEQ OF MADISON AVE & GUAVA AVE | MURRIETA, CA



GUAVA & MADISON ST	1 mi	3 mi	5 mi
Murrieta, CA 92562	radius	radius	radius
Population			
2022 Estimated Population	4,751	85,654	172,032
2027 Projected Population	5,010	89,007	183,655
2020 Census Population	4,765	84,448	169,571
2010 Census Population	4,433	78,692	155,177
Projected Annual Growth 2022 to 2027	1.1%	0.8%	1.4%
Historical Annual Growth 2010 to 2022	0.6%	0.7%	0.9%
2022 Median Age	31.8	36.5	36.0
Households			
2022 Estimated Households	1,675	28,605	56,126
2027 Projected Households	1,806	30,492	61,772
2020 Census Households	1,677	28,155	55,222
2010 Census Households	1,522	25,976	49,706
Projected Annual Growth 2022 to 2027	1.6%	1.3%	2.0%
Historical Annual Growth 2010 to 2022	0.8%	0.8%	1.1%
Race and Ethnicity			
2022 Estimated White	51.3%	53.3%	53.5%
2022 Estimated Black or African American	6.8%	5.9%	5.8%
2022 Estimated Asian or Pacific Islander	8.9%	10.9%	11.1%
2022 Estimated American Indian or Native Alaskan	1.3%	1.0%	1.1%
2022 Estimated Other Races	31.7%	29.0%	28.5%
2022 Estimated Hispanic	37.5%	32.0%	31.4%
Income			
2022 Estimated Average Household Income	\$89,700	\$110,474	\$113,345
2022 Estimated Median Household Income	\$82,117	\$92,850	\$97,185
2022 Estimated Per Capita Income	\$31,663	\$36,951	\$37,018
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	8.0%	4.3%	3.8%
2022 Estimated Some High School (Grade Level 9 to 11)	3.1%	3.9%	4.2%
2022 Estimated High School Graduate	20.7%	23.6%	22.6%
2022 Estimated Some College	26.0%	30.0%	29.3%
2022 Estimated Associates Degree Only	9.4%	9.1%	9.5%
2022 Estimated Bachelors Degree Only	20.5%	20.1%	20.4%
2022 Estimated Graduate Degree	12.3%	9.0%	10.2%
Business			
2022 Estimated Total Businesses	768	4,686	9,166
2022 Estimated Total Employees	6,768	37,016	68,812
2022 Estimated Employee Population per Business	8.8	7.9	7.5
2022 Estimated Residential Population per Business	6.2	18.3	18.8

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