

±14.04 ACRES

FRENCH VALLEY INDUSTRIAL DEVELOPMENT OPPORTUNITY



INVESTMENT HIGHLIGHTS

- 3 Parcels (Can be sold Separately)
- APN(S): 963-010-002 (4.68 AC), 963-010-003 (4.68 AC), 963-010-004 (4.68 AC)
- Highly Sought After Industrial Development Opportunity
- Flexible Zoning Allows Industrial, Commercial, Office, Public Facilities, Health and Community Facilities (SP Zone) [Click here for more info](#)
- High Growth Market and Site Surrounded by Amenities
- Property is Located Along Clinton Keith Extension (Benton Road) Which Will Allow Direct Access to Interstate - 15 and the 215 Corridor
- Small, Mid, Large Box Formats Possible
- Located near French Valley Airport



ASKING PRICE:
\$5,504,000

CONTACT AGENT FOR MORE INFORMATION



MIKE HANNA
951.445.4503
mhanna@leetemecula.com
DRE#: 01456055

GORDON MIZE
951.445.4504
gmize@leetemecula.com
DRE#: 01275376

25240 Hancock Ave, Suite 100 - Murrieta, CA | 951.445.4500 | Corporate DRE#: 01048055 | www.lee-associates.com

No warranty or representation has been made to the accuracy of the foregoing information.

Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside.

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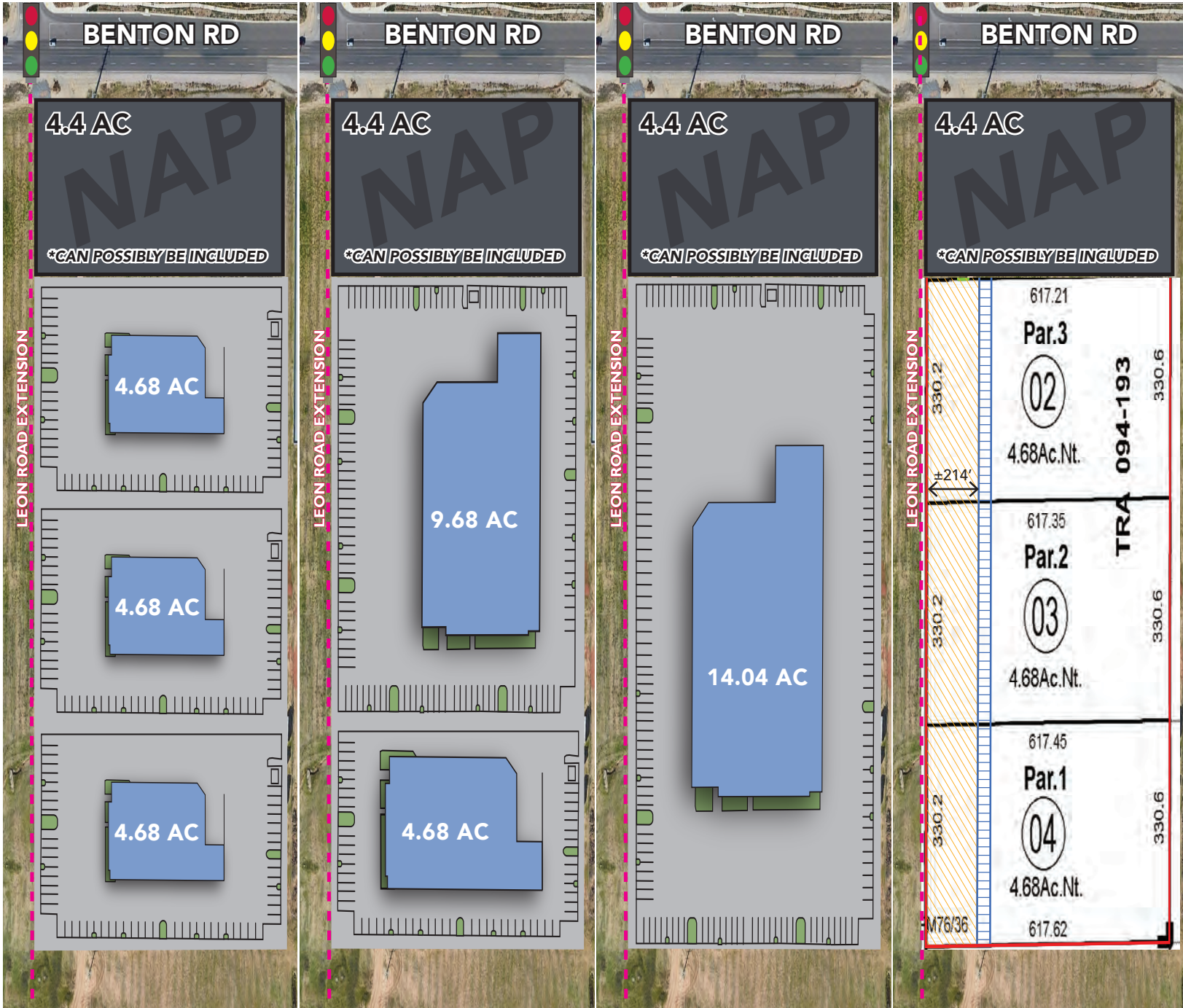
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POSSIBLE DEVELOPMENT OPTION 1

POSSIBLE DEVELOPMENT OPTION 2

POSSIBLE DEVELOPMENT OPTION 3

UNDERLYING EASEMENTS



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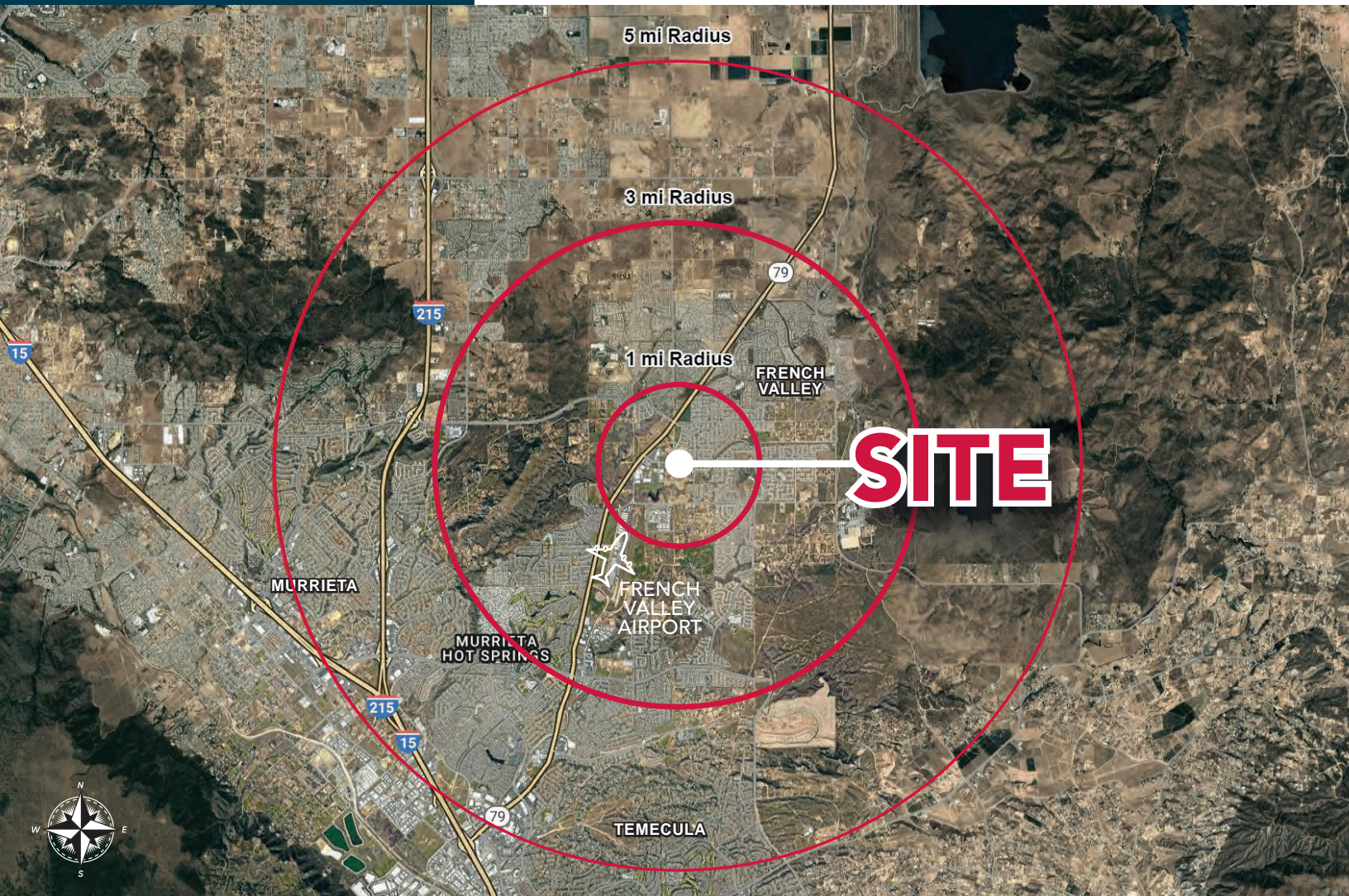
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DEMOGRAPHICS


65,299
POPULATION
WITHIN 3 MILES


\$127,270
AVG. INCOME
WITHIN 3 MILES


\$449,654
AVG. HOME VALUE
WITHIN 3 MILES


33.6
AVG. AGE
WITHIN 3 MILES


8 MILES
TO TEMECULA


9 MILES
TO MURRIETA

160,645
POPULATION
WITHIN 5 MILES

\$123,089
AVG. INCOME
WITHIN 5 MILES

\$496,852
AVG. HOME VALUE
WITHIN 5 MILES

34.7
AVG. AGE
WITHIN 5 MILES


2.1 MILES
TO FRENCH VALLEY AIRPORT

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