



Eastman Drive

Eastman Drive, Murrieta, CA 92562



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Eastman Drive

\$949,000

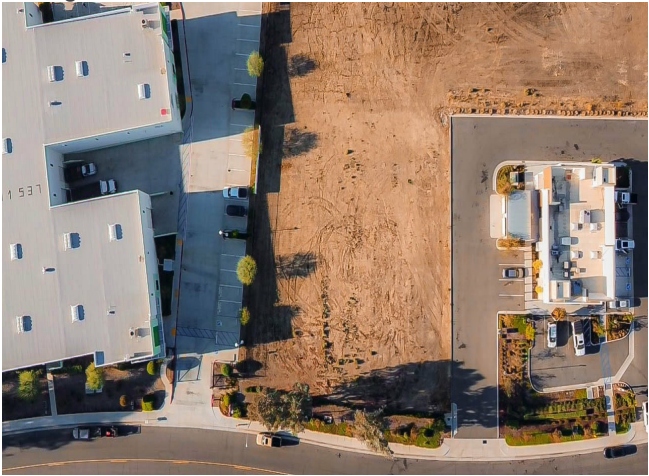
±0.73 Acre Retail/Flex Development Opportunity | Murrieta, CA

NWQ Jefferson Avenue & Eastman Drive | Murrieta, California

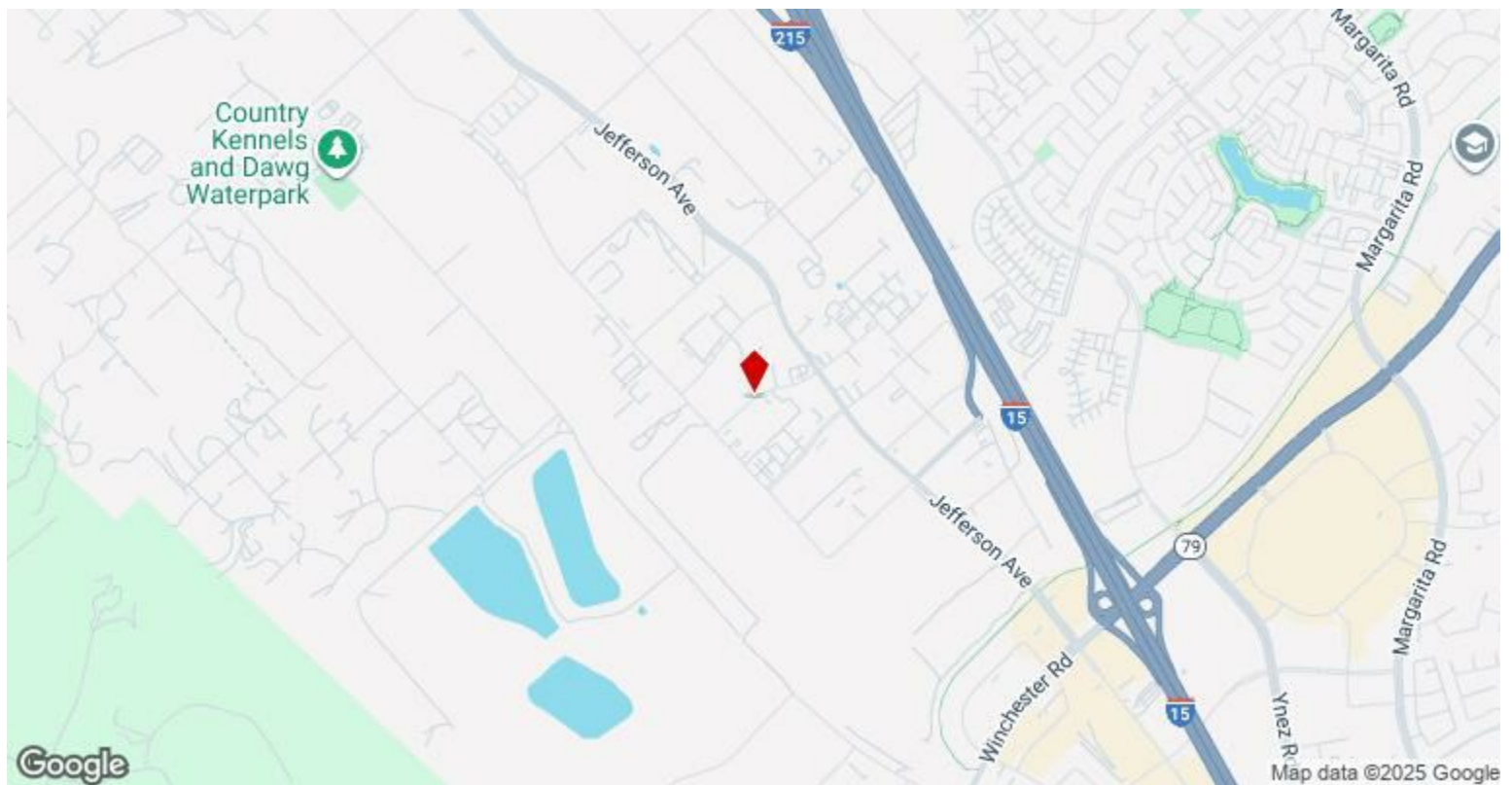
Presenting an exceptional retail, flex, or automotive development opportunity in the heart of Murrieta's growing...

Owner open to sale or ground lease....

- Prime location near the corner of Jefferson and Eastman in Murrieta
- Flexible Uses with Business Park Zoning allowing retail, office, light industrial and flex
- Strong Demographics in growing trade areas with average \$120,000 household incomes



Price:	\$949,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	0.73 AC
No. Lots:	1
Zoning Description:	Business Park
APN / Parcel ID:	909-300-069



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±0.73 Acre Retail/Flex Development Opportunity | Murrieta, CA

NWQ Jefferson Avenue & Eastman Drive | Murrieta, California

Presenting an exceptional retail, flex, or automotive development opportunity in the heart of Murrieta's growing commercial corridor. This ±0.73-acre site offers flexibility for ground lease or sale, catering to a wide range of users including drive-thru retail, auto service, or office/flex space.

The property was previously entitled for a ±6,600 SF office/flex building and is located within the Flexible Business Park (BP) zoning district, allowing for a variety of commercial, professional, and light industrial uses. A drive-thru concept plan has been prepared, and the site's configuration supports multiple development layouts.

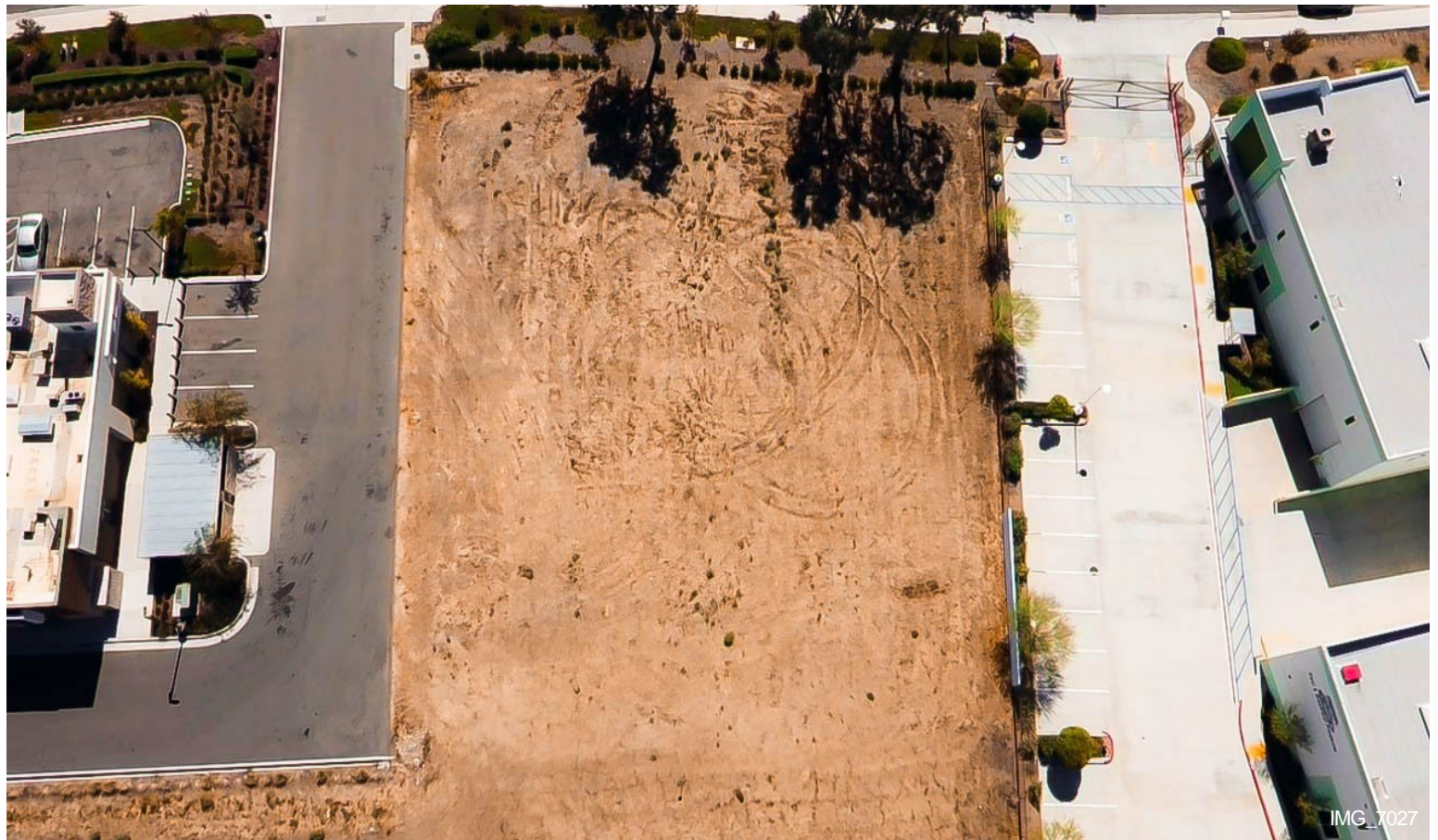
Property Highlights

- Lot Size: ±0.73 acres
 - Entitlement: Previously approved for ±6,600 SF office/flex building
 - Use Options: Ground lease or sale
 - Zoning: Business Park (BP) – allows flexible commercial and light industrial uses
 - Drive-Thru Capability
 - Ideal Co-Tenancy: Suited for auto-related users (lube, tire, or service), drive-thru food, or flex office
 - High Traffic Counts:
 - 29,547 CPD on Jefferson Avenue @ Eastman Drive
 - 95,004 CPD on I-15 @ French Valley Parkway*
- (*Source: Regis Online)

Location Overview

Located at the northwest corner of Jefferson Avenue and Eastman Drive, the site benefits from excellent visibility and convenient access to I-15 and I-215 freeways. Murrieta is a young, affluent community strategically positioned between San Diego, Orange County, and Los Angeles. The city continues to experience robust residential and commercial growth, supported by a strong average household income

Property Photos



Property Photos

