

10.52 Acres of Land for Redevelopment

25860 Monroe Avenue, Murrieta, CA 92562



FOR SALE

**Get in
touch.**

CODY LERNER, SIOR

Principal

CA License No. 01994966

951.267.2752

cody.lerner@avisonyoung.com

KAMERON GRAYLEE

Associate

CA License No. 02151132

213.471.1052

kameron.graylee@avisonyoung.com

**AVISON
YOUNG**

avisonyoung.us

THE OFFERING

Avison Young is pleased to offer an exceptional 10.52-acre development parcel in Murrieta, CA. This well-positioned property has obtained full entitlements for hotel development and offers versatility for various commercial opportunities.

Sitting adjacent to the highway I-15 / I-215 interchange, the property provides excellent accessibility to two of the major freeways within the Inland Empire. With average vehicles per day exceeding 200,000, this high traffic location is ideal for both hospitality and commercial uses. The City of Murrieta has secured funding to comprehensively enhance Madison Avenue over the coming years under the Madison Corridor initiative. This enhancement will open up more than 220 acres of land in that area for potential future development.

Located in southwestern Riverside County with proximity to Los Angeles and San Diego, Murrieta is known for its suburban atmosphere, parks, and recreational opportunities. With a growing population, it offers a range of amenities such as shopping centers, restaurants, and schools.

[Click Here to View additional documentation for this Site](#)

PROPERTY OVERVIEW

| | |
|------------------------|----------------------------------|
| LAND AREA: | ± 10.52 Acres |
| APN: | 910-020-014 |
| SALE PRICE: | \$5,940,000 |
| PRICE PER ACRE: | \$564,600 |
| ZONING: | Innovation |
| ENTITLEMENTS: | Fully Entitled Hotel Development |



CONNECTED BY COMMUNITY

James Wurtz
 Business Development Manager
 City of Murrieta
jwurtz@murrietaca.gov

[Click Here to View the City Murrieta Madison Corridor Industrial Zone](#)



Local Traffic Count

| Collection Street | Cross Street | Traffic Volume | Year |
|-------------------|---------------|----------------|------|
| 15 Freeway | Fig Street SE | 198,000 | 2018 |
| 15 Freeway | Fig Street SE | 151,574 | 2022 |
| Escondido Freeway | 15 Freeway S | 117,225 | 2020 |
| 15 Freeway | -- | 116,988 | 2022 |

LOCAL AMENITIES & DEMOGRAPHICS

25860 Monroe Ave.,
Murrieta, CA





Murrieta Hot Springs Resort

Old Town Temecula

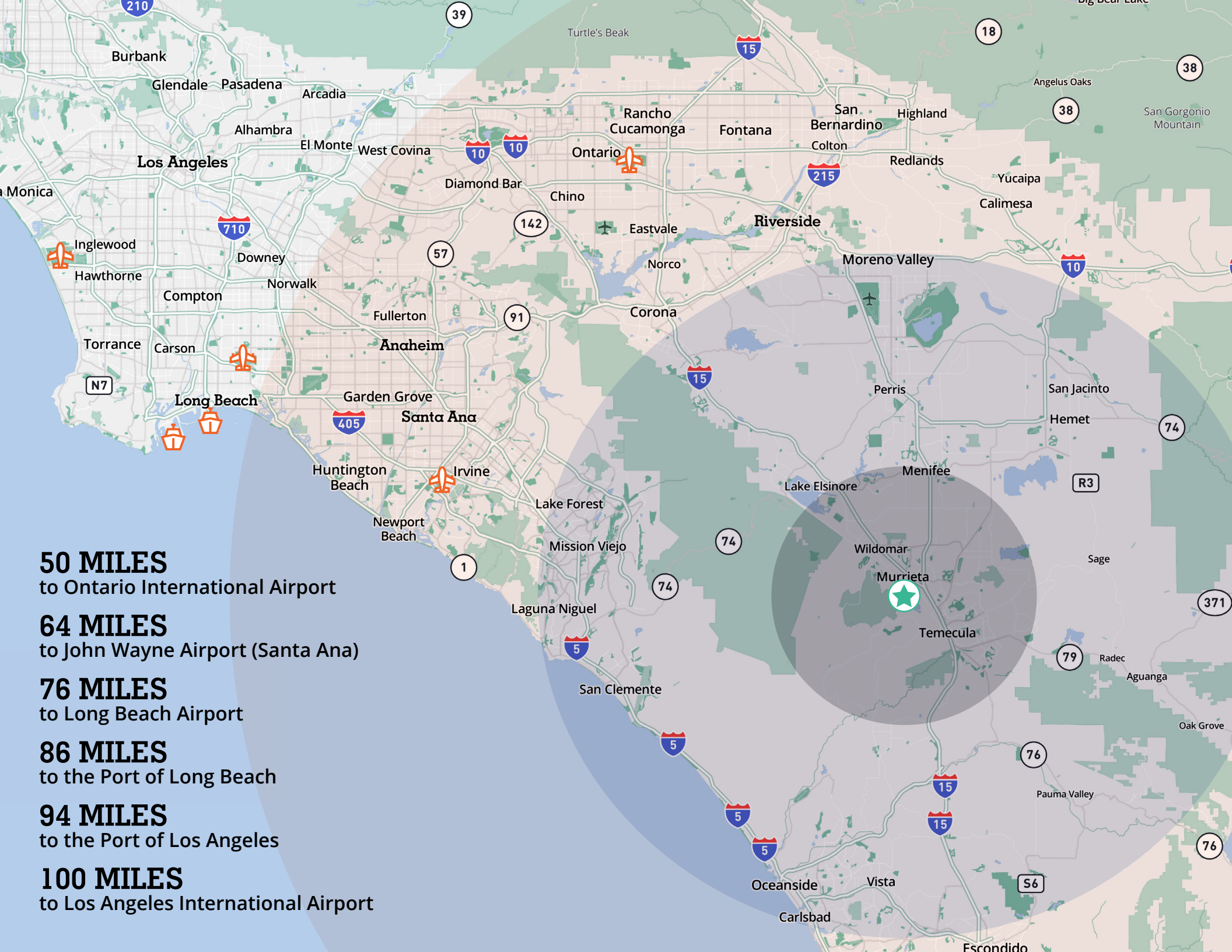
Pechanga Resort & Casino

- Wilson Creek Winery
- Vitagliano Winery
- Lorimar Winery
- Europa Village Winery
- Miramonte Winery
- Altisima Winery
- Somerset Winery

Demographics

| | | |
|--|-----------------------------------|-----------------------------|
|  | POPULATION | 402,235 |
|  | AVERAGE INCOME | \$124,052 |
|  | HOUSING OCCUPANCY | Owners: 67% Renters: 33% |
|  | BUSINESSES & EMPLOYEES | 15,846 115,079 |

*Statistics within a 10 mile radius





NIKKISO

JB
WHOLESALE ROOFING
& BUILDING SUPPLIES
U-HAUL

Carmax
Walmart

MADISON AVENUE

GUAVA STREET

INTERSTATE
CALIFORNIA
15

INTERSTATE
CALIFORNIA
15

INTERSTATE
CALIFORNIA
215

25860 MONROE AVENUE, MURRIETA, CA 92562

CODY LERNER, SIOR
Principal
CA License No. 01994966
951.267.2752
cody.lerner@avisonyoung.com

KAMERON GRAYLEE
Associate
CA License No. 02151132
213.471.1052
kameron.graylee@avisonyoung.com

**AVISON
YOUNG**
avisonyoung.us

© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.