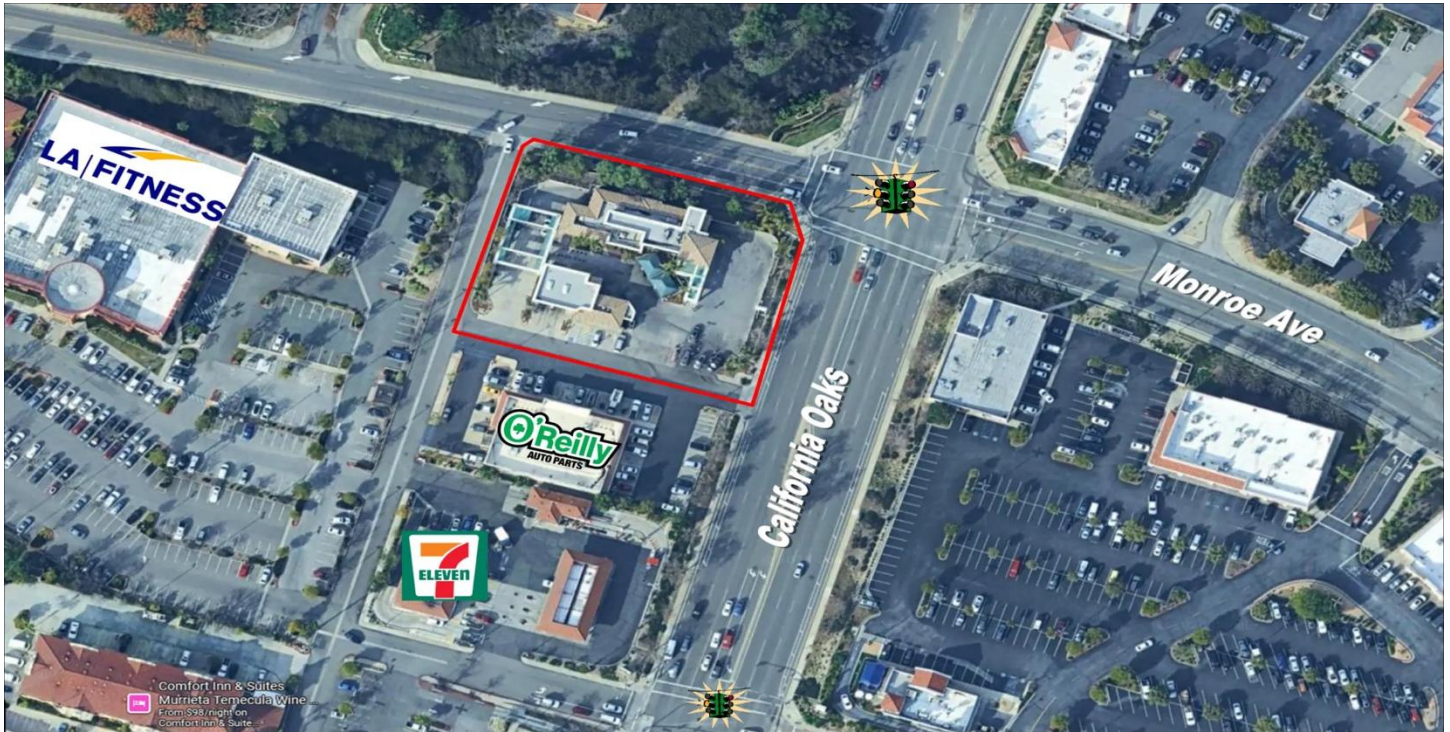


## 40933 California Oaks Rd

Murrieta, CA 92562



### PROPERTY DETAILS

**PARCEL SIZE**

49,223 SF (1.13 Acres)

**BUILDING SIZE**

10,648 SF

**PROPERTY TYPE**

Commercial / Retail

**ZONING**

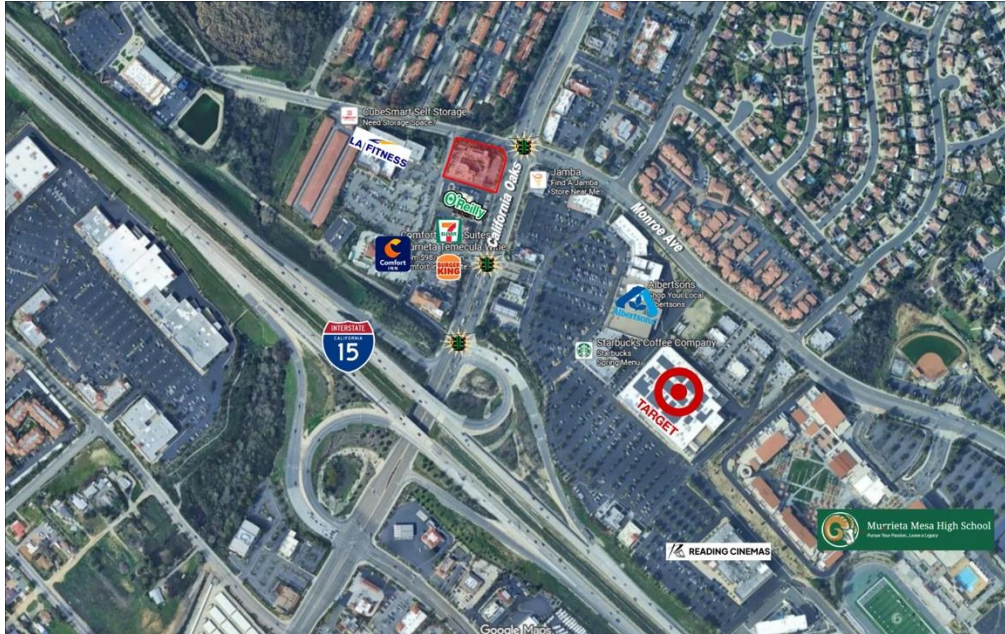
CC - Community Commercial

### HIGHLIGHTS

- 49,223 SF parcel of land available for lease
- Signalized Hard-Corner location on California Oaks Rd (40,000+ CPD)
- Strong surrounding demographics with avg HH income of \$135,254
- Immediately off the I-15 Freeway
- High traffic corridor with excellent retail synergy

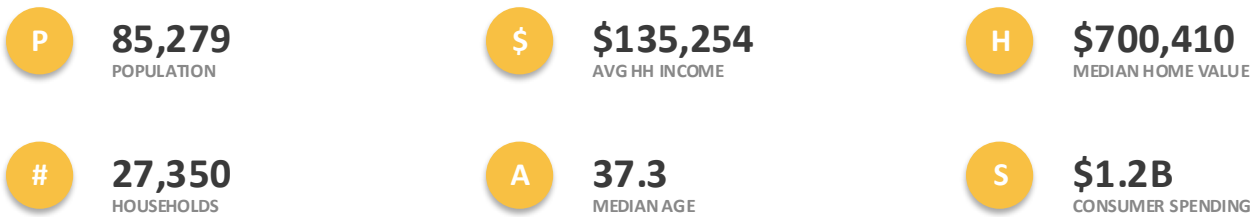
## 40933 California Oaks Rd

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### DEMOGRAPHICS

3-Mile Radius | 2025



### TRAFFIC COUNTS

California Oaks Rd / Monroe Ave **40,000+ CPD**

### AREA EMPLOYMENT

Daytime Employment **28,000+**  
Total Businesses **4,463**

|                   | 1 MILE    | 2 MILE    | 3 MILE    |
|-------------------|-----------|-----------|-----------|
| Population        | 14,800    | 50,381    | 85,279    |
| Avg HH Income     | \$110,014 | \$125,481 | \$135,254 |
| Median Home Value | \$675,036 | \$696,510 | \$700,410 |
| Households        | 5,477     | 16,607    | 27,350    |