

# FOR SALE: ±41.45 ACRES

## MIXED USE DEVELOPMENT OPPORTUNITY

36371 BRIGGS ROAD | MURRIETA, CA 92563

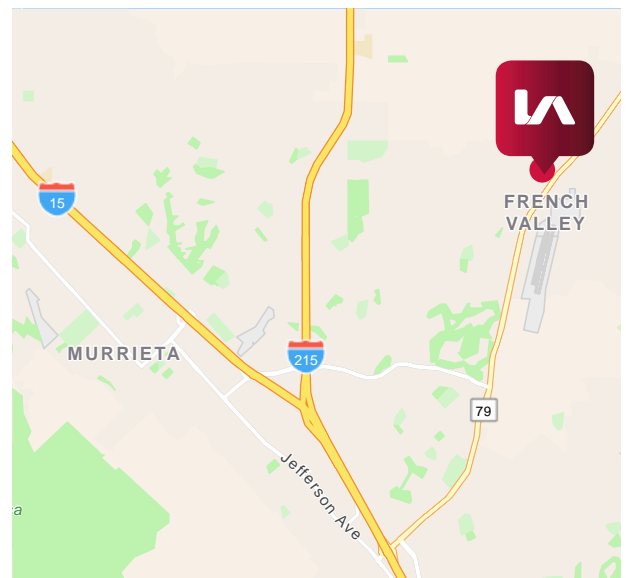


### FEATURES:

- ±41.45 Acres
- Residential and Business Park Zoning
- APN: 963-060-077
- Winchester Road Frontage
- High Growth Area
- Close Proximity to French Valley Airport
- Easy Access to both the I-15 and I-215 Freeways

**PURCHASE PRICE:**  
**\$10,000,000**

**KEVIN NELLIS**  
760.475.1976  
knellis@leetemecula.com  
DRE #00965653

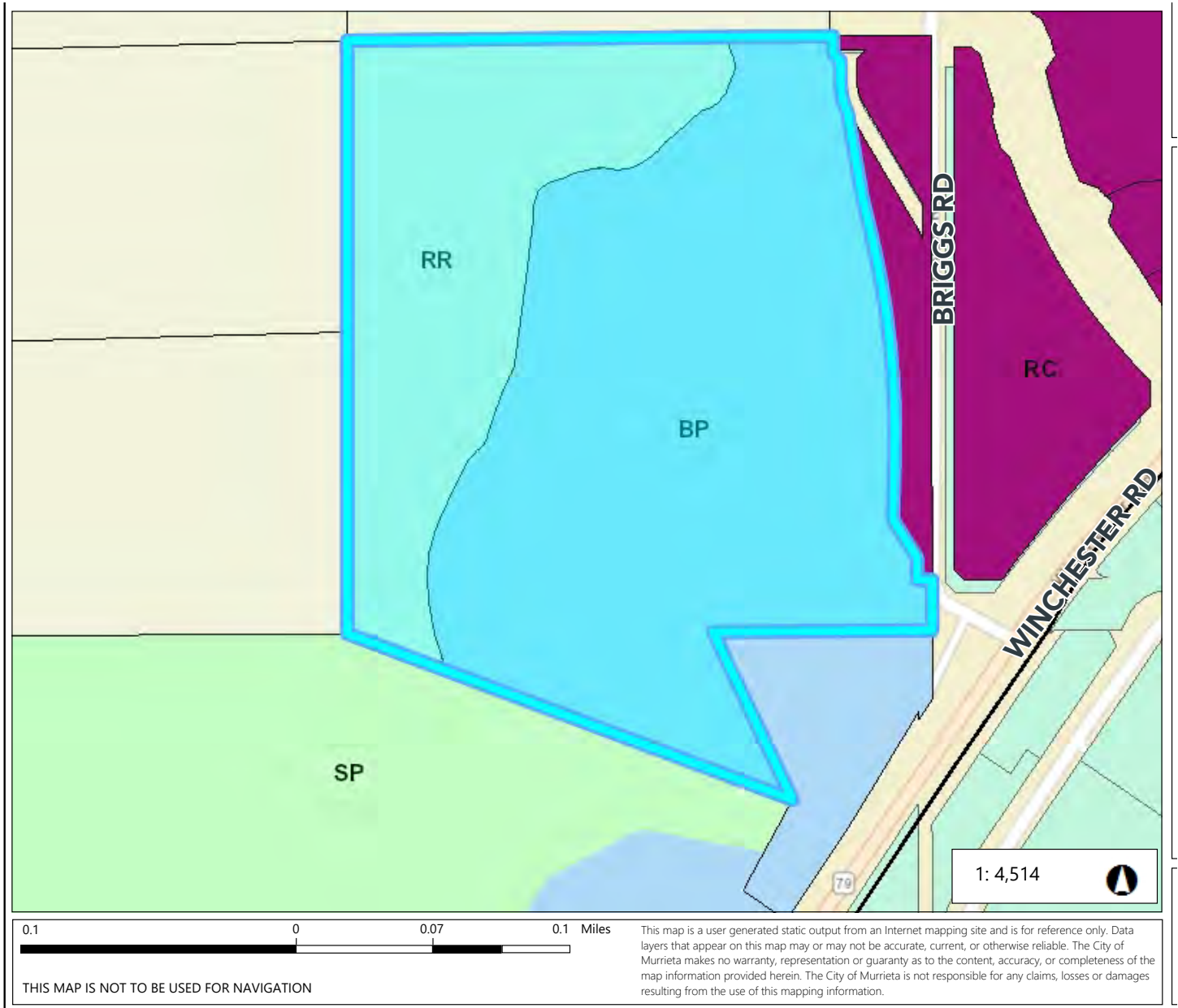


No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562  
Corporate ID# 01048055

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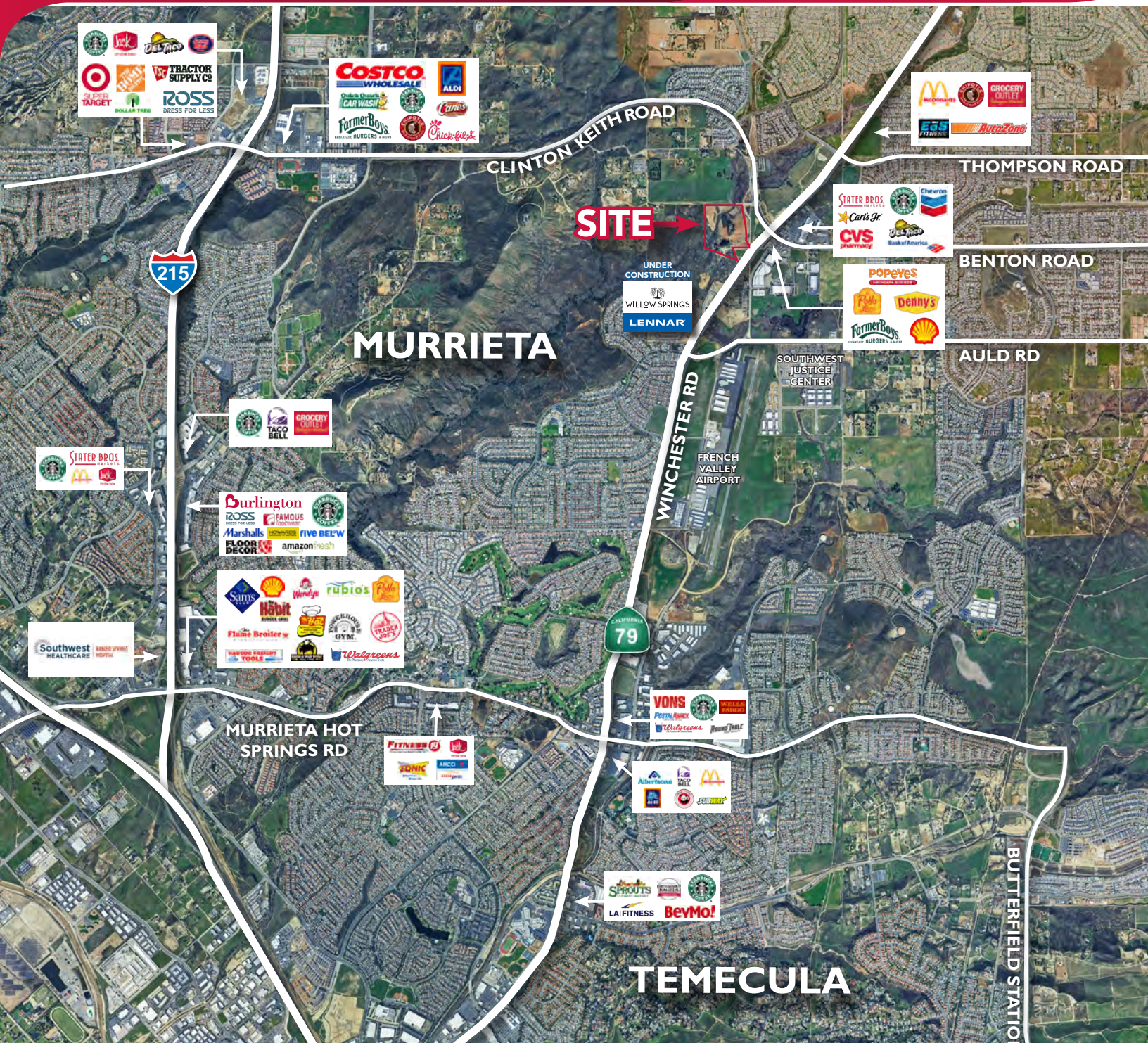


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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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