

FOR SALE

LOS ALAMOS PLAZA

39565 AVENIDA ACACIAS
MURRIETA, CA 92562



ETHAN FURNITURE

PROPERTY HIGHLIGHTS:

- 15,041 SF Building with abundant on site parking (50 Stalls); Showroom with Open Floor Plan and High ceilings.
- Great For Office, (medical or professional), Retail, or Service Commercial. Ideal for Owner Occupant or Preferred Development Opportunity.
- Densely Populated and Affluent Area - Average Household Income of \$118k+ and over 209k People Residing within a 5-Mile Radius.
- Ideally Positioned Along Area's Major Retail & Traffic Corridor. Features Easy Access and Excellent Visibility. Daily Traffic Counts Exceeding 22k Vehicles. Immediate Access to/from I-215 (101k+ VPD).
- Murrieta is One of the Fastest Growing Cities in California. The City has grown 124% since 2000, Growing Faster than 95% of Similarly Sized Cities since 2000.
- Across from 153k+ SF Retail Center & Near Numerous Shopping Centers and National Retailers including Target, Burlington, Sam's Club, Walmart, Amazon Fresh, Ross, Home Depot. In Close Proximity to Rancho Springs Medical Center - A 120-Bed Acute-Care Hospital Facility with a 24/7 Emergency Department.

SALES PRICE: \$3,900,000

MIKE HANNA

951.445.4503

mhanna@leetemecula.com

DRE #01456055

MICHAEL W. STRODE, MBA, CCIM, SIOR

951.445.4508

mstrode@leetemecula.com

DRE #00798900

CONNOR STRODE

951.445.4529

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DRE #02170137



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100,444 CPD



AVENIDA ACACIAS

LOS ALAMOS RD (34,043 CPD)

<p>MIKE HANNA 951.445.4503 mhanna@leetemecula.com DRE #01456055</p>	<p>MICHAEL W. STRODE, MBA, CCIM, SIOR 951.445.4508 mstrode@leetemecula.com DRE #00798900</p>	<p>CONNOR STRODE 951.445.4529 cstrode@leetemecula.com DRE #02170137</p>	 <p>LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES</p>	<p>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</p>
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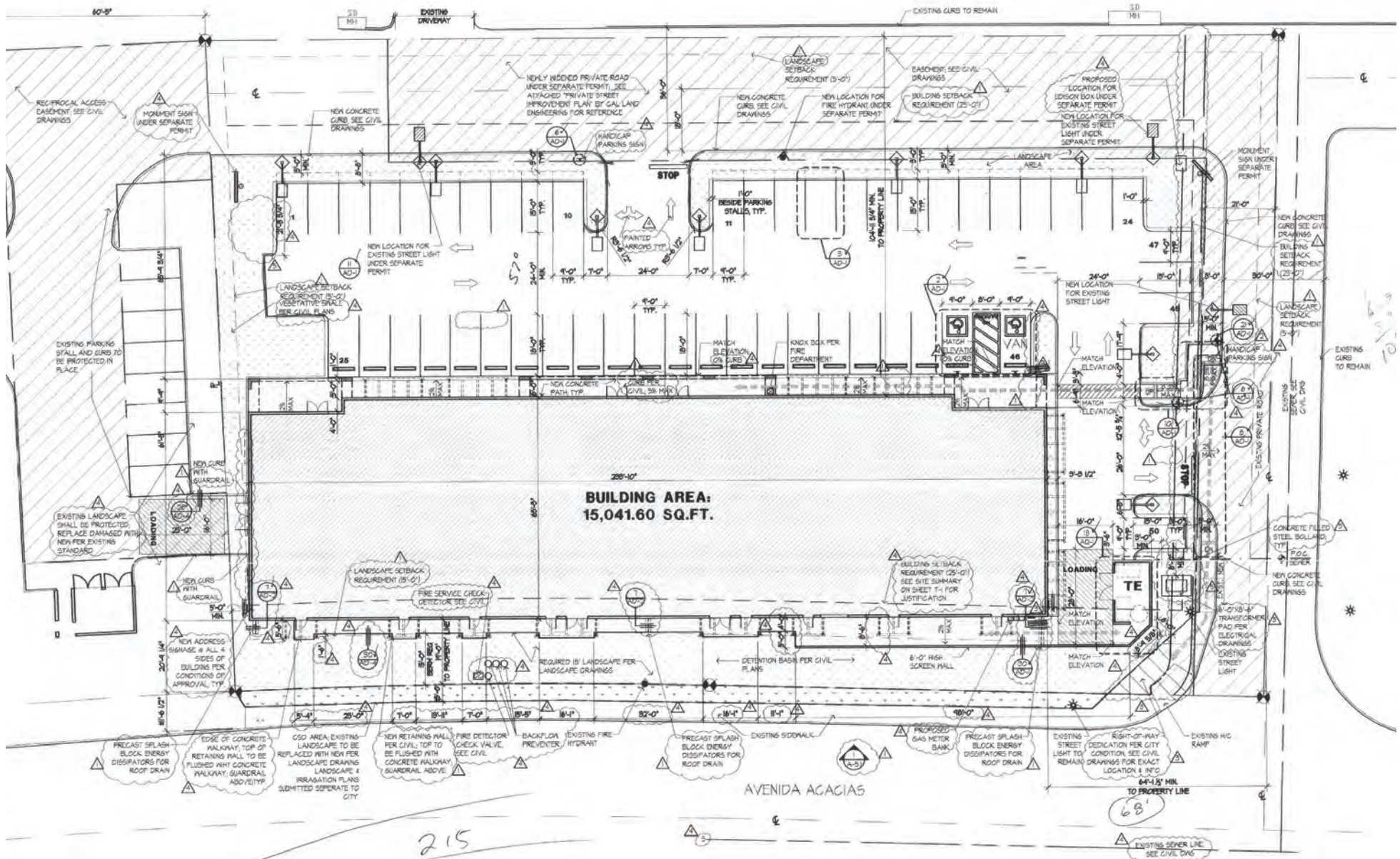
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SITE PLAN



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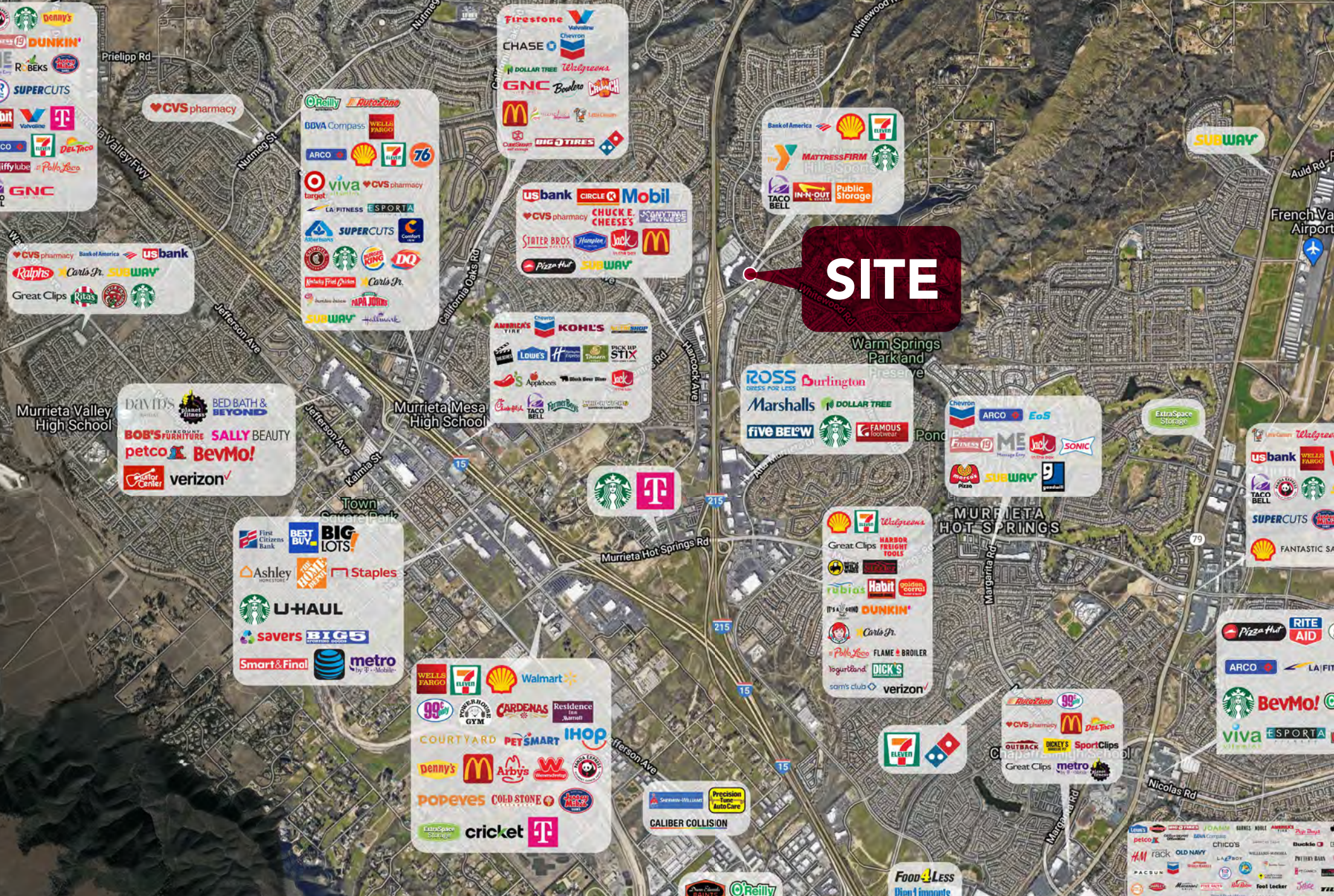
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MARKET OVERVIEW

MURRIETA, CALIFORNIA

Murrieta is a young affluent community in close proximity to San Diego, Los Angeles and Orange County. The Valley has a wide range of new shopping, dining and recreational options, a diverse choice of housing and a world-class educational system. Murrieta is centrally located along the I-15 and I-215 freeway corridor in Southwest California, just north of the San Diego county line. Murrieta is very close to Southern California's beaches and its mountains, within minutes of large lakes for recreation, the region's many wonderful wineries, or the largest Indian casinos in the nation, Pechanga. With a population of just over 114,000, this city continues to build on its success; it attracts those who demand a high quality of life.

Over the past two decades, the City of Murrieta has evolved into an innovative, dynamic City and a regional economic center for Southwest Riverside County, all while retaining its small town feel and character. Many families began to move to the area from San Diego and Orange County drawn by the affordable housing prices and the popular wine country. Murrieta is an affluent community, supported by high median and mean income levels.

Murrieta remains the ideal city for relocating, expanding and developing a new project in Southern California. Murrieta boasts an educated, high-income population comparable to communities in nearby San Diego and Orange County. Contributing to this is the exceptional school district that continually exceeds the state's exemplary marks. Murrieta also has easy access to many colleges and universities in the Southern California region. More than 34% of Murrieta's residents have a BA or advanced degree; 63% have attended college.

#1

**RANKED CITY TO LIVE IN
SW RIVERSIDE COUNTY
BY THE PRESS-ENTERPIRSE**

2ND

**2ND SAFEST CITY
IN THE U.S. 2018
(SOURCE FBI, CITIES OVER
100K RESIDENTS)**

**MURRIETA VALLEY UNIFIED
SCHOOL DISTRICT (MVUSD) IS
1 OF ONLY 22
EXEMPLARY RATED DISTRICTS
IN THE STATE OF CALIFORNIA.**

TOP EMPLOYERS NEARBY

- MV UNIFIED SCHOOL DISTRICT
- SOUTHWEST HEALTHCARE SYSTEM
- LOMA LINDA UNIVERSITY MEDICAL CENTER
- COUNTY OF RIVERSIDE
- TARGET
- OAK GROVE INSTITUTE
- WALMART
- MURRIETA HEALTH & REHAB CENTER
- CITY OF MURRIETA



ANNUAL ROD RUN IN OLD TOWN MURRIETA



MURRIETA TOWN SQUARE AMPHITEATER



SANTA ROSA PLATEAU

MURRIETA DEMOGRAPHICS



TOTAL CITY POPULATION
118,734

PRIMARY RETAIL TRADE AREA
TOTAL RESTAURANT & RETAIL DEMAND OUTLOOK



EDUCATION
(SOME COLLEGE OR MORE)
68.54%

LABOR FORCE
60,106

HOUSEHOLD INCOME
AVERAGE MEDIAN
\$134,170 \$106,149

HOUSEHOLDS
36,306

DAYTIME POP.
109,252

AGE
AVERAGE MEDIAN
38 36

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