

# FOR SALE

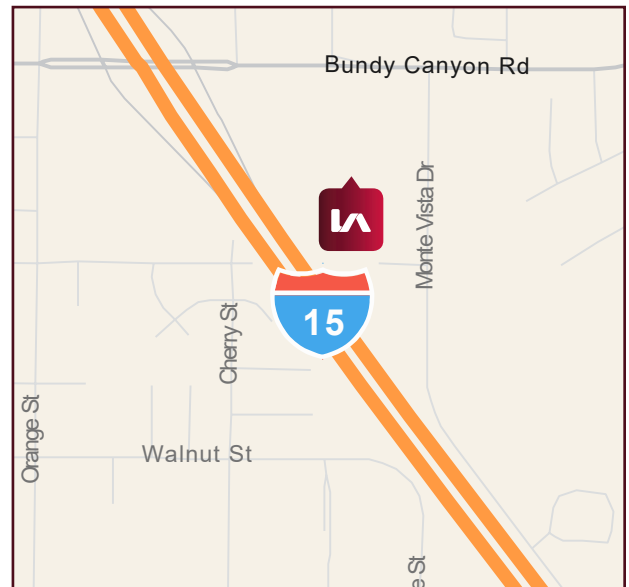
±4.73 ACRES - COMMERCIAL ZONING

EXCELLENT I-15 VISIBILITY



## PROPERTY HIGHLIGHTS:

- I-15 Frontage - 125K Cars per day
- Easy freeway access @ Wildomar Trail (Baxter)
- Wildomar General Plan: CR=Commercial/Retail ([Click here for more info](#))
- Existing Zoning: C-P-S ([Click here for more info](#))
- Across from new Kaiser Permanente 84,000 s.f. medical office building
- Adjacent 1.47 acres also for sale at \$389,000 (adds another 500 ft. of freeway frontage)



## ASKING PRICE:

**\$1,855,000**

### Charley Black

951.445.4507

cblack@leetemecula.com

DRE #01000597

### Sam Robles

951.445.4519

srobles@leetemecula.com

DRE #01982449

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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