

# FOR SALE

## OR JOINT-VENTURE OPPORTUNITY WITH LAND OWNER AVAILABLE

SITE

BENTON ROAD  $\pm 6,175$  CPD

WINCHESTER ROAD  
 $\pm 25,542$  CPD



**ROBERT KIRKPATRICK**

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CalDRE #00575633

**$\pm 41,382$  SF LAND**

**36525 TEMEKU STREET | MURRIETA, CA**

# PROPERTY SUMMARY

36525 TEMEKU STREET | MURRIETA, CA

## PROPERTY HIGHLIGHTS

- Hard signalized corner fronting Benton Road
- Commercial use with 1-P zoning: [CLICK HERE FOR ALLOWED USES](#)
- Wide variety of allowed uses from office, gas station, to restaurant
- Owner has spent thousands on entitlements including, but not limited to: grading plan, environmental studies, electrical, water/sewer plans, landscape plans, etc.

## OFFERING SUMMARY

PRICE:	\$1,950,000
MARKET:	Riverside
LOT SIZE:	±41,382 SF
APN:	963-070-015
ZONING:	1P



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# RETAILER MAP

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# PROPERTY PHOTOS

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# PARCEL MAP

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# DEMOGRAPHICS

Source: ESRI

36525 TEMEKU STREET | MURRIETA, CA

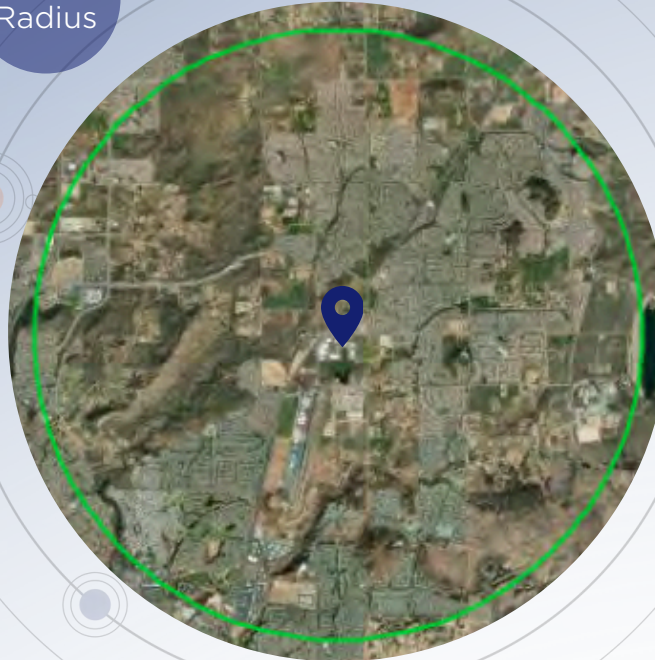
## 3-MILE RADIUS



- State California
- County Riverside
- Mayor Lisa DeForest
- Website [murrietaca.gov](http://murrietaca.gov)



3-Mile Radius



## POPULATION



78,868  
POPULATION



33.9  
MEDIAN AGE



22,852  
HOUSEHOLDS

## EMPLOYMENT



67.2%  
WHITE COLLAR



14.9%  
BLUE COLLAR



17.9%  
SERVICES



5.2%  
UNEMPLOYMENT RATE

## EDUCATION



36%  
HIGH SCHOOL  
GRADUATE



23%  
SOME COLLEGE



9%  
BACHELORS/GRAD/  
PROF DEGREE

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