



Encompass Health Rehabilitation Hospital



LINNEL LANE

LEE LANE



WHITEWOOD LANE

COSTCO
WHOLESALE
ANCHORED CENTER
UNDER CONSTRUCTION

CLINTON KEITH ROAD

Vista Murrieta High School

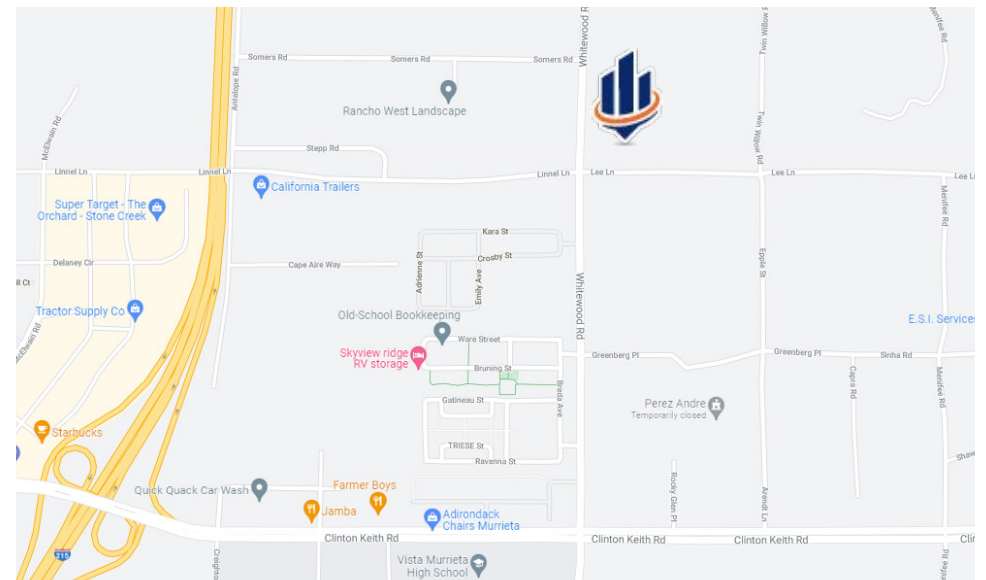
LAND FOR SALE

±4.97 ACRES • INNOVATION ZONING

MURRIETA, CA

JUVE PINEDO
O: 714.348.6099
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CalDRE #01818023





OFFERING SUMMARY

SALE PRICE:	\$1,500,000
AVAILABLE SF:	216,493.2
LOT SIZE:	4.97 Acres
PRICE / ACRE:	\$301,811
ZONING:	INN
APN:	392-310-004

PROPERTY OVERVIEW

Great opportunity to acquire +/- 4.97 acres of land in the growing city of Murrieta. The property is located in Murrieta's Innovation Zoning District. Ideal uses for this land include, but not limited to business/medical offices, health/fitness clubs, schools, private recreational facilities, professional studios, laboratories, manufacturing/processing facilities, banks, hotels, printing/publishing facilities, and much more.

PROPERTY HIGHLIGHTS

- Convenient location off the 215 Freeway
- Area tenants include Target, Starbucks, Davita, CVS, ARCO
- Near multiple residential housing developments and Vista Murrieta High School

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MURRIETA 5 Murrieta, CA





PROPERTY OVERVIEW

Murrieta is a city in southwestern Riverside County, California, United States. From 2000 to 2010, Murrieta experienced a 133.7% population increase, making it one of the fastest-growing cities in the state. Largely residential in character, Murrieta is bordered by the city of Temecula to the south, the cities of Menifee and Wildomar to the north, and the unincorporated community of French Valley to the east. Murrieta is located in the center of the Los Angeles-San Diego mega-region.

Murrieta is the safest city in Riverside County, and in 2009, Murrieta was listed as the second-safest city (over 100,000 in population) in the United States, behind Irvine, California. The French Valley Airport, located just east of the city limits, is the largest general aviation airport in southwest Riverside County.[39]

Outside of the city limits are the Santa Rosa Plateau, the Temecula Valley Wine Country, and Lake Skinner. The Santa Rosa Plateau, an ecological reserve which is jointly owned by the county and state governments, a private conservation group, and the local water district, is just outside the city to the west. Visitors can observe endangered wildlife, both flora and fauna (including the threatened Engelmann Oak). The Temecula Valley Wine Country is approximately 7.5 miles southeast of Murrieta and includes over 40 wineries, several of which include restaurants and lodging amenities. Lake Skinner offers sailing, fishing, swimming, horseback riding, hiking, and developed campsites.

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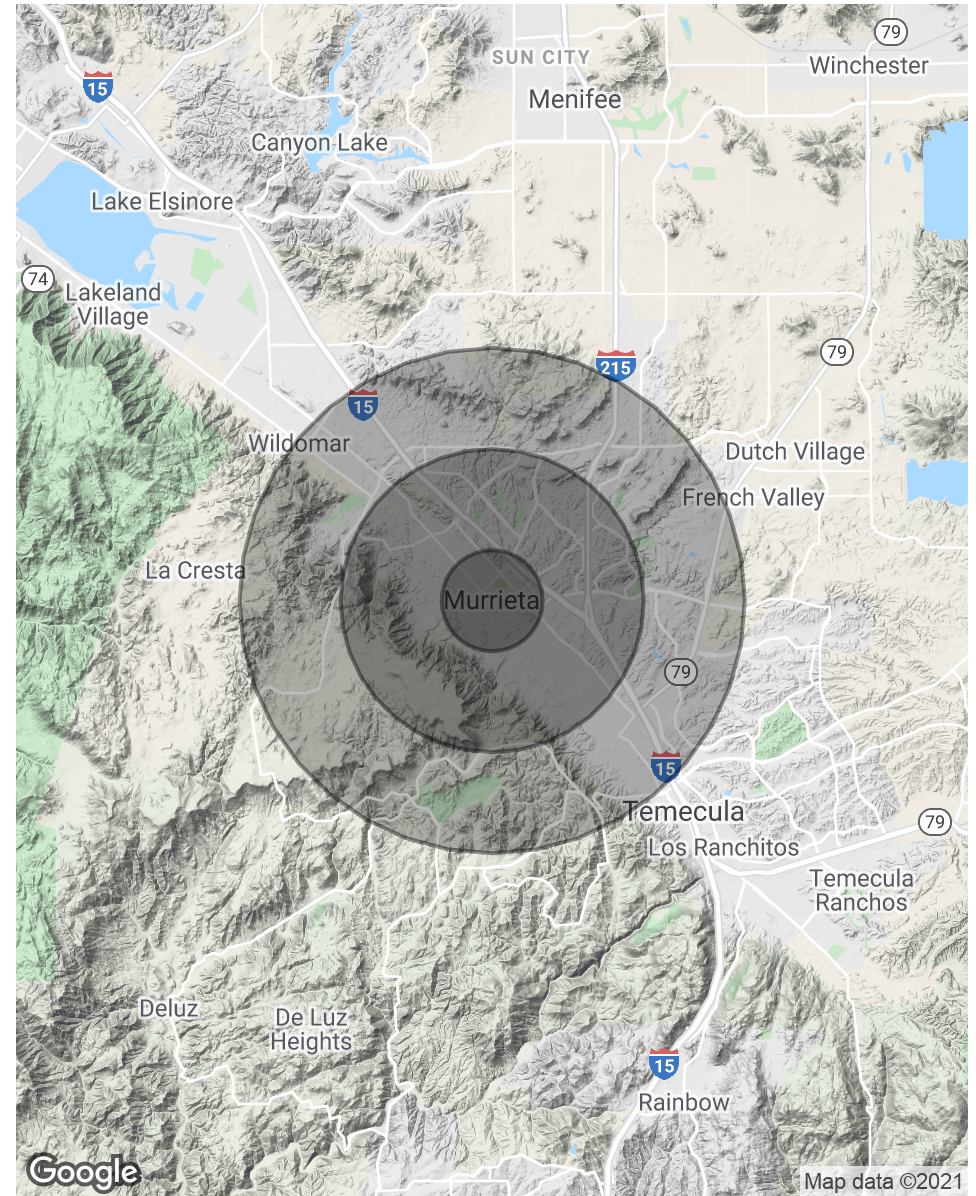
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,555	54,843	151,849
AVERAGE AGE	28.3	31.9	32.5
AVERAGE AGE (MALE)	28.1	31.9	31.4
AVERAGE AGE (FEMALE)	28.6	31.9	33.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,214	16,107	46,320
# OF PERSONS PER HH	3.8	3.4	3.3
AVERAGE HH INCOME	\$104,877	\$93,655	\$88,838
AVERAGE HOUSE VALUE	\$416,044	\$394,185	\$392,472

* Demographic data derived from 2010 US Census



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