

FOR SALE

23735 JACKSON AVENUE
MURRIETA, CA 92562



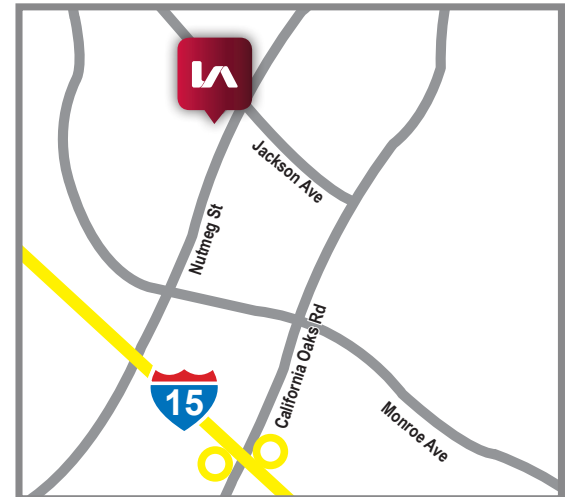
Join CVS Drug Store in this rare infill location. Located in a highly dense residential area with over 158,000 residents in a 5-mile radius with an average household income of more than \$102,000.

The open floor plan is an excellent opportunity for a variety of uses. New construction provides an attractive store front and 68 parking spaces for ample customer parking.

Located within 2 miles of Inland Valley Hospital, Southwest Healthcare System and Kaiser Permanente. The building has great amenities with extra high ceilings and dock-high loading. It is in a great location!

PROPERTY HIGHLIGHTS:

- ±13,989 SF FREESTANDING BUILDING
LOCATED ON ±1.41 ACRES
- IDEAL OWNER/USER OPPORTUNITY
- ZONED: COMMUNITY COMMERCIAL (CC)
- BUILT IN 2011



SALE PRICE:
\$2,995,000

ALISA LOVAS-HOPSITER

951.445.4524
alovas@leetemecula.com
DRE #01200336

FRANK VORA, CCIM

951.276.3645
fvora@lee-associates.com
DRE #01793683

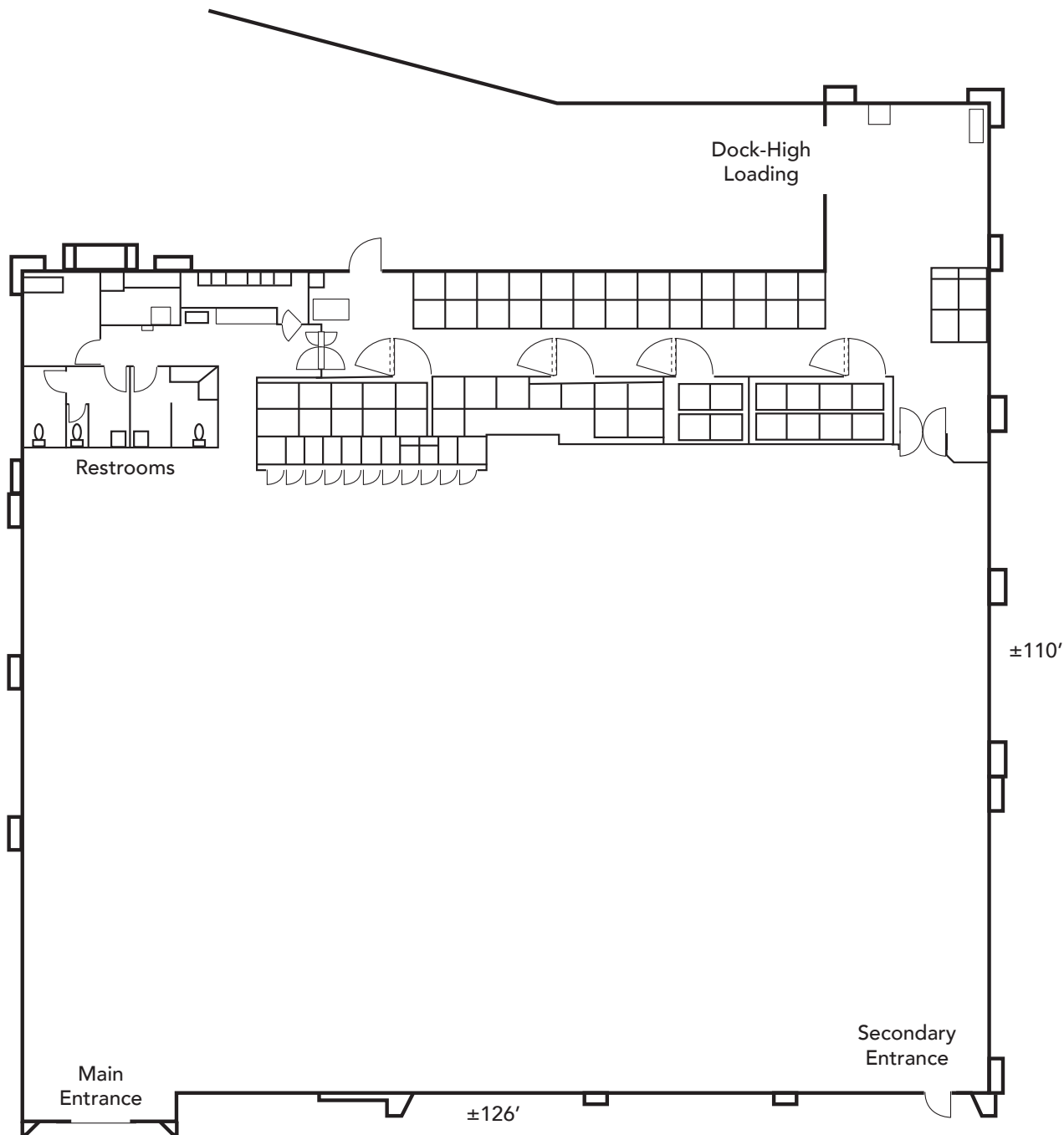
DEMOGRAPHICS	1 mile	3 mile	5 mile
Average Income	\$92,079	\$98,597	\$102,187
Population	16,809	87,415	158,368
Daytime Population	6,892	46,945	83,415

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FLOOR PLAN



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