

±1.02 ACRE RETAIL PAD AVAILABLE FOR SALE

NEQ MARGARITA RD & DATE STREET | MURRIETA, CA

HIGHLIGHTS:

- Three (3) Parcels totaling ±1.02 Acres for Sale
- Commercial land for sale on busy retail corridor
- Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water already at site
- Strong Traffic Counts
- Proposed Uses: Commercial, Medical, Office, Retail
- Temecula/Murrieta are among the fastest growing regions in California.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population:	25,361	98,450	211,211
Daytime Population:	4,879	51,182	74,919
Avg. Household Income:	\$106,855	\$99,668	\$104,423

Source: Regis Online

TRAFFIC COUNTS

12,154 CPD

Date St. at Margarita Rd.

Source: Regis Online

15,688 CPD

Margarita Rd. at Date St.

Nick Corbell
ncorbell@leetemecula.com
D 951.445.4522
DRE #01932821

Nick Earle
nearle@leetemecula.com
D 951.445.4528
DRE #01916982

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