

# FOR SALE ±4.10 NET ACRES

## COMMERCIAL DEVELOPMENT OPPORTUNITY

36505 WINCHESTER ROAD - MURRIETA, CA



### Features:

- ± 4.10 Net Acres
- APN: 963-070-049
- Industrial and Commercial Uses Allowed
- Winchester Road Frontage
- High Growth Area
- Close Proximity to French Valley Airport
- Easy Access to both the I-15 and I-215 Freeways

### 5 Mile Demographics:

|                          |          |
|--------------------------|----------|
| Population:              | 155,827  |
| # of Households:         | 48,067   |
| Median Household Income: | \$76,119 |

\*Source: CoStar

**SALE PRICE: \$3,600,000**

### EXCLUSIVE AGENTS:



#### KEVIN NELLIS

Vice President  
760.475.1976

knellis@lee-associates.com  
LICENSE #00965653

#### RAY BOREL

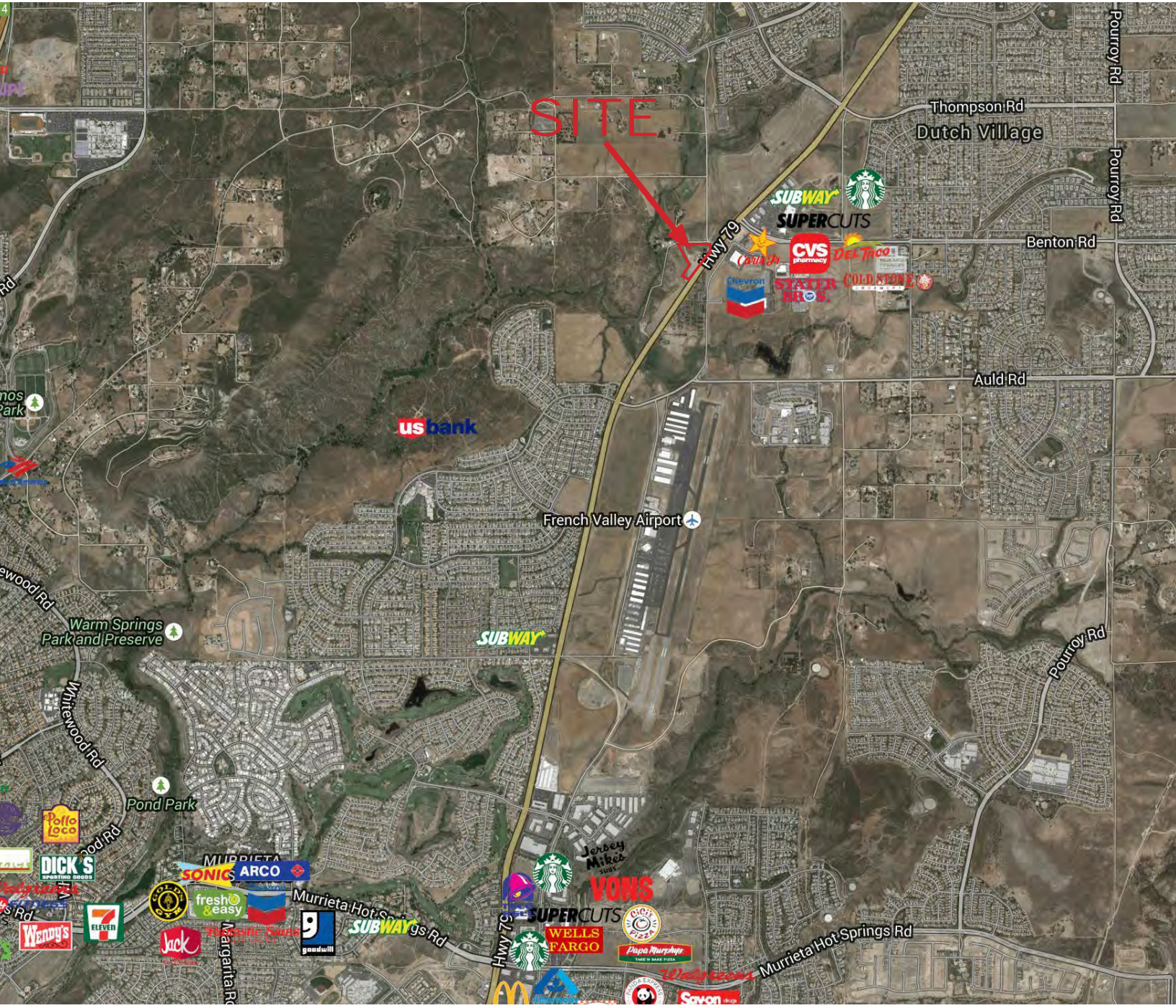
Broker | French Valley Associates  
951.452.2399

rborel69@yahoo.com  
LICENSE #00893678

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COMMERCIAL REAL ESTATE SERVICES

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