

## PROPERTY HIGHLIGHTS:

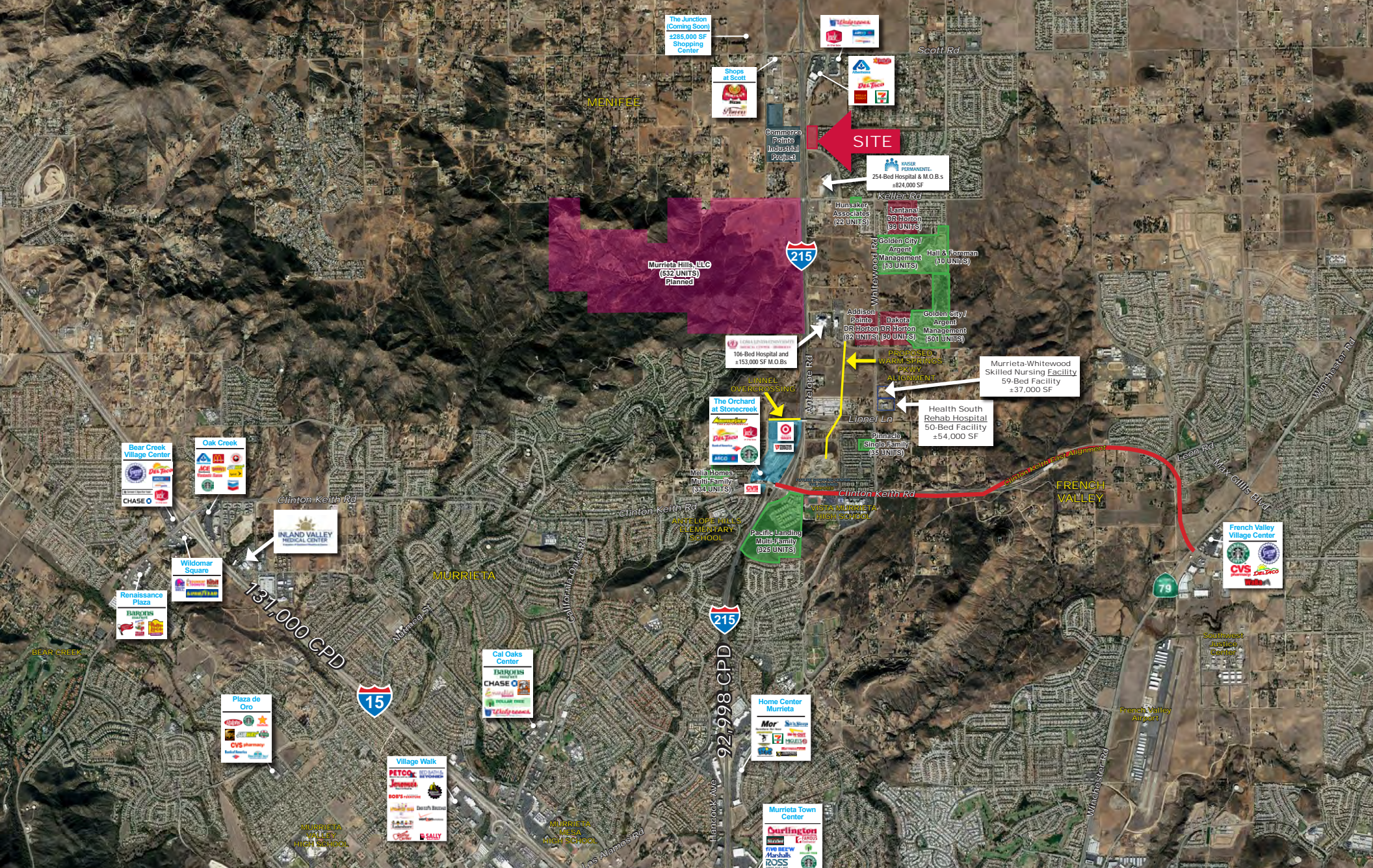
- 747 Feet of Highly Visible Freeway frontage along Interstate 215.
- Adjacent to Kaiser Permanente Murrieta Medical Offices. Urgent Care Services.
- One mile North of Loma Linda University Health Hospital.
- Within the City of Murrieta and border of Menifee. Murrieta is the 4th and Menifee is the 7th fastest growing cities in the state of California.
- Press Enterprise voted Murrieta as the best city to live in!
- Flexible MU2 zoning within the North Murrieta Business Corridor focus area for Office, Research Park, Medical related uses also supportive uses such as Business Office, Restaurants and Hotels.
- Under construction Scott Road/Interstate 215 Interchange project. Completion estimated 2nd Qtr. 2020.
- New Interchange at Keller Road, planned 4 new ramps between Clinton Keith Road and Scott Road.

**SALES PRICE: \$3,868,000**

**Mary Piper**  
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DRE #01268829

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±5.92 ACRES FOR SALE | ANTELOPE RD. & MAPLETON AVE. | MURRIETA, CA



Commerce  
Pointe  
Industrial  
Project

92,998 CPD

±5.92  
Acres



Antelope Rd

Keller Rd

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## ABOUT MURRIETA

Murrieta is a young affluent community in close proximity to San Diego, Los Angeles and Orange County. The Valley has a wide range of new shopping, dining and recreational options, a diverse choice of housing and a world-class educational system. Murrieta is centrally located along the I-15 and I-215 freeway corridor in Southwest California, just north of the San Diego county line. Murrieta is very close to Southern California's beaches and its mountains, within minutes of large lakes for recreation, the region's many wonderful wineries, or the largest Indian casinos in the nation, Pechanga. With a population of just over 114,000, this city continues to build on its success; it attracts those who demand a high quality of life.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 POPULATION	<b>6,248</b>	<b>38,844</b>	<b>177,110</b>
 MEDIAN HOUSEHOLD INCOME	<b>\$105,284</b>	<b>\$104,958</b>	<b>\$90,299</b>
 HIGH SCHOOL DEGREE OR HIGHER	<b>1,101</b>	<b>7,357</b>	<b>32,474</b>
 GRADUATE DEGREE OR HIGHER	<b>2,790</b>	<b>17,452</b>	<b>77,594</b>
 TOTAL EMPLOYEES	<b>1,049</b>	<b>4,310</b>	<b>23,209</b>
 TOTAL BUSINESSES	<b>161</b>	<b>566</b>	<b>3,248</b>



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