

# 28680 Clinton Keith Rd Murrieta Approved MFR Site

MURRIETA, CA



OFFERING MEMORANDUM

**KW COMMERCIAL**  
7817 Ivanhoe Avenue  
La Jolla, CA 92037

*PRESENTED BY:*

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## MURRIETA, CA

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28680 CLINTON KEITH RD MURRIETA APPROVED MFR SITE

# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,000,000
<b>LOT SIZE:</b>	4.5 Acres
<b>ZONING:</b>	MFR Development Site 10-30 dwelling Units per acres City Council Approved Multi Family
<b>PRICE / SF:</b>	\$10.20

## PROPERTY OVERVIEW

MFR Development Site 10-30 dwelling Units per acres. This is a re-development Site on the brand new PAVED CLINTON KEITH ROAD EXTENSION 1/4 mile off the 215 Fwy East. 1/4 mile from the new approved Costco site right by Loma Linda University Hospital. This is 4.5 approx. Acres. Just Re-zoned to Multi-Family and approved by the City Council.

## PROPERTY HIGHLIGHTS

- MFR Development Site City of Murrieta 10-30 dwelling Units per acres. City Council approved Multi Family Zoning. This is a re-development Site on the brand new PAVED CLINTON KEITH ROAD EXTENSION off the 215 Fwy East. 1/2 mile from the new approved Costco site right by Loma Linda University Hospital. This is MFR Development Site 10-30 dwelling Units per acres.

## Property Description



### PROPERTY OVERVIEW

MFR Development Site 10-30 dwelling Units per acres. This is a re-development Site on the brand new PAVED CLINTON KEITH ROAD EXTENSION 1/4 mile off the 215 Fwy East. 1/4 mile from the new approved Costco site right by Loma Linda University Hospital. This is 4.5 approx. Acres. Just Re-zoned to Multi-Family and approved by the City Council.

### LOCATION OVERVIEW

215 Fwy East on Clinton Keith Rd 1/4 mile on the left side of the 6 lane road.

# Property Details

## SALE PRICE

\$2,000,000

### LOCATION INFORMATION

Building Name	28680 Clinton Keith Rd Murrieta Approved MFR Site
Street Address	28680 Clinton Keith Rd
City, State, Zip	Murrieta, CA 92563
County/Township	Riverside
Cross Streets	Clinton Keith East of 215 Fwy

### PROPERTY DETAILS

Property Type	Land
Property Subtype	Office
Zoning	MFR Development Site 10-30 dwelling Units per acres City Council Approved Multi Family
Lot Size	4.5 Acres
APN#	392330021





28680 CLINTON KEITH RD MURRIETA APPROVED MFR SITE

# LOCATION INFORMATION

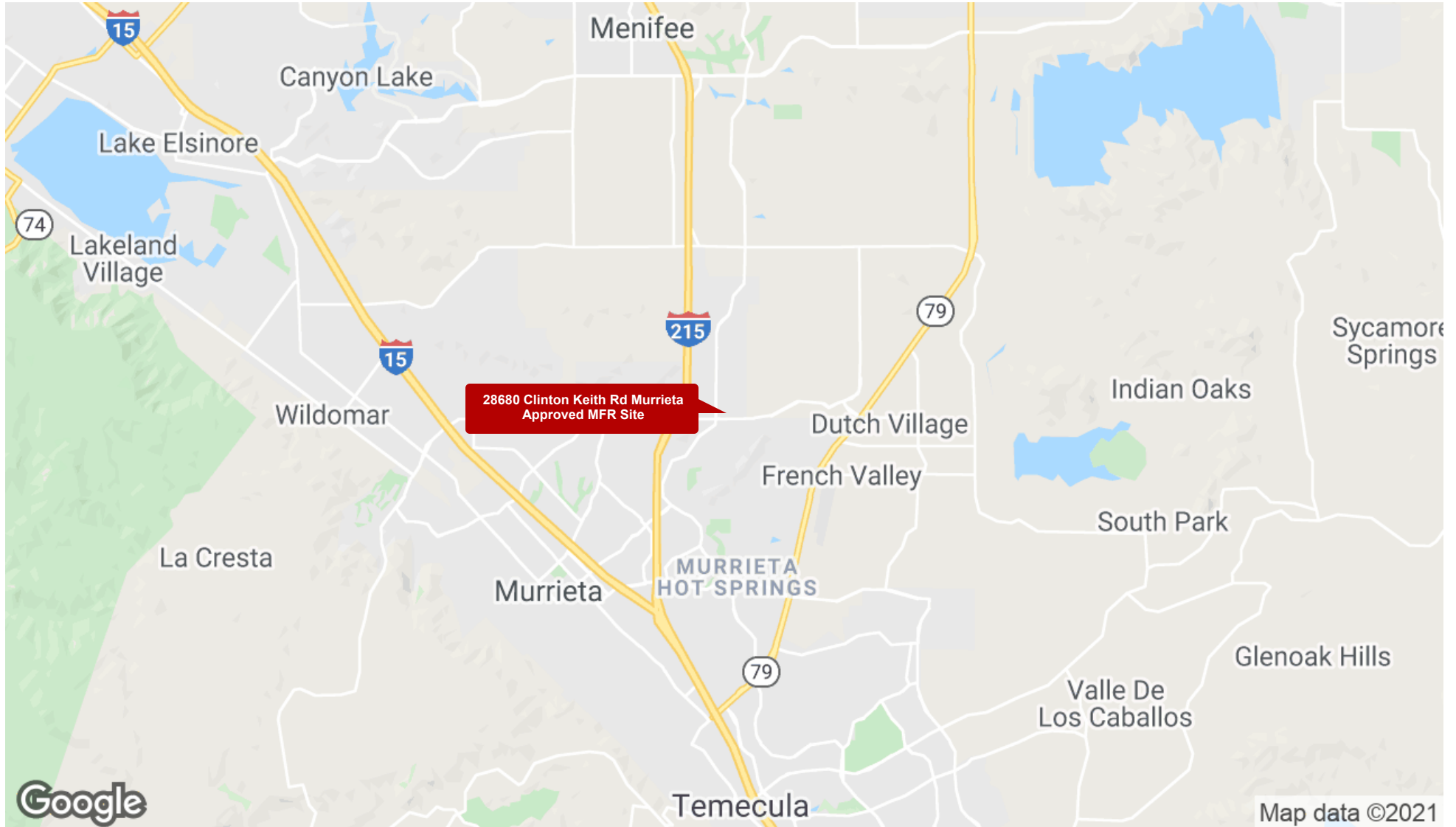
# 2

REGIONAL MAP

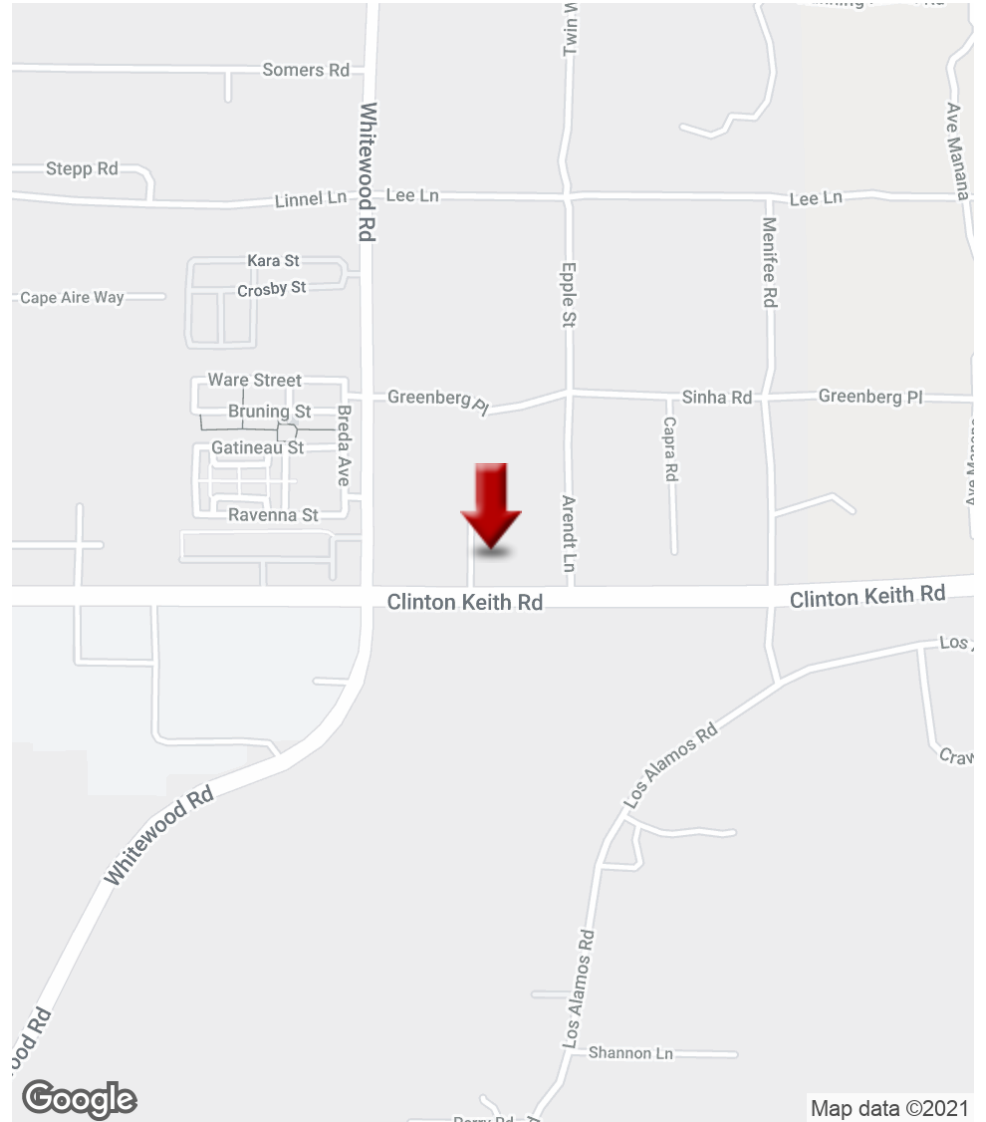
LOCATION MAPS

AERIAL MAP

# Regional Map



# Location Maps



# Aerial Map



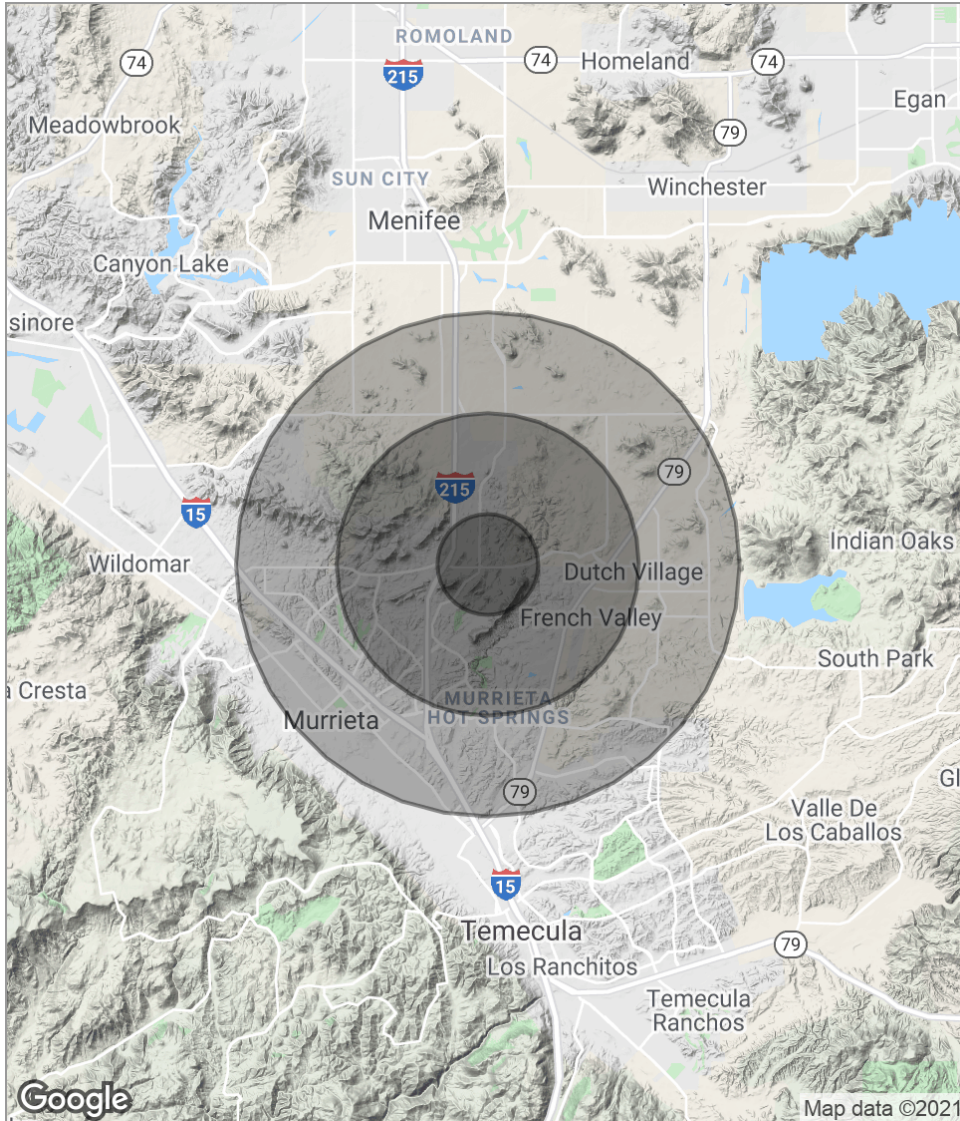
28680 CLINTON KEITH RD MURRIETA APPROVED MFR SITE

# DEMOGRAPHICS

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DEMOGRAPHICS MAP

# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,291	62,403	158,495
Median Age	28.8	32.5	32.6
Median Age (Male)	28.3	32.3	31.4
Median Age (Female)	29.5	32.6	33.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,407	18,685	48,559
# Of Persons Per HH	3.8	3.3	3.3
Average HH Income	\$101,578	\$91,492	\$89,002
Average House Value	\$414,824	\$394,626	\$394,310

\* Demographic data derived from 2010 US Census