

# 35600 Whitewood Murrieta Development Site

MURRIETA, CA

Hospital to the North

Skilled Nursing Center Broken Ground

300 homes Already developed project

High School

COSTCO

Vineyard Retail

North

Murieta City Office Rese  
Clinton Ke  
Whitewood  
(Mapping Approxim)

COMPLETED

OFFERING MEMORANDUM

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

*PRESENTED BY:*

**LOU LOLLIO**  
 Commercial Managing Director  
 O 760.659.0305  
 C 310.293.9860  
 loulollo@kw.com  
 CalDRE #00829436

# Confidentiality & Disclaimer

## MURRIETA, CA

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by La Jolla in compliance with all applicable fair housing and equal opportunity laws.

*PRESENTED BY:*

**LOU LOLLIO**  
Commercial Managing Director  
O 760.659.0305  
C 310.293.9860  
loulollo@kw.com  
CalDRE #00829436

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

35600 WHITEWOOD MURRIETA DEVELOPMENT SITE

# PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# Executive Summary



<b>SALE PRICE:</b>	\$1,600,000
<b>PRICE PER ACRE:</b>	\$333,333
<b>LOT SIZE:</b>	4.8 Acres
<b>APN #:</b>	
<b>ZONING:</b>	Multi Family Development 10-30 Units/Acre
<b>CROSS STREETS:</b>	Clinton Keith And Whitewood Rd Which Is The Main Road To Enter Loma Linda University Hospital

## PROPERTY OVERVIEW

For Development of Multi Family 10-30 Units/Acre Murrieta 5 Acre parcel. 50 Acres available \$16MIL Develop Site. Costco approved 1/4 mile from this location. Great opportunity to build in the newly Zoned Units Murrieta on a paved road that leads right into Loma Linda University Hospital. We have a 50 acre assemblage of properties that have just been re-zoned and this parcel is included. Call for information. This area is growing rapidly with major stores, shopping and theatre. Kaiser Hospital and Loma Linda Hospital close by. University campus close by. 215 Fwy Exit Clinton Keith 1/4 mile East 5 Acre Commercial development site. I have another 50 acres listed and available. Restaurants and more.

## PROPERTY FEATURES

- Costco approved 1/4 from this location.
- Near Loma Linda University Hospital.
- Near Kaiser Hospital.
- Near corner of Whitewood and Clinton Keith.

# Property Description

## PROPERTY OVERVIEW

For Development of Multi Family 10-30 Units/Acre Murrieta 5 Acre parcel. 50 Acres available \$16MIL Develop Site. Costco approved 1/4 mile from this location. Great opportunity to build in the newly Zoned Units Murrieta on a paved road that leads right into Loma Linda University Hospital. We have a 50 acre assemblage of properties that have just been re-zoned and this parcel is included. Call for information. This area is growing rapidly with major stores, shopping and theatre. Kaiser Hospital and Loma Linda Hospital close by. University campus close by.  
 215 Fwy Exit Clinton Keith 1/4 mile East  
 5 Acre Commercial development site. I have another 50 acres listed and available. Restaurants and more.

## LOCATION OVERVIEW

215 Fwy exit Clinton Keith Rd. East to Whitewood



# Property Details

<b>PROPERTY NAME:</b>	35600 Whitewood Murrieta Development Site
<b>STREET ADDRESS:</b>	35600 Whitewood
<b>CITY, STATE, ZIP:</b>	Murrieta, CA 92563
<b>APN:</b>	
<b>BUILDING CLASS:</b>	
<b>ZONING:</b>	Multi Family Development 10-30 Units/Acre
<b>YEAR BUILT:</b>	
<b>NUMBER OF STORIES:</b>	
<b>FOUNDATION:</b>	
<b>WALLS:</b>	



# Complete Highlights

## PROPERTY HIGHLIGHTS

- Costco approved 1/4 from this location.
- Near Loma Linda University Hospital.
- Near Kaiser Hospital.
- Near corner of Whitewood and Clinton Keith.
- Clinton Keith Rd is in phase 2 of continuing through to Hwy 79.
- Multi Unit Development Zone.



# Additional Photos



35600 WHITEWOOD MURRIETA DEVELOPMENT SITE

---

# LOCATION INFORMATION

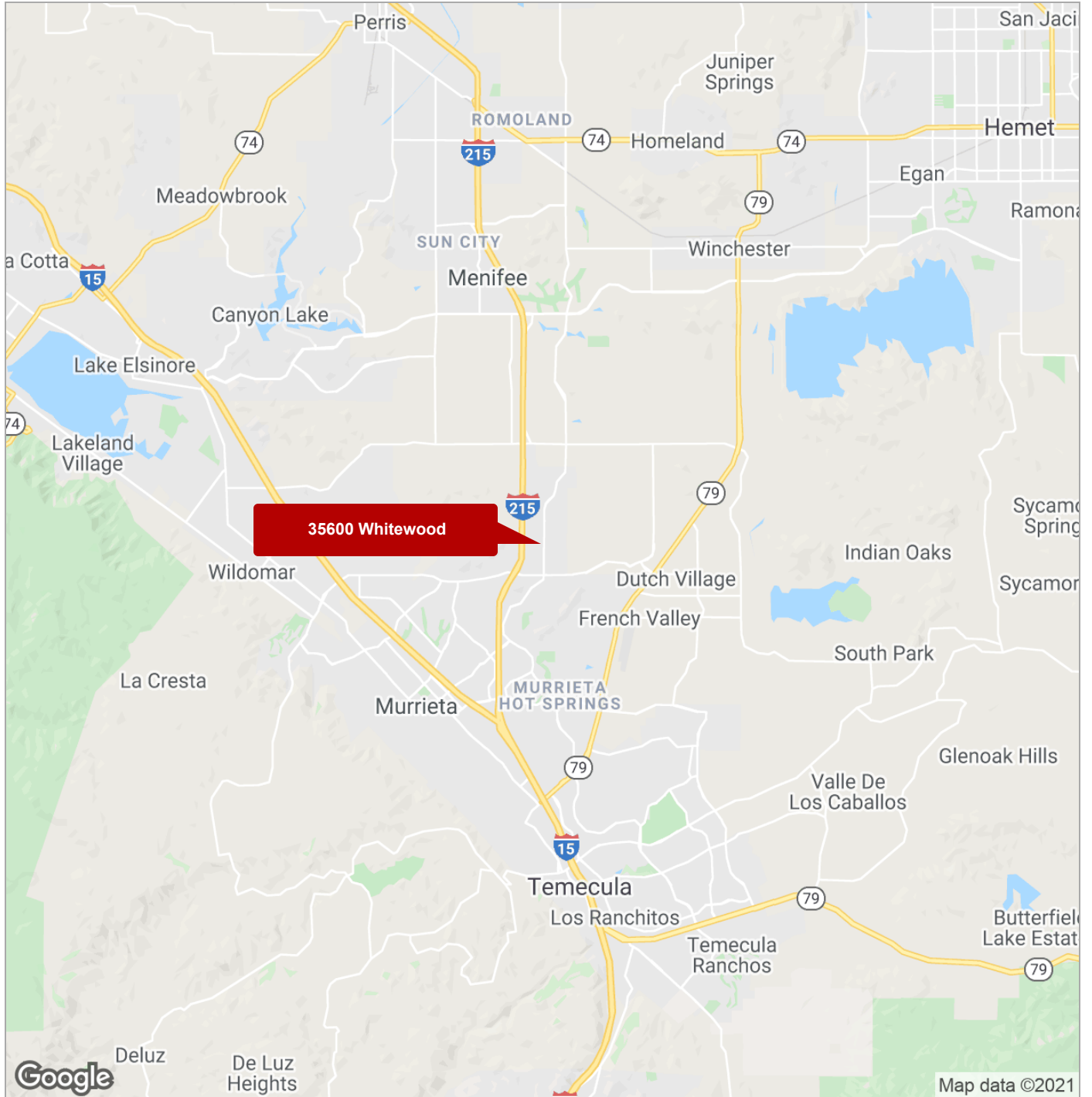
# 2

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

# Regional Map



# Location Maps



# Aerial Map



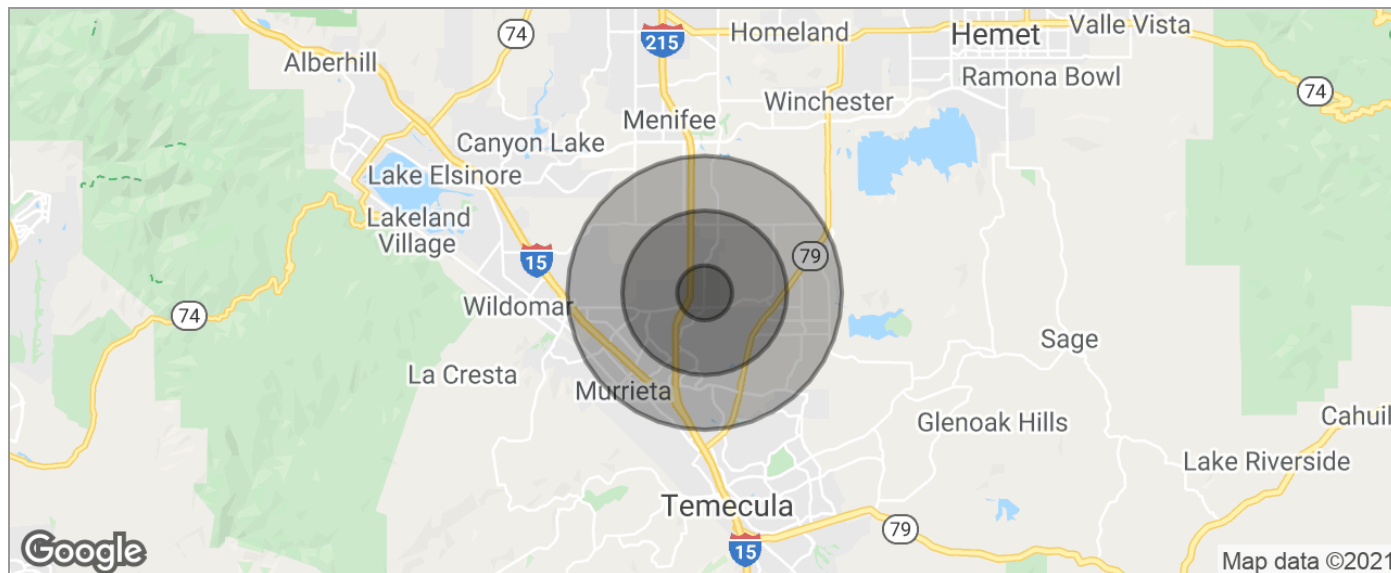
35600 WHITEWOOD MURRIETA DEVELOPMENT SITE

**DEMOGRAPHICS**

**3**

DEMOGRAPHICS MAP

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,105	60,898	155,193
MEDIAN AGE	29.0	32.9	32.6
MEDIAN AGE (MALE)	28.5	32.5	31.3
MEDIAN AGE (FEMALE)	29.6	33.0	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,369	18,301	47,475
# OF PERSONS PER HH	3.7	3.3	3.3
AVERAGE HH INCOME	\$103,124	\$91,600	\$88,900
AVERAGE HOUSE VALUE	\$413,781	\$395,020	\$394,188
RACE	1 MILE	3 MILES	5 MILES
% WHITE	63.0%	66.9%	65.5%
% BLACK	8.8%	6.3%	6.0%
% ASIAN	15.1%	11.8%	11.0%
% HAWAIIAN	0.6%	0.4%	0.3%
% INDIAN	0.7%	0.4%	0.8%
% OTHER	6.8%	8.9%	9.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	25.3%	26.3%	27.3%

\* Demographic data derived from 2010 US Census

