



28740 Greenberg Pl Murrieta Multi Family Development 10-30/Units/Acre

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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28740 GREENBERG PL MURRIETA MULTI FAMILY DEVELOPMENT 10-30/UNITS/ACRE

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

Executive Summary



SALE PRICE: \$1,355,000

PRICE PER ACRE: \$271,000

LOT SIZE: 5.0 Acres

APN #: 392-320-005

ZONING: Proposed Multi Family Development
10-30/Dwellings/Acre

PROPERTY OVERVIEW

5 Acres Multi Family Development 10-30/dwellings/acre. 5 Acre parcel and we have another 50 Acres listed and available FOR SALE. 1/4 mile from new approved COSTCO at 215 Fwy and Clinton Keith exit.

PROPERTY FEATURES

- Close to Loma Linda University Hospital
- Close to Kaiser Hospital

Property Description



PROPERTY OVERVIEW

5 Acres Multi Family Development 10-30/dwellings/acre. 5 Acre parcel and we have another 50 Acres listed and available FOR SALE. 1/4 mile from new approved COSTCO at 215 Fwy and Clinton Keith exit.

LOCATION OVERVIEW

215 Fwy off at Clinton Keith Rd go East to Whitewood North to Lee Lane East to Greenberg Pl.

Property Details

PROPERTY NAME:	28740 Greenberg Pl Murrieta Multi Family Development 10-30/units/acre
STREET ADDRESS:	28740 Greenberg Pl
CITY, STATE, ZIP:	Murrieta, CA 92563
APN:	392-320-005
BUILDING CLASS:	
ZONING:	Proposed Multi Family Development 10-30/dwellings/acre
YEAR BUILT:	
NUMBER OF STORIES:	
FOUNDATION:	
WALLS:	



Complete Highlights

PROPERTY HIGHLIGHTS

- Close to Loma Linda University Hospital
- Close to Kaiser Hospital



Additional Photos



28740 GREENBERG PL MURRIETA MULTI FAMILY DEVELOPMENT 10-30/UNITS/ACRE

LOCATION INFORMATION

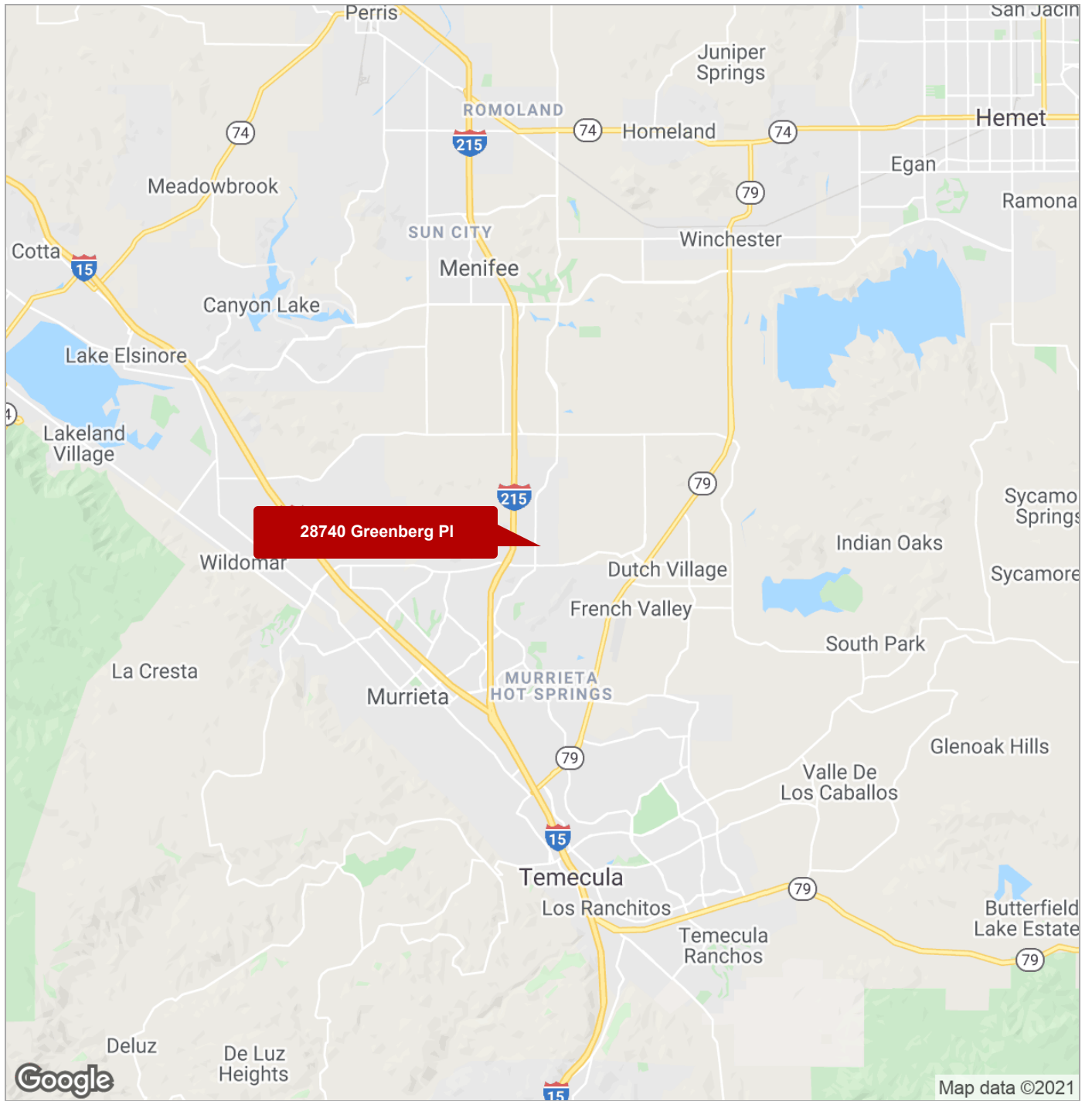
2

REGIONAL MAP

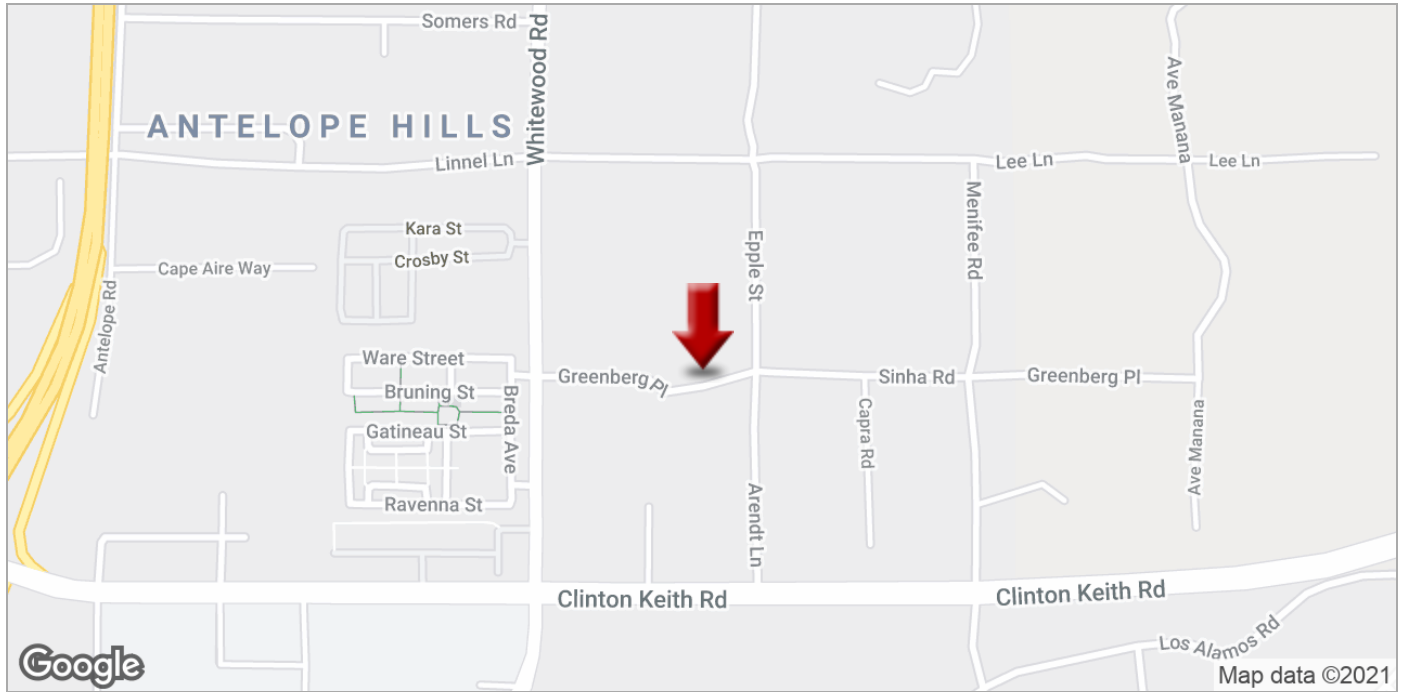
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



28740 GREENBERG PL MURRIETA MULTI FAMILY DEVELOPMENT 10-30/UNITS/ACRE

SALE COMPARABLES

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SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

Sale Comps



★ SUBJECT PROPERTY

28740 Greenberg Pl | Murrieta, CA 92563

Sale Price: \$1,355,000 Price PSF: \$6.22

Price / AC: \$271,000

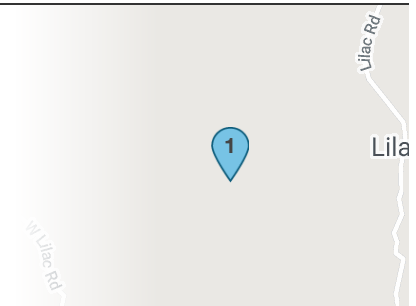


1	Property	Comparable 1	Comparable 2	Com
	Circle R Dr	Deer Springs Rd	Houston Headrow Rd	Dev
	Bonsall	San Marcos	Escondido	9251
	92003	92009	92026	92008
	Patterson Un	San Marcos	Escondido Un	9251
		4.48	4.31	4.31
	117-532-07-00	182-040-63-00	100-101-22-00	1121
	Agricultural Land	Agricultural Land	Agricultural Land	Agri
	Uncler Agricultural	Uncler Agricultural	Uncler Agricultural	Uncler
	05/01/2002	12/16/2013	05/06/2013	1211
	05/17/2002	12/16/2013	06/05/2013	1211
	8050100	8741002000	813002000	8251
	63.81	16.58	21.79	4.12
	2,776,884	722,225	440,172	1761
	A	A	A	A

COMPS

Patrick Way | Valley Center, CA 92082

Sale Price: \$3,000,000



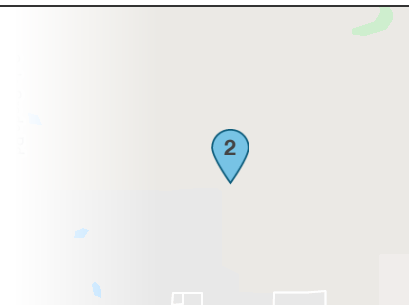
PAUM HEIGHTS ROAD

PAUMA HEIGHTS ROAD | VALLEY CENTER, CA 92082

Sale Price: \$1,500,000 Price PSF: \$0.91

Price / AC: \$39,473

38 ACRES FOR APPROX. 18 HOMES



Sale Comps Summary

SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/AC
 28740 Greenberg Pl Murrieta Multi Family Development 10-30/units/acre 28740 Greenberg Pl Murrieta, CA 92563	\$1,355,000	5 AC	\$271,000

SALE COMPS	PRICE	LOT SIZE	PRICE/AC
Comps 1 Patrick Way Valley Center, CA 92082	\$3,000,000	-	-
PAUM HEIGHTS ROAD 2 PAUMA HEIGHTS ROAD VALLEY CENTER, CA 92082	\$1,500,000	-	\$39,473

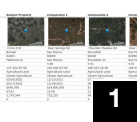
SALE COMPS	PRICE	LOT SIZE	PRICE/AC
TOTALS/AVERAGES	\$2,250,000	38 AC	\$59,210

Sale Comps Map

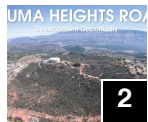


SUBJECT PROPERTY
 28740 Greenberg Pl | Murrieta, CA 92563

COMPS
 Patrick Way
 Valley Center, CA 92082



PAUM HEIGHTS ROAD
 PAUMA HEIGHTS ROAD
 VALLEY CENTER, CA 92082



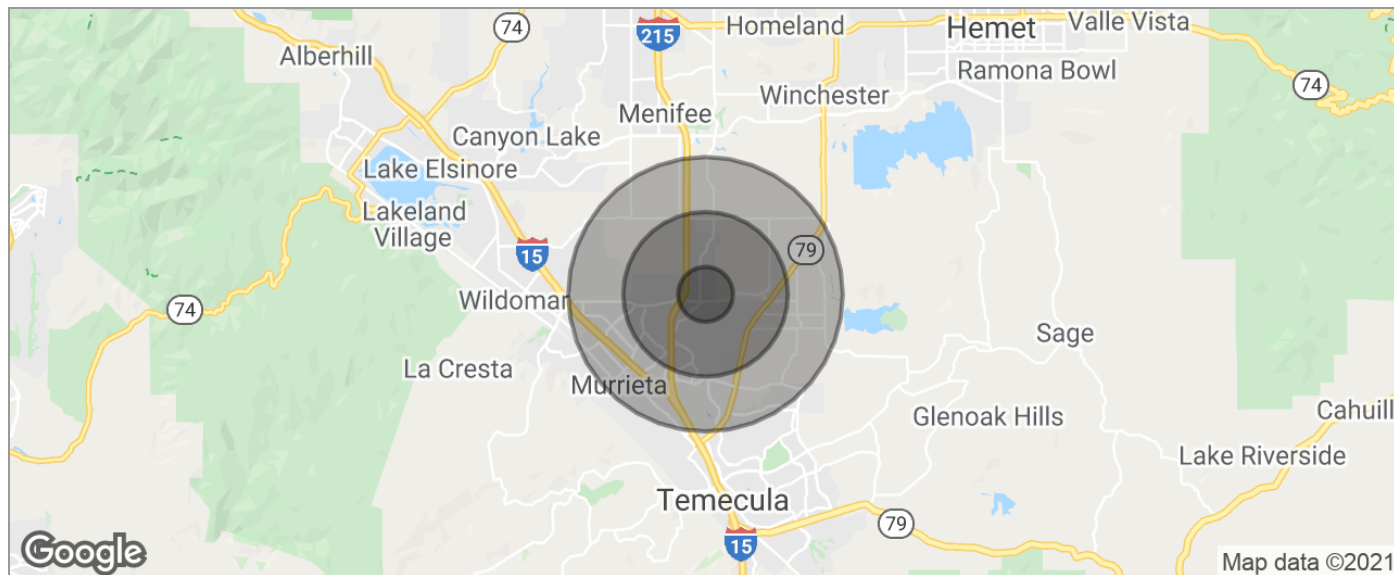
28740 GREENBERG PL MURRIETA MULTI FAMILY DEVELOPMENT 10-30/UNITS/ACRE

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,953	58,568	155,906
MEDIAN AGE	28.4	32.1	32.6
MEDIAN AGE (MALE)	28.1	32.0	31.4
MEDIAN AGE (FEMALE)	28.9	32.1	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,313	17,317	47,661
# OF PERSONS PER HH	3.8	3.4	3.3
AVERAGE HH INCOME	\$102,288	\$92,684	\$89,034
AVERAGE HOUSE VALUE	\$414,745	\$394,483	\$393,664
RACE	1 MILE	3 MILES	5 MILES
% WHITE	62.1%	66.0%	65.6%
% BLACK	9.4%	6.4%	6.0%
% ASIAN	15.2%	12.3%	11.1%
% HAWAIIAN	0.7%	0.4%	0.3%
% INDIAN	0.9%	0.5%	0.7%
% OTHER	6.6%	9.0%	9.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	25.3%	26.3%	27.2%

* Demographic data derived from 2010 US Census