

# FOR SALE

## 18.8 Acres - Freeway Frontage | Murrieta, CA Light Industrial/Office/Research & Development Opportunity



Exclusively offered for sale by:



SC

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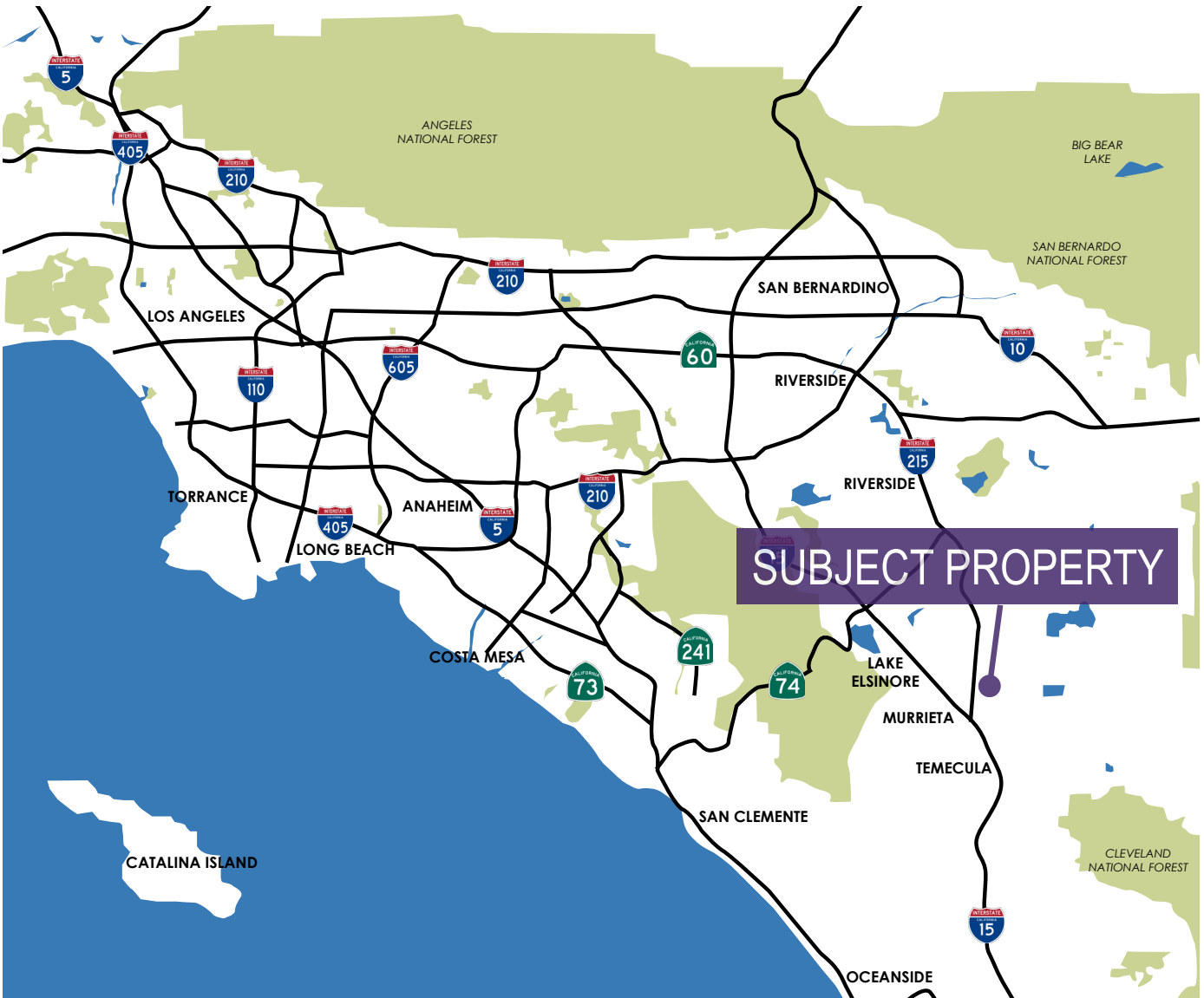




Coldwell Banker Commercial So Cal Group is pleased to present the sale of 18.8 Acres of land located off Interstate 215 with frontage to Antelope Rd. We are working closely with ownership who controls the entire 54 Acres with plans to develop the remainder of the property into Single Family and Multi-Family dwellings. Ownership has been working closely with the City of Murrieta through their updates to their General Plan and Zoning Districts which were just approved in July of 2020. The City of Murrieta’s updated zoning will allow for a wide range of uses. Given the current state of the market and working within the city’s zoning, we foresee strong demand from the Light Industrial, Office, and Research and Development markets.

HIGHLIGHTS

- Located within walking distance of Loma Linda University Health Center and just one mile from Kaiser Permanente Emergency Room and Urgent Care.
- Ownership willing to deliver fully improved site with finished grade and all utilities stubbed to the site.
- Property divisible into 3 Acre Parcels.
- Located within the City of Murrieta in one of the fastest growing regions in Southern California.
- Situated between two freeway on/off-ramps. Clinton Keith Rd and Scott Rd, with easy access and exposure to I-215 freeway.
- Located directly behind Murrieta Fire Station 4.
- Scott Rd Overpass improvements completed in 2020.
- Conveniently located at just 45 miles from Orange County, 80 miles to Ports of LA and Long Beach, and 65 miles to downtown San Diego.
- Easy access to multiple retail centers within minutes from the property which include: Target, Albertsons, Walgreens, as well as multiple restaurants.
- Updated zoning as of July 2020.





PROJECT HIGHLIGHTS

PROPERTY DESCRIPTION

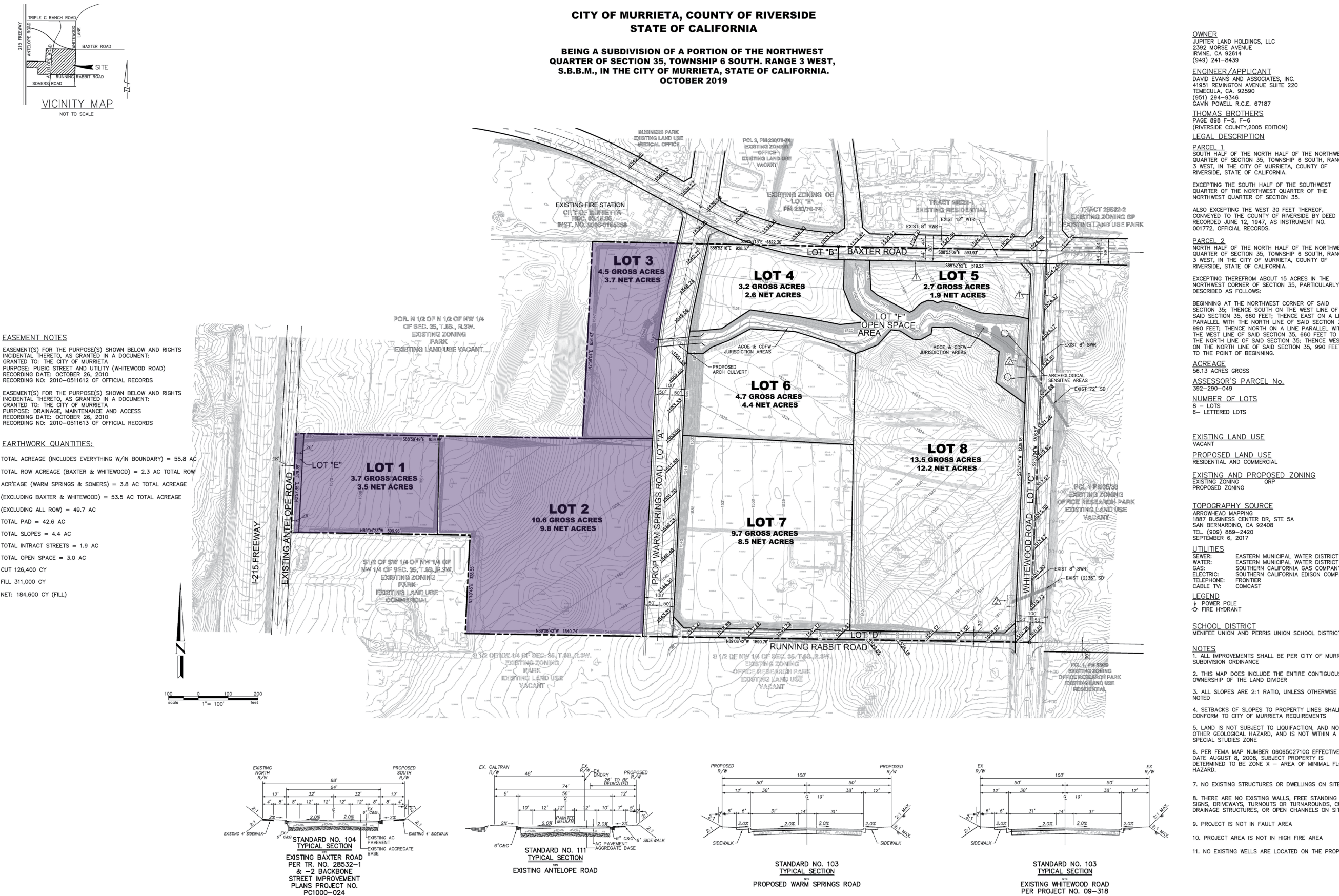
The Subject Property sits just to the South of Murrieta Fire Station 4 and offers extremely close proximity to Loma Linda University Medical Center. Access for this property will be gained through the expansion of Warm Springs Rd. Upon completion of the road, the property will provide over ¼ mile of frontage along Warm Springs Rd. Additionally, access is provided off Antelope Rd which offers approximately 330 feet of freeway frontage property. Access to I-215 is just under 2 miles via Clinton Keith and just over two miles via Scott Rd. Ownership will deliver the land in finished grade blue topped condition with all utilities stubbed to the site.

PROJECT LOCATION	City of Murrieta - Antelope Rd / Baxter Rd.
APN	392-290-049
SIZE	18.8 Acres
CONDITION	Graded Super Pad w/ All Utilities Stubbed to the Site
ZONING/ GENERAL PLAN	Light Industrial
PRICE	Price: \$13,900,000 (\$17 / SF)

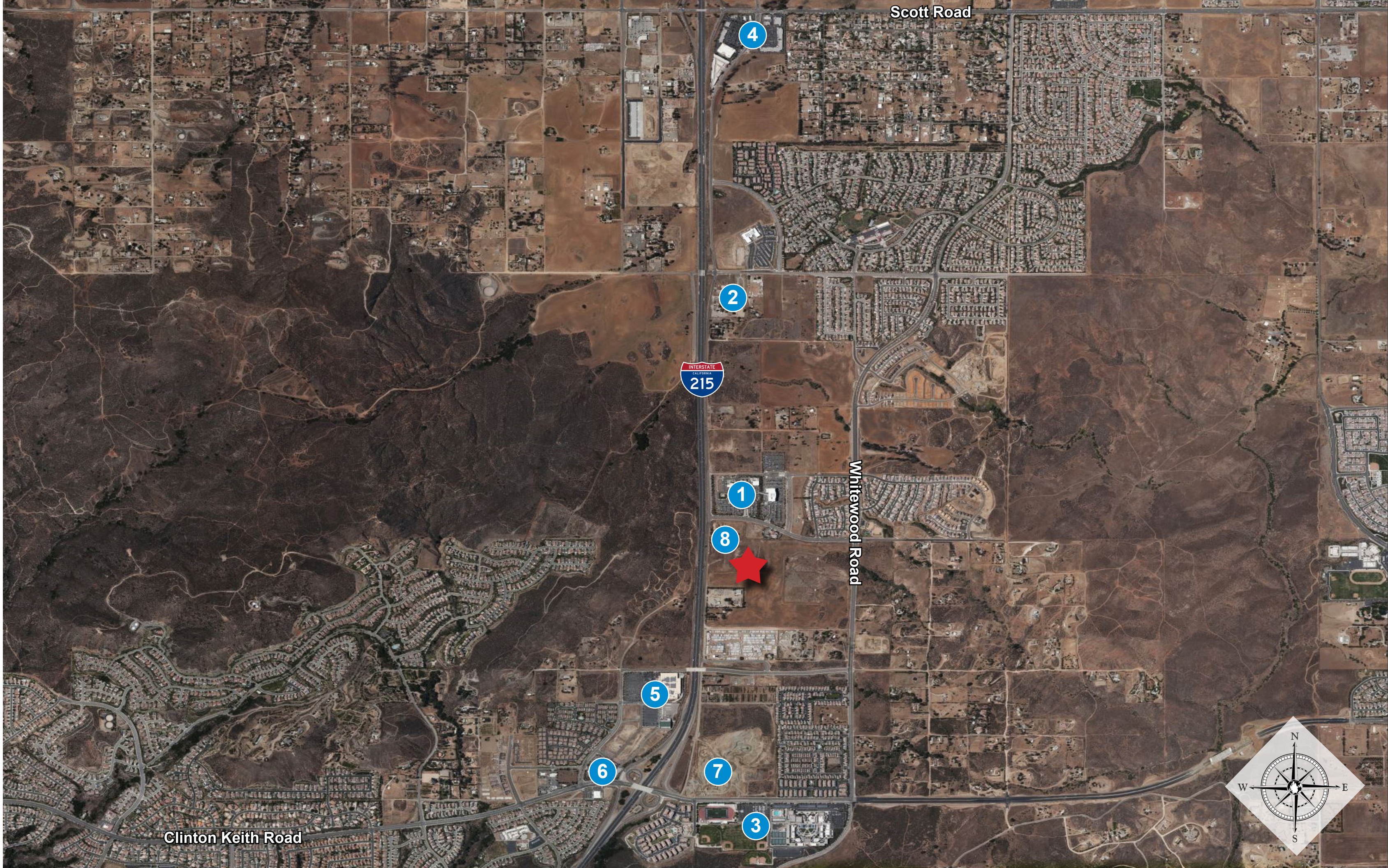
ZONING

The city of Murrieta has updated their General Plan and Zoning Map as of July 2020. Ownership has been working closely with the city throughout the rezone process and has successfully rezoned this site to a Light Industrial Zone.

MURRIETA LAND PORTFOLIO







# Public Works

- 1 Loma Linda University
- 2 Kaiser Hospital
- 3 Vista Murrieta High School

# Surrounding Retail

4

ARCO

Albertsons

Walgreens

DELTA

7 ELEVEN

Jack in the box

Dominos Pizza

WELLS FARGO

5

Carls Jr.

Great Clips

TARGET

CVS pharmacy

Pizza Hut

6

am pm

STARBUCKS COFFEE

SUBWAY

JUICE IT UP!

Bank of America

Jack in the box

Jersey Mike's SUBS

DELTA

# Under Construction

- 7 Costco Wholesale, Planned Regional Shopping Center with Anchor, Drug, Bank, Drive-thru, Freestanding Pads, and Shop Opportunities
- 8 Makena Medical Center



# MURRIETA

Murrieta is a city in southwestern Riverside County, California, United States. The population of Murrieta was 103,466 at the 2010 census. Murrieta experienced a 133.7% population increase between 2000 and 2010, according to the most recent census, making Murrieta one of the fastest-growing cities in the state. This population boom in 2010 surpassed the population of the historically larger and more commercial city of Temecula to the south for the first time since the incorporation of either city.

Temecula and Murrieta together form the southwestern anchor of the Inland Empire region. Largely residential in character, Murrieta is typically characterized as a commuter town, with many of its residents commuting to jobs in San Diego County, Orange County, Los Angeles County, Temecula, and Camp Pendleton.

The city of Murrieta is situated just 100 miles outside of Los Angeles and is well loved by residents for its gorgeous surrounding vineyards and idyllic scenery. Not just known for its grapes, the area around the city is said to be some of the most picturesque in the region, and for anyone who likes to get outdoors then this is not to be missed.



Murrieta City Hall



Murrieta Youth Center



Old Town Murrieta





# INLAND EMPIRE

The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula’s Wine Country to the south.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metropolitan area covers more than 27,000 square miles (70,000 km2) and has a population of approximately 4 million.[3] Most of the area’s population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy, and wine-making. Agriculture declined through the 20th century, and since the 1970s a rapidly growing population, fed by families migrating in search of affordable housing, has led to more residential, industrial, and commercial development.

The Inland Empire is poised for extreme growth. The Inland Empire has added over half a million people in the past five years bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lowers housing prices coupled with efficient and multiple transportation routes. In fact, the Riverside-San Bernardino Primary Metropolitan Statistical Area is California’s 2nd and the nation’s 12th most populous

region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to contribute to the sustained economic growth of the Inland Empire. These include:

- The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people. The Inland Empire is also one of America’s most unique regions, featuring impeccable mountains, lakes, deserts, and ample recreation and sporting activities, all within an hour’s drive to the shores of the Pacific Ocean.
- Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place live, work or visit.

# RIVERSIDE COUNTY

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California’s fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region’s economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario international Airport: Palm Springs International Airport and San Bernardino International Airport.

Demographics	
Census 2010 Summary	
Population	2,189,641
Households	686,260
Median Age	33.7
2015 Summary	
Population	2,302,403
Households	716,787
Median Age	34.2
Median Household Income	\$54,991
Average Household Income	\$75,849
2020 Summary	
Population	2,435,985
Households	754,636
Median Age	34.8
Median Household Income	\$63,928
Average Household Income	\$86,865
Trends: 2015 - 2020 Annual Rate	
Population	1.13%
Households	1.03%
Median Household Income	3.06%



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