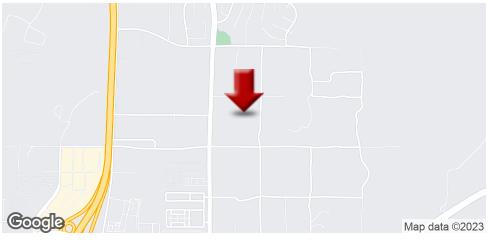
## ROY 35385 TWIN WILLOW RD 5 ACRES

35385 Twin Willow Rd, Murrieta, CA 92563







#### **OFFERING SUMMARY**

SALE PRICE:	\$949,000
LOT SIZE:	5 Acres
ZONING:	Commercial
MARKET:	Commercial
SUBMARKET:	ORP Office Research Park
PRICE / SF:	\$4.36

#### PROPERTY OVERVIEW

Developers - - Proposed Zoning for Residential Development 1-10dwelling units/acre. Now Commercial supporting the ORP. Our KW La Jolla Commercial Team lead by Broker Lou Lollio, have numerous listings in this ORP area, including 5-acre adjacent lots. Costco and Vineyard Retail have broken ground at the 215 North entrance. Loma Linda Hospital & University and Kaiser Hospitals are local. This area is exploding with activity.

#### PROPERTY HIGHLIGHTS

- Motivated Seller
- 30% Price Reduction from \$1.5m to \$949k

#### **KW COMMERCIAL**

7817 Ivanhoe Avenue La Jolla, CA 92037

#### **BRET MAJOR**

Associate
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bretmajor@kw.com
CA #DRE # 01992788

#### LOU LOLLIO

Commercial Managing Director 0: 760.659.0305 C: 310.293.9860 loulollio@kw.com CA #00829436

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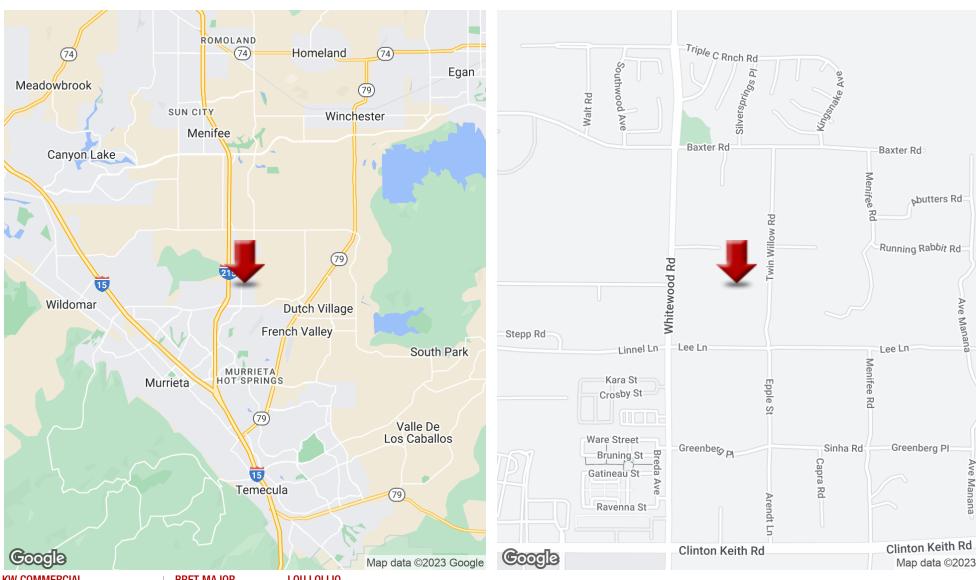
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