



The Bridges
242 Units

SUBJECT

FOR SALE

Up to 272 Unit Multifamily Development Opportunity

40785 Vista Murrieta, Murrieta, CA 92562

Approved 35 Acre Project
900 Units

Proposed 1.3 Million S.F. Golden Triangle Mixed-Use

eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

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FOR SALE | Table of Contents

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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The Bridges
at 2 Units

SUBJECT

VISTA MURRIETA

HANCOCK AVE

WILSON CENTER DR

JACKSON AVE

MEDICAL CENTER

MURRIETA HOT SPRINGS RD

Approved 35 Acre Project
900 Units

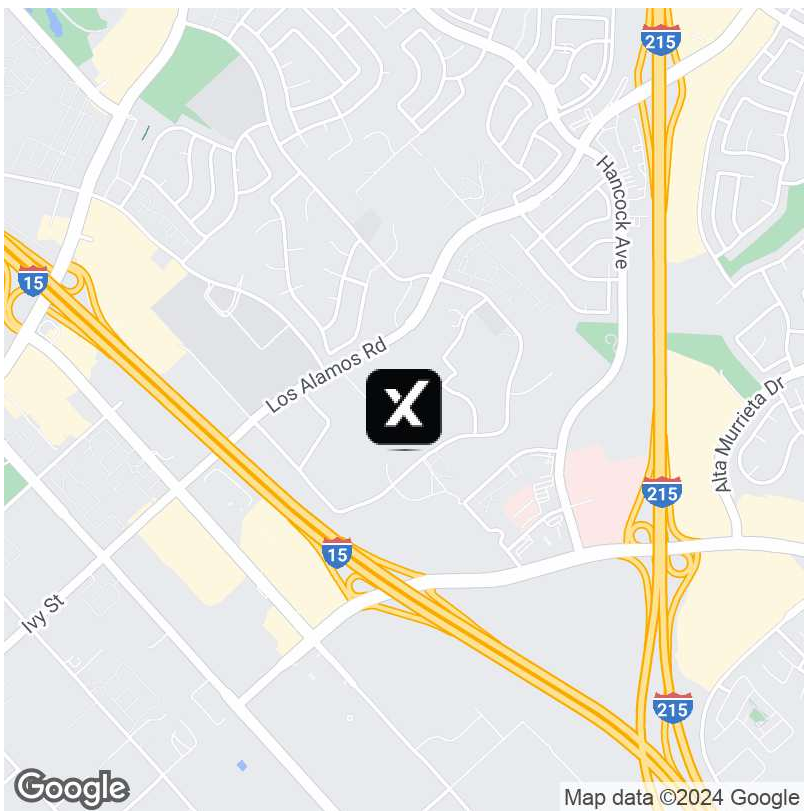
Proposed 1.3 Million S.F. Golden Triangle Mixed-Use

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PROPERTY INFORMATION

FOR SALE | Executive Summary

40785 Vista Murrieta, Murrieta, CA 92562



Offering Summary

Sale Price:	\$9,087,000
Available SF:	
Lot Size:	9.07 Acres
Price / Acre:	\$1,001,874
Zoning:	RR with Multifamily overlay
Market:	Inland Empire
Submarket:	SW Riverside County

Property Overview

Terrific multi-family development opportunity. This 9.07-acre development site consists of 4 APN's all contiguous. The Murrieta housing element and new zoning overlay identify these parcels for up to 30 units per acre. Possibility for up to 272 units. Perfect location in the heart of Murrieta, just north of the Triangle. Panoramic views of the valley and surrounding mountains. Close to everything with a country feel. Terrific location. The new housing element has identified these parcels for 30 units per acre.

Property Highlights

- Multifamily Development Site
- Great Location just off the I-15 Freeway Terrific Views
- Build up to 272 Units
- 9.07 Acres
- 4 APN's

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FOR SALE | Complete Highlights

40785 Vista Murrieta, Murrieta, CA 92562



Property Highlights

- Multifamily Development Site
- Great Location just off the I-15 Freeway Terrific Views
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- 9.07 Acres
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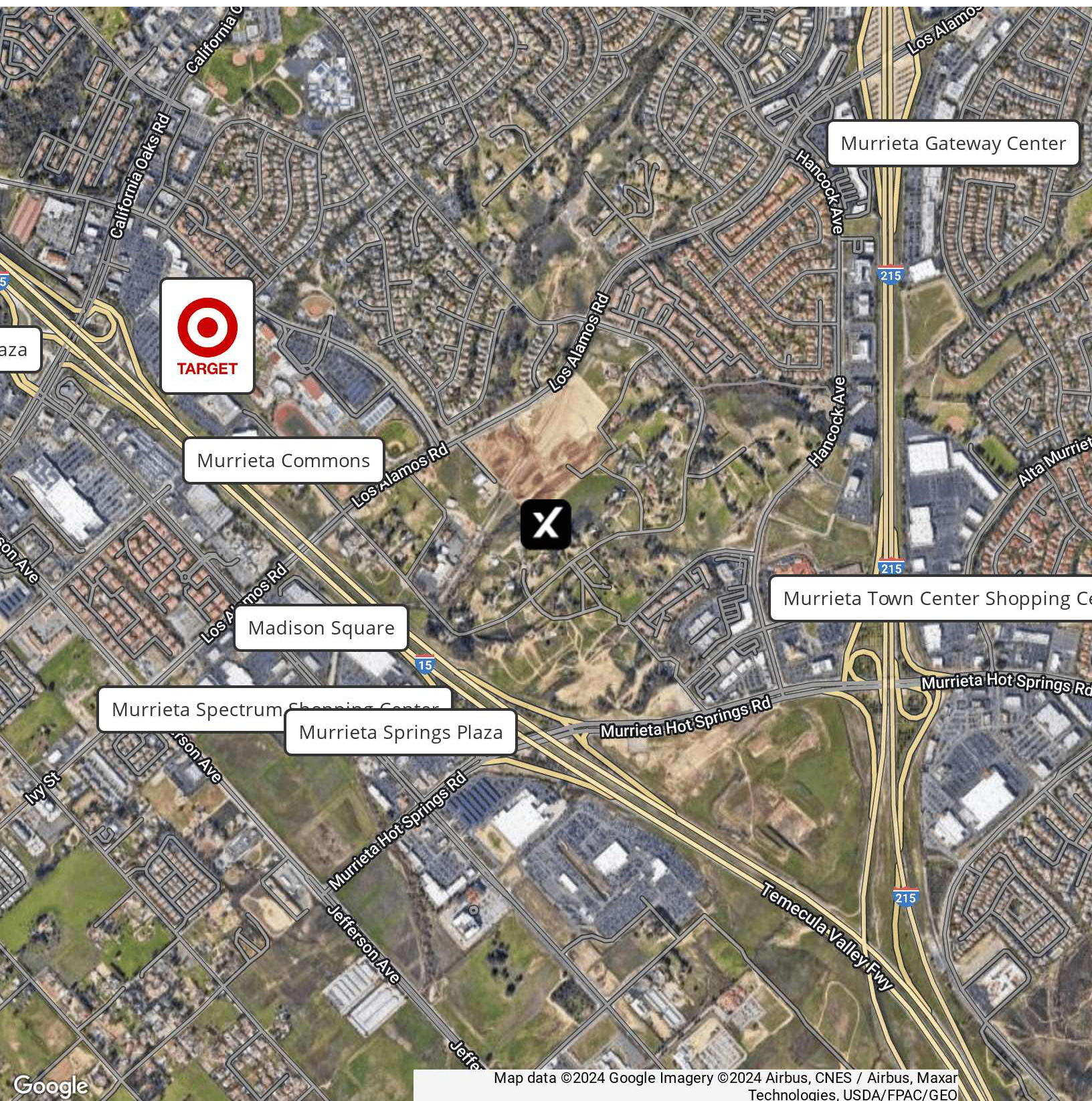
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LOCATION INFORMATION

FOR SALE | Regional Map

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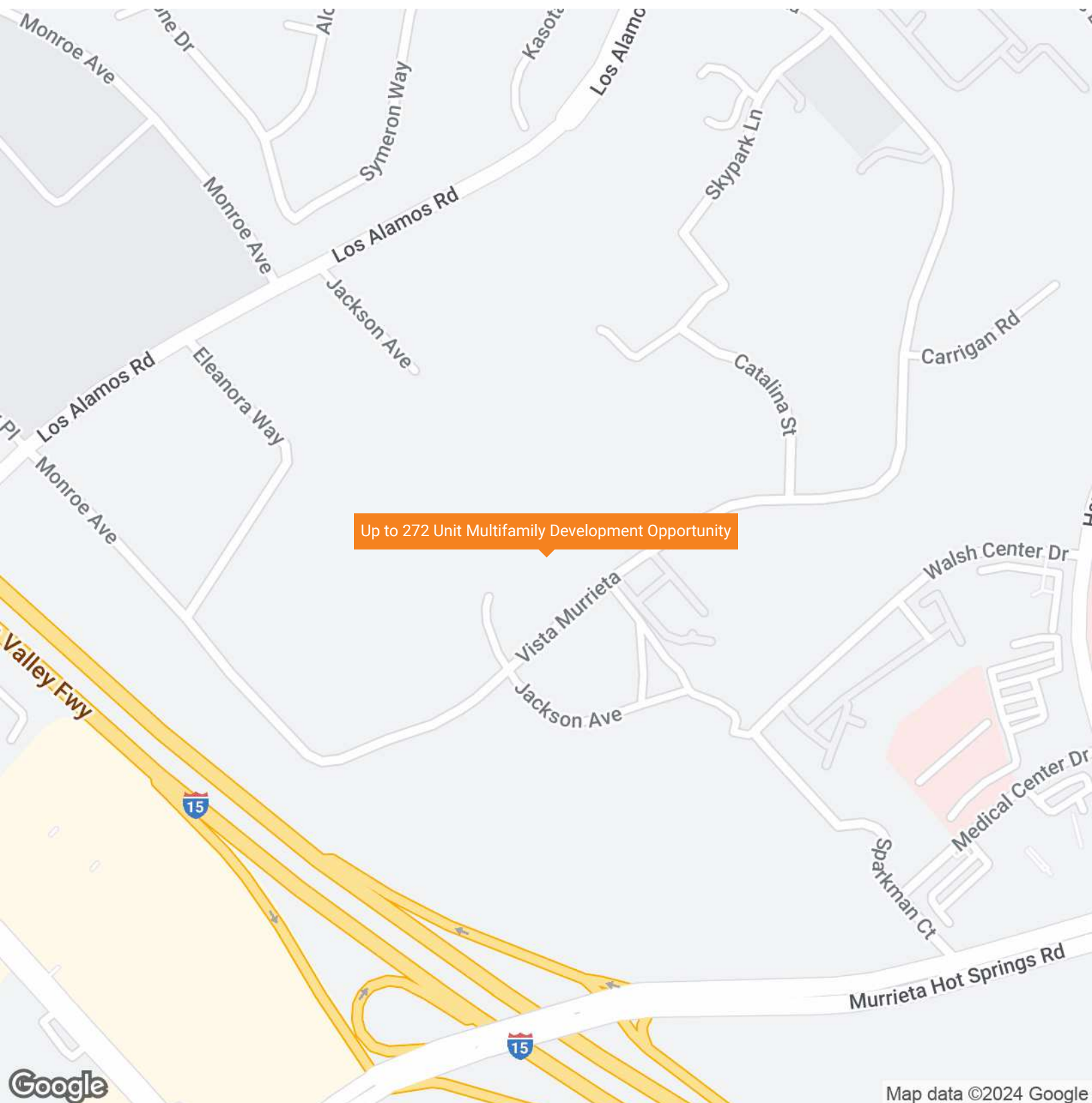
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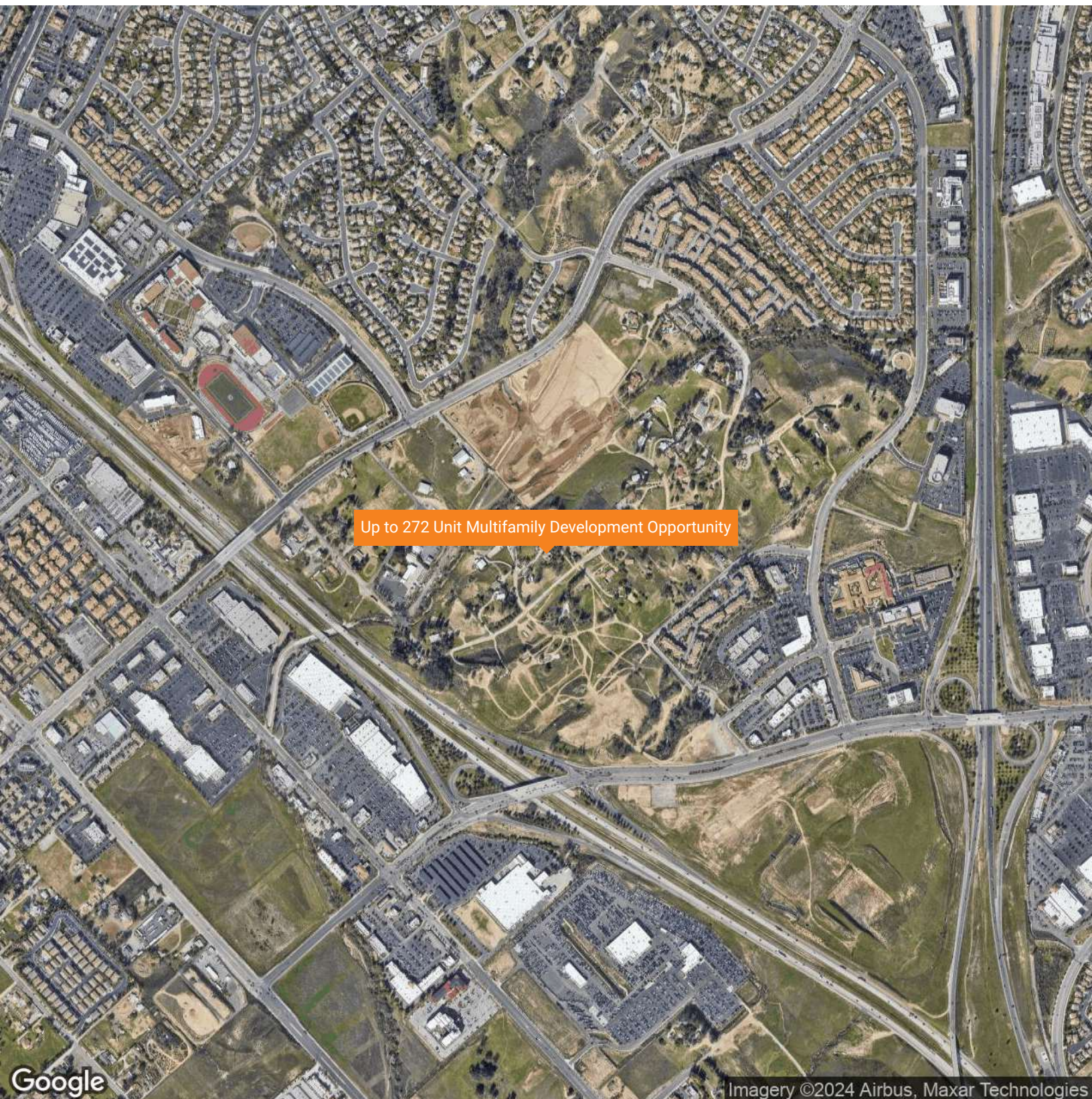
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FOR SALE | Aerial Map

40785 Vista Murrieta, Murrieta, CA 92562



Up to 272 Unit Multifamily Development Opportunity

Google

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The Bridges
at 2 Units

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VISTA MURRIETA

HANCOCK AVE

3

2.31 Acres
2.39 Acres
2.41 Acres
1.96 Acres

DEMOGRAPHICS

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900 Units

WALSH CENTER DR

JACKSON AVE

MEDICAL CENTER

MURRIETA HOT SPRINGS RD

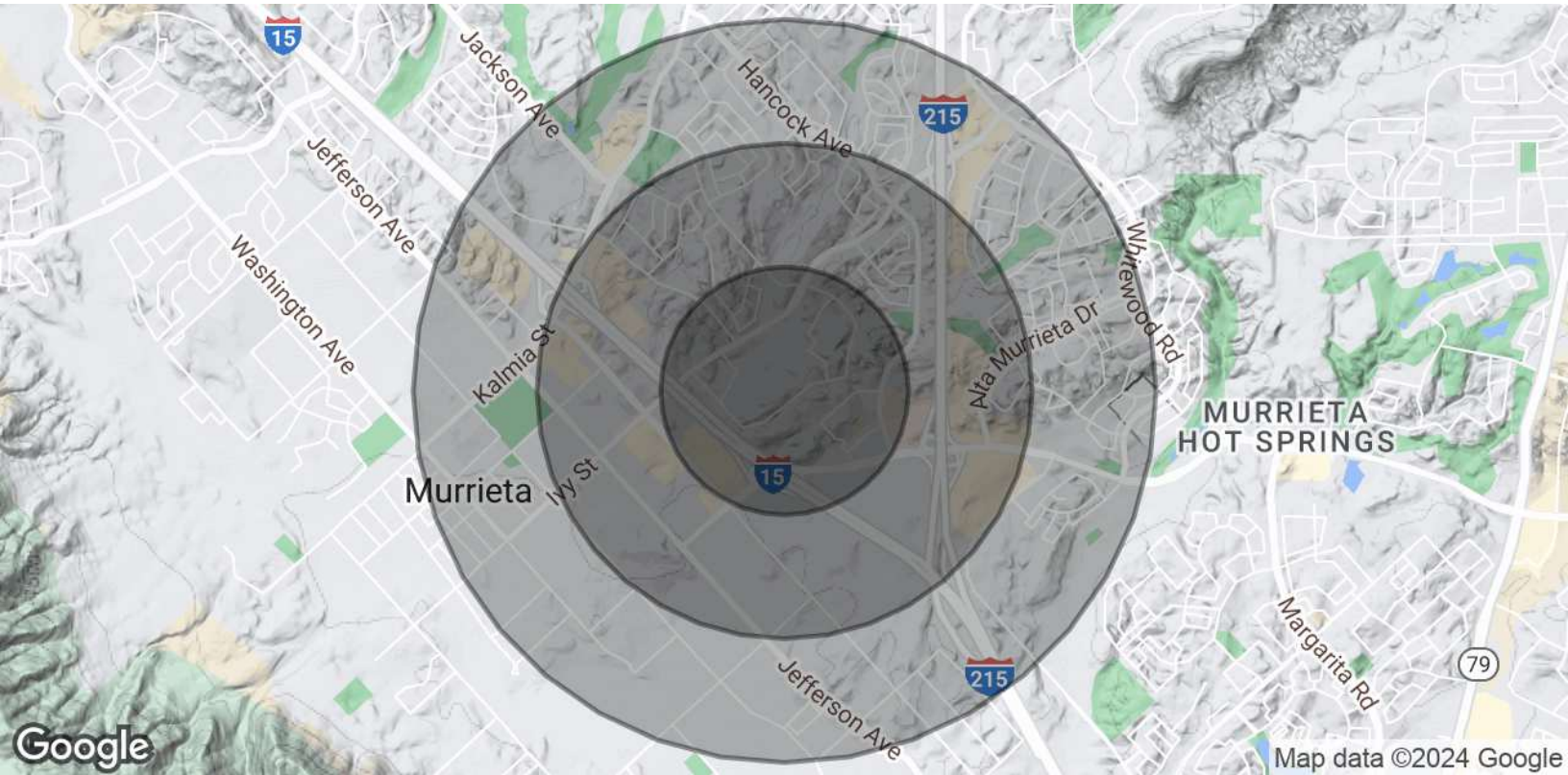
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|

Demographics Map & Report

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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,755	9,856	27,391
Average Age	28.5	31.0	32.4
Average Age (Male)	26.7	28.5	31.0
Average Age (Female)	30.4	32.6	33.9

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	583	3,157	8,969
# of Persons per HH	3.0	3.1	3.1
Average HH Income	\$84,262	\$87,869	\$90,598
Average House Value	\$145,498	\$313,647	\$340,563

2020 American Community Survey (ACS)

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