

# 35600 Whitewood Murrieta Development Site

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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35600 WHITEWOOD MURRIETA DEVELOPMENT SITE

# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# Executive Summary



**SALE PRICE:** \$1,600,000

**PRICE PER ACRE:** \$333,333

**LOT SIZE:** 4.8 Acres

**APN #:**

**ZONING:** Multi Family Development 10-30 Units/Acre

**CROSS STREETS:** 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.

North

Residing Center

Residing Center

COMPLETED HIGHWAY CONST

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.

5 Acre Commercial development site. I have another 50 acres listed and available. Restaurants and more.

## 215 Fwy exit Clinton Keith Rd. East to Whitewood

# Property Details

**PROPERTY NAME:** 35600 Whitewood Murrieta Development Site

**STREET ADDRESS:** 35600 Whitewood

**CITY, STATE, ZIP:** Murrieta, CA 92563

**APN:**

**BUILDING CLASS:**

**ZONING:** Multi Family Development 10-30 Units/Acre

**YEAR BUILT:**

**NUMBER OF STORIES:**

**FOUNDATION:**

**WALLS:**





# 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

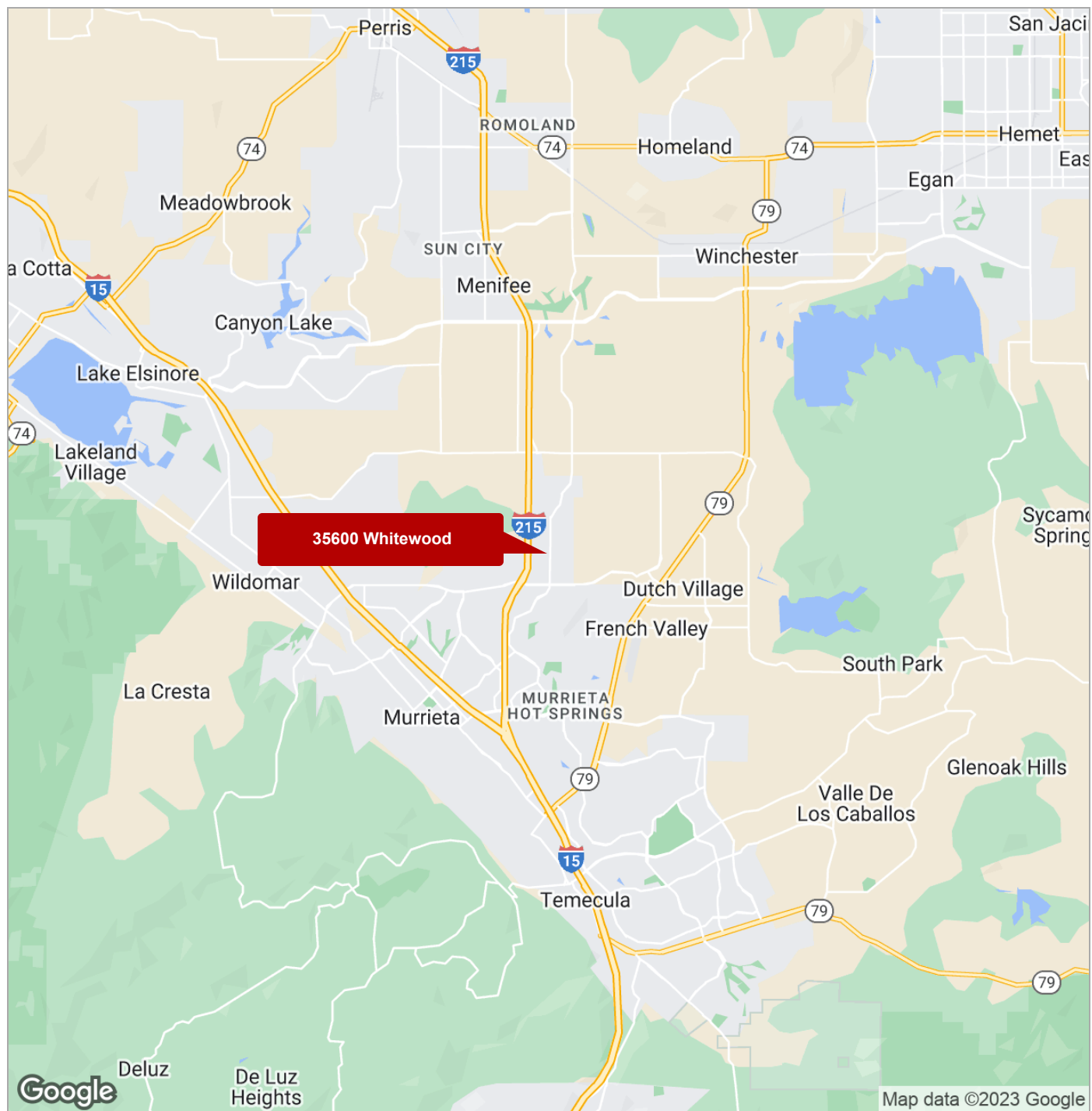
# 2

REGIONAL MAP

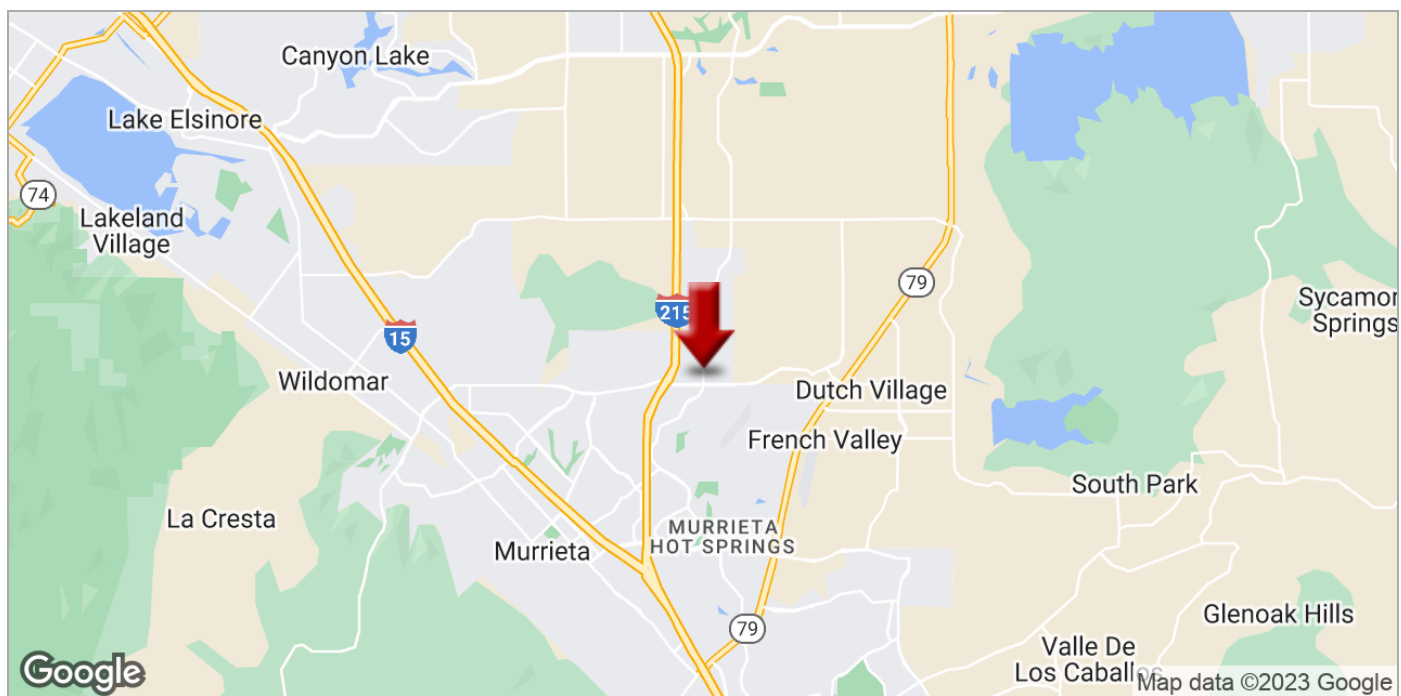
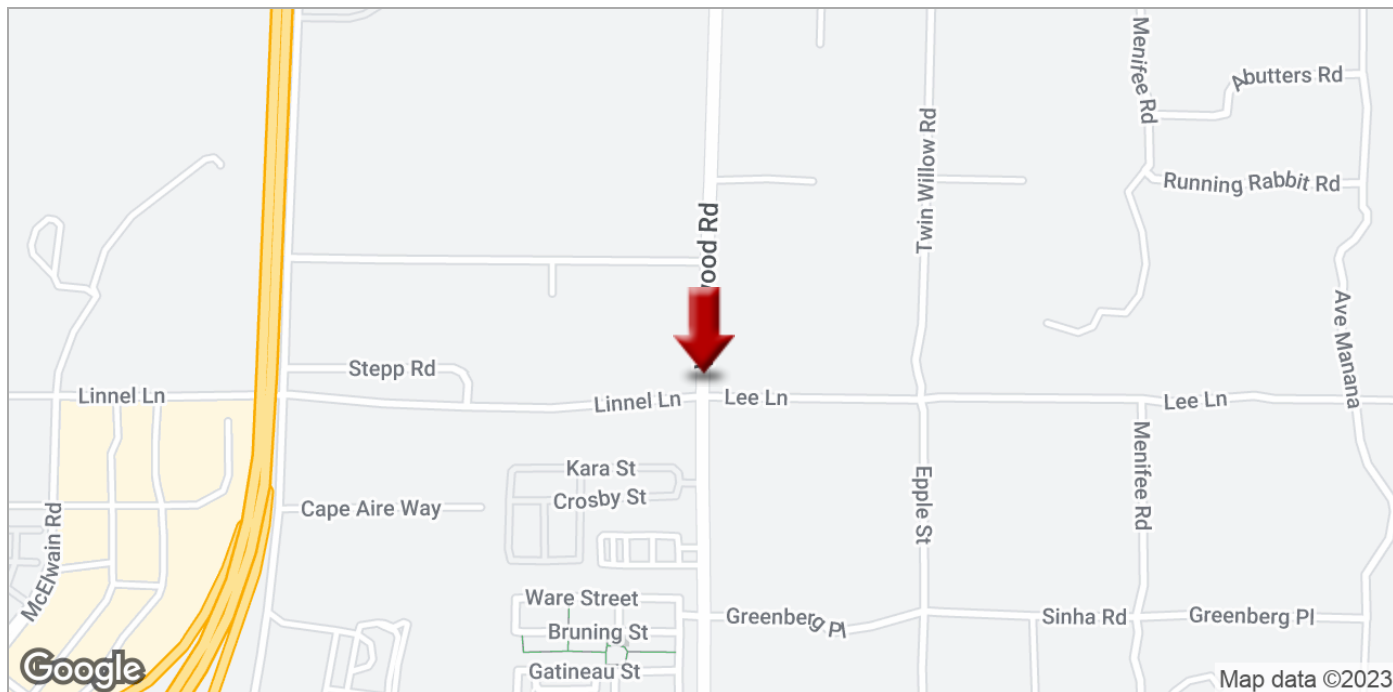
LOCATION MAPS

AERIAL MAP

## Regional Map



## Location Maps





## Aerial Map



35600 WHITEWOOD MURRIETA DEVELOPMENT SITE

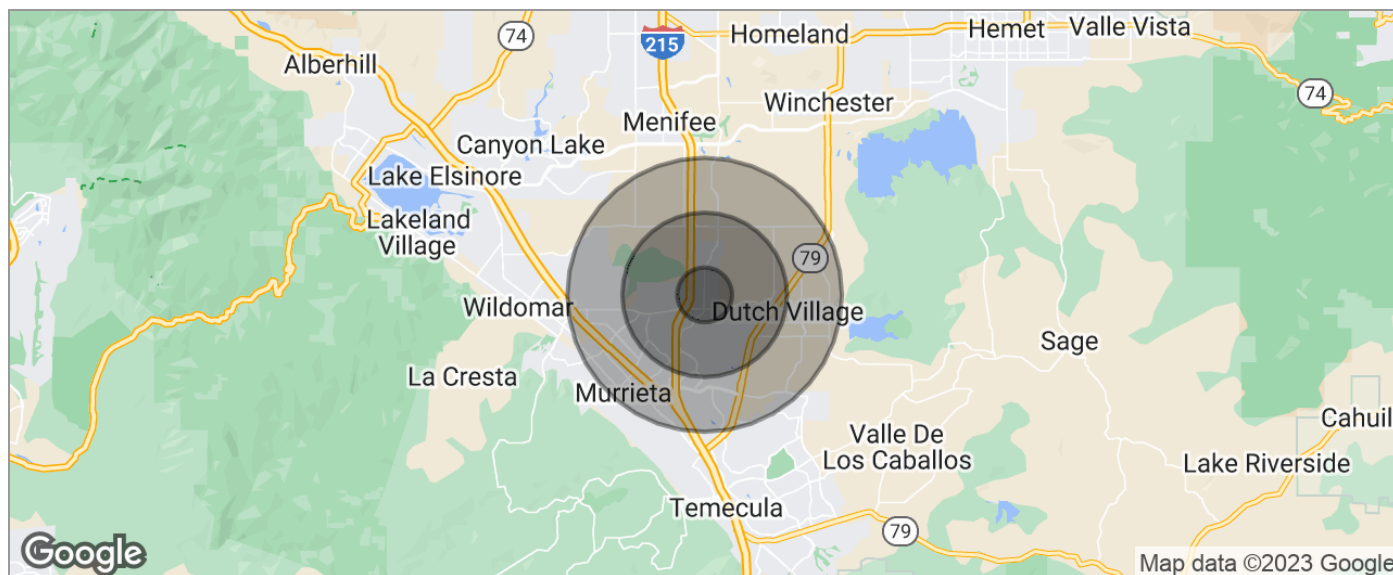
DEMOGRAPHICS

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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 2020 ACS - US Census