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MURRIETA, CA

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PRESENTED BY:

KW COMMERCIAL
7817 Ivanhoe Avenue
La Jolla, CA 92037

LOU LOLLIO
Commercial Managing Director
O 760.659.0305
C 310.293.9860
loulollo@kw.com
CalDRE #00829436

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0 MENIFEE RD MURRIETA DEVELOP 1-10UNITS/ACRE

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

Executive Summary



SALE PRICE:	\$545,000
PRICE PER ACRE:	\$109,000
LOT SIZE:	5.0 Acres
APN #:	392310015
ZONING:	Commercial ORP
CROSS STREETS:	Lee Lane

PROPERTY OVERVIEW

SFR Development Zoning Single Family Residential Development 1-10 Units/Acre. We have a total of approximately 50 acres assembled FOR SALE. This is a 5 acre parcel and I have the listing on another 50 acres all together or separate. Close to the new Kaiser and Loma Linda Hospitals.

PROPERTY FEATURES

- Residential Development 1-10 dwelling units per acre.
- Close to Loma Linda University Hospital
- Close to planned Kaiser Hospital
- Bring Developers

Property Description

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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:	0 Menifee Rd Murrieta Develop 1-10units/acre
STREET ADDRESS:	Menifee Rd
CITY, STATE, ZIP:	Murrieta, CA 92563
APN:	392310015
BUILDING CLASS:	
ZONING:	Commercial ORP
YEAR BUILT:	
NUMBER OF STORIES:	
FOUNDATION:	
WALLS:	



Complete Highlights

PROPERTY HIGHLIGHTS

- Residential Development 1-10 dwelling units per acre.
- Close to Loma Linda University Hospital
- Close to planned Kaiser Hospital
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Additional Photos



0 MENIFEE RD MURRIETA DEVELOP 1-10UNITS/ACRE

LOCATION INFORMATION

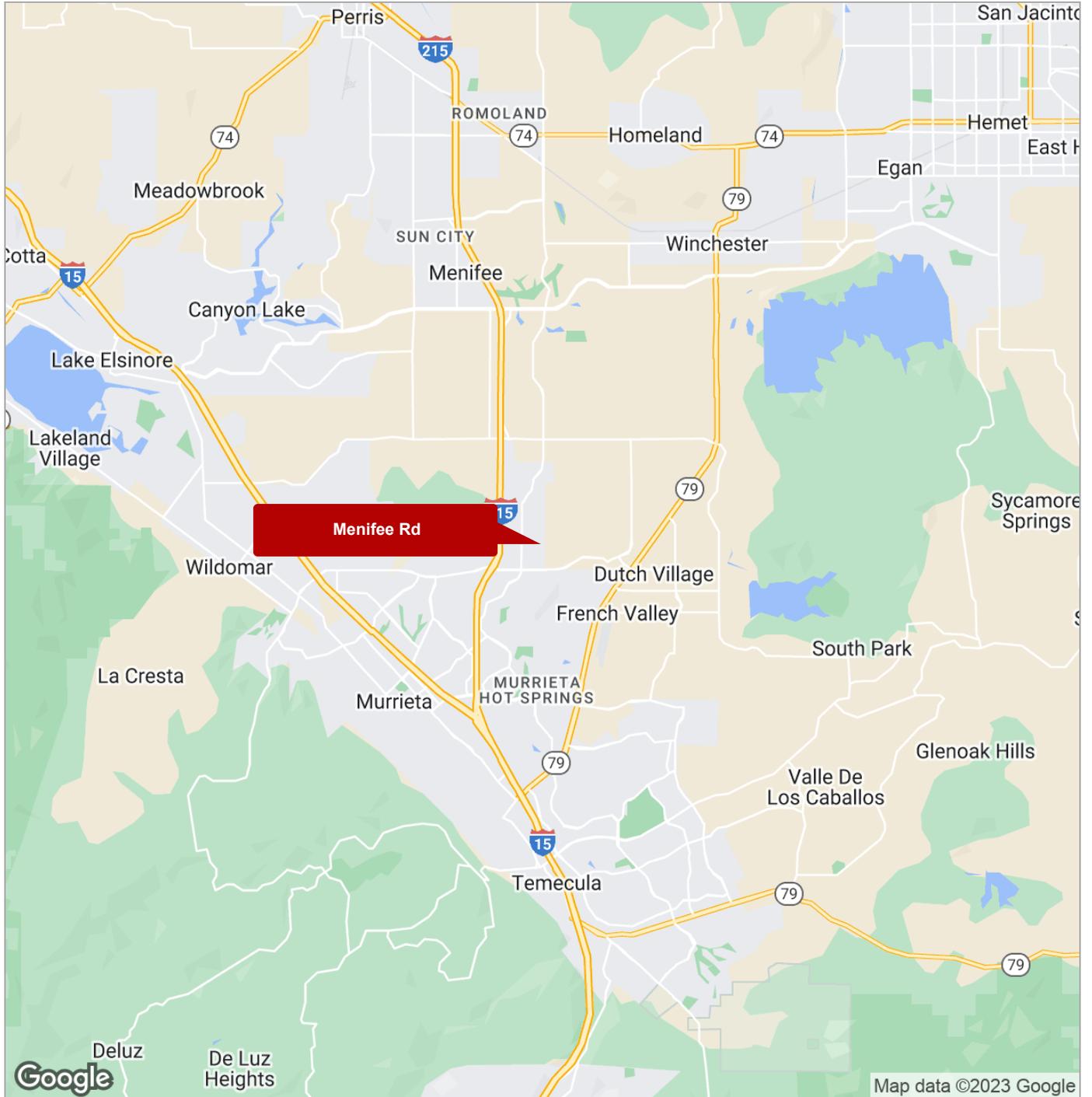
2

REGIONAL MAP

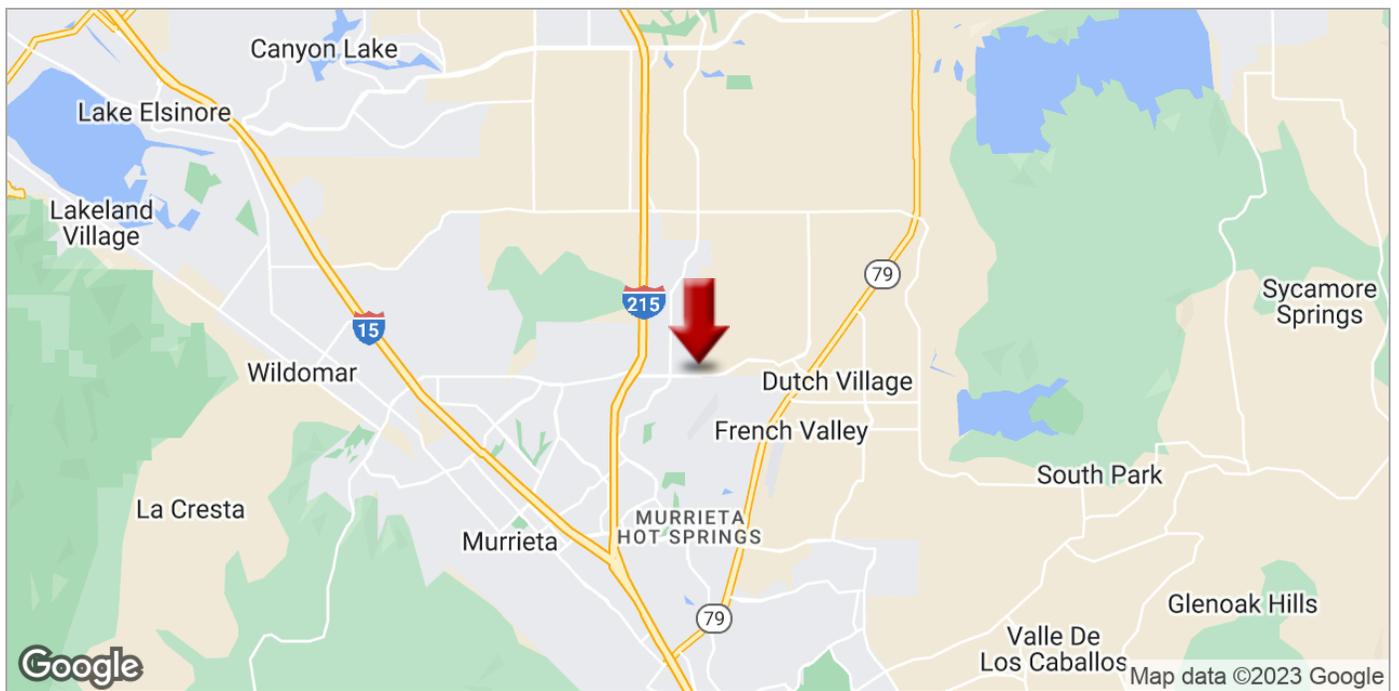
LOCATION MAPS

AERIAL MAP

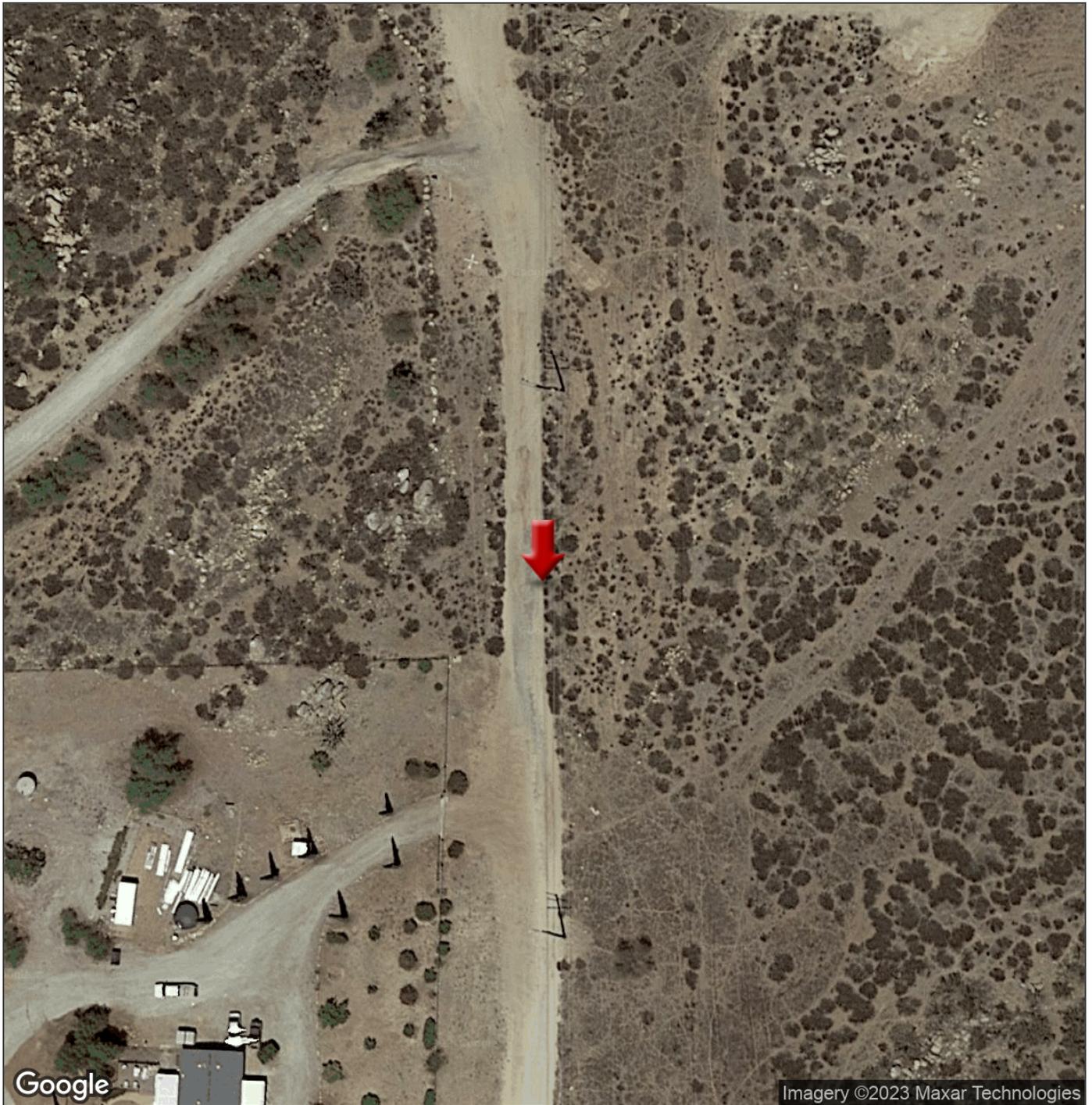
Regional Map



Location Maps



Aerial Map



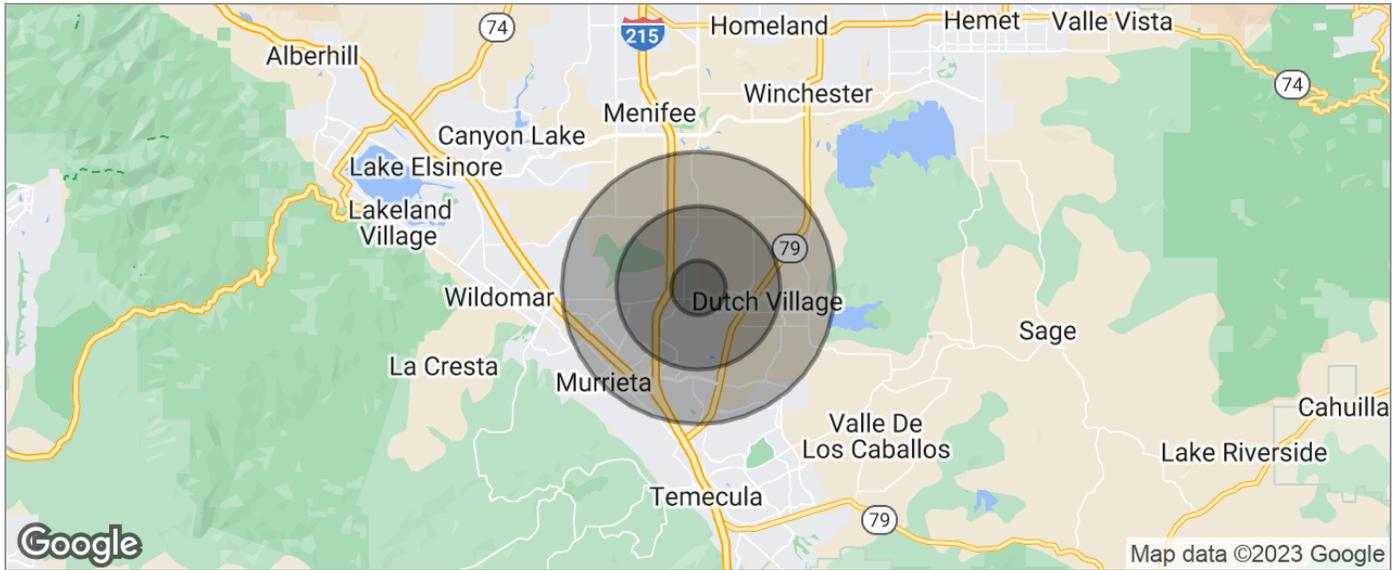
0 MENIFEE RD MURRIETA DEVELOP 1-10UNITS/ACRE

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,970	58,702	155,912
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	1,317	17,367	47,673
# OF PERSONS PER HH	3.8	3.4	3.3
AVERAGE HH INCOME	\$102,295	\$92,684	\$89,029
AVERAGE HOUSE VALUE	\$414,509	\$394,373	\$393,589
RACE	1 MILE	3 MILES	5 MILES
% WHITE	62.2%	66.1%	65.6%
% BLACK	9.4%	6.4%	6.0%
% ASIAN	15.3%	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 2020 ACS - US Census