

28680 Clinton Keith Rd Murrieta Approved MFR 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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28680 CLINTON KEITH RD MURRIETA APPROVED MFR SITE

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE: \$2,000,000

LOT SIZE: 4.5 Acres

ZONING: MFR Development Site
10-30 dwelling Units
per acres City Council
Approved Multi Family

PRICE / SF: \$10.20

PROPERTY OVERVIEW

MFR Development Site 10-30 dwelling Units per acres. This is a re-development Site on the brand new PAVED CLINTON KEITH ROAD EXTENSION 1/4 mile off the 215 Fwy East. 1/4 mile from the new approved Costco site right by Loma Linda University Hospital. This is 4.5 approx. Acres. Just Re-zoned to Multi-Family and approved by the City Council.

PROPERTY HIGHLIGHTS

- MFR Development Site City of Murrieta 10-30 dwelling Units per acres. City Council approved Multi Family Zoning. This is a re-development Site on the brand new PAVED CLINTON KEITH ROAD EXTENSION off the 215 Fwy East. 1/2 mile from the new approved Costco site right by Loma Linda University Hospital. This is MFR Development Site 10-30 dwelling Units per acres.

Property Description



PROPERTY OVERVIEW

MFR Development Site 10-30 dwelling Units per acres. This is a re-development Site on the brand new PAVED CLINTON KEITH ROAD EXTENSION 1/4 mile off the 215 Fwy East. 1/4 mile from the new approved Costco site right by Loma Linda University Hospital. This is 4.5 approx. Acres. Just Re-zoned to Multi-Family and approved by the City Council.

LOCATION OVERVIEW

215 Fwy East on Clinton Keith Rd 1/4 mile on the left side of the 6 lane road.

Property Details

SALE PRICE

\$2,000,000

LOCATION INFORMATION

Building Name	28680 Clinton Keith Rd Murrieta Approved MFR Site
Street Address	28680 Clinton Keith Rd
City, State, Zip	Murrieta, CA 92563
County/Township	Riverside
Cross Streets	Clinton Keith East of 215 Fwy

LAND

Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Land
Property Subtype	Office
Zoning	MFR Development Site 10-30 dwelling Units per acres City Council Approved Multi Family
Lot Size	4.5 Acres
APN#	392330021
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Power	Yes
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Additional Photos



28680 CLINTON KEITH RD MURRIETA APPROVED MFR SITE

LOCATION INFORMATION

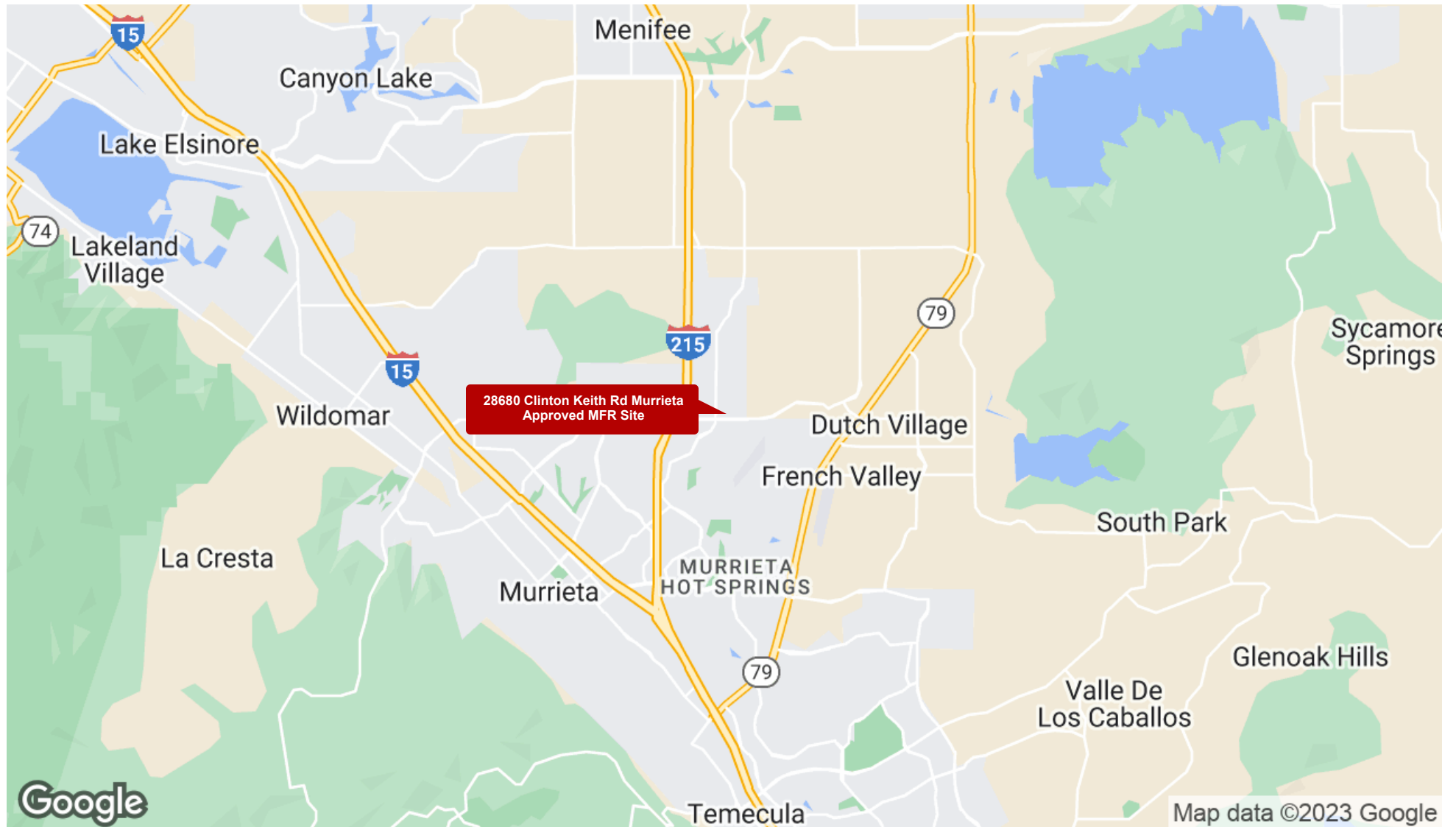
2

REGIONAL MAP

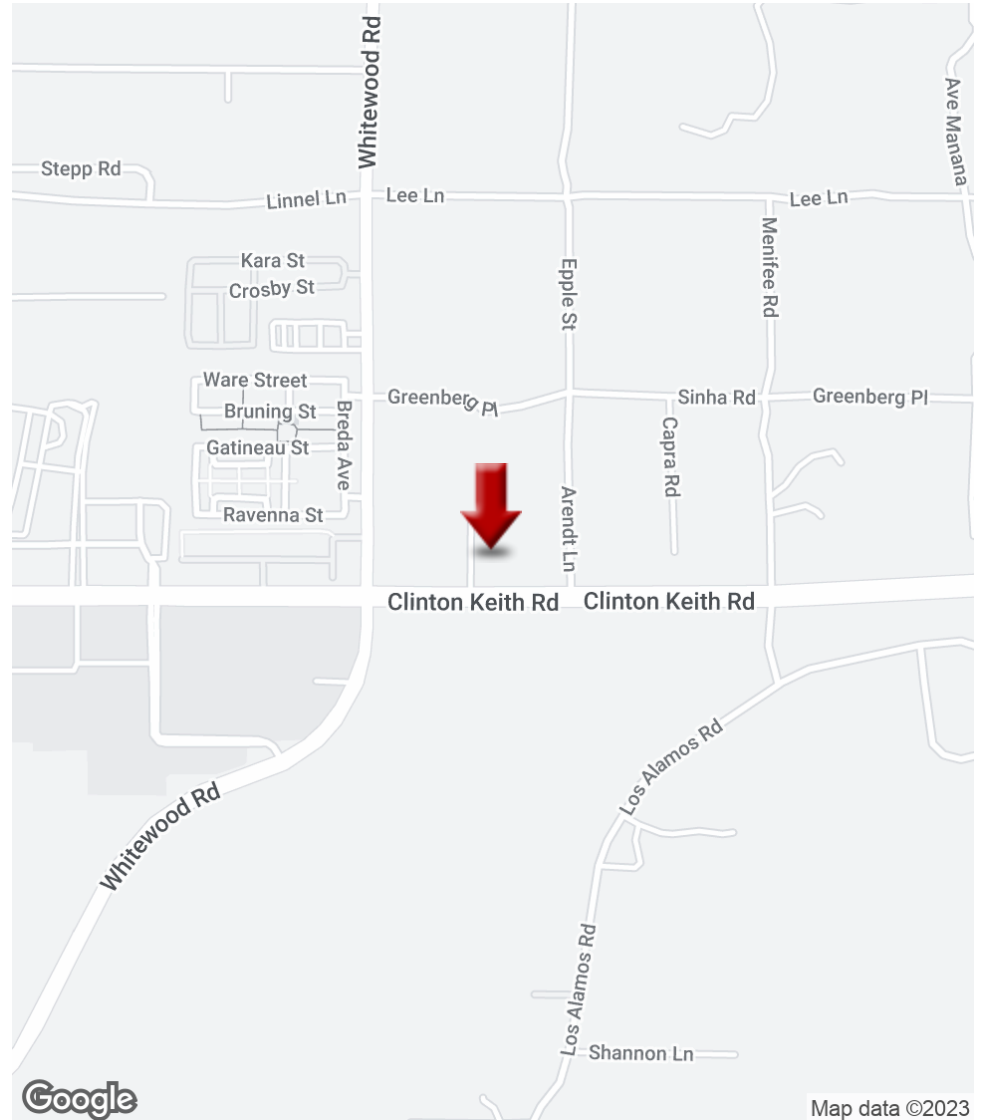
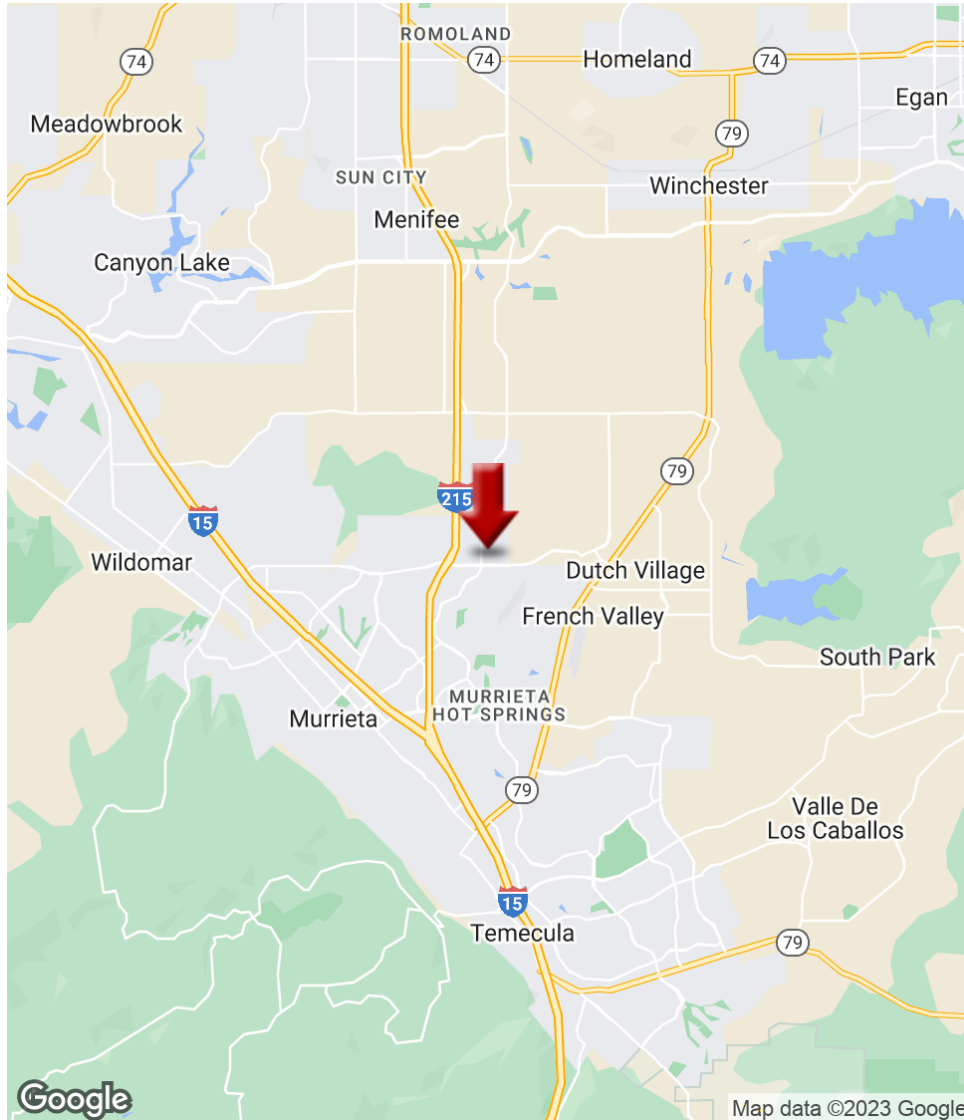
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



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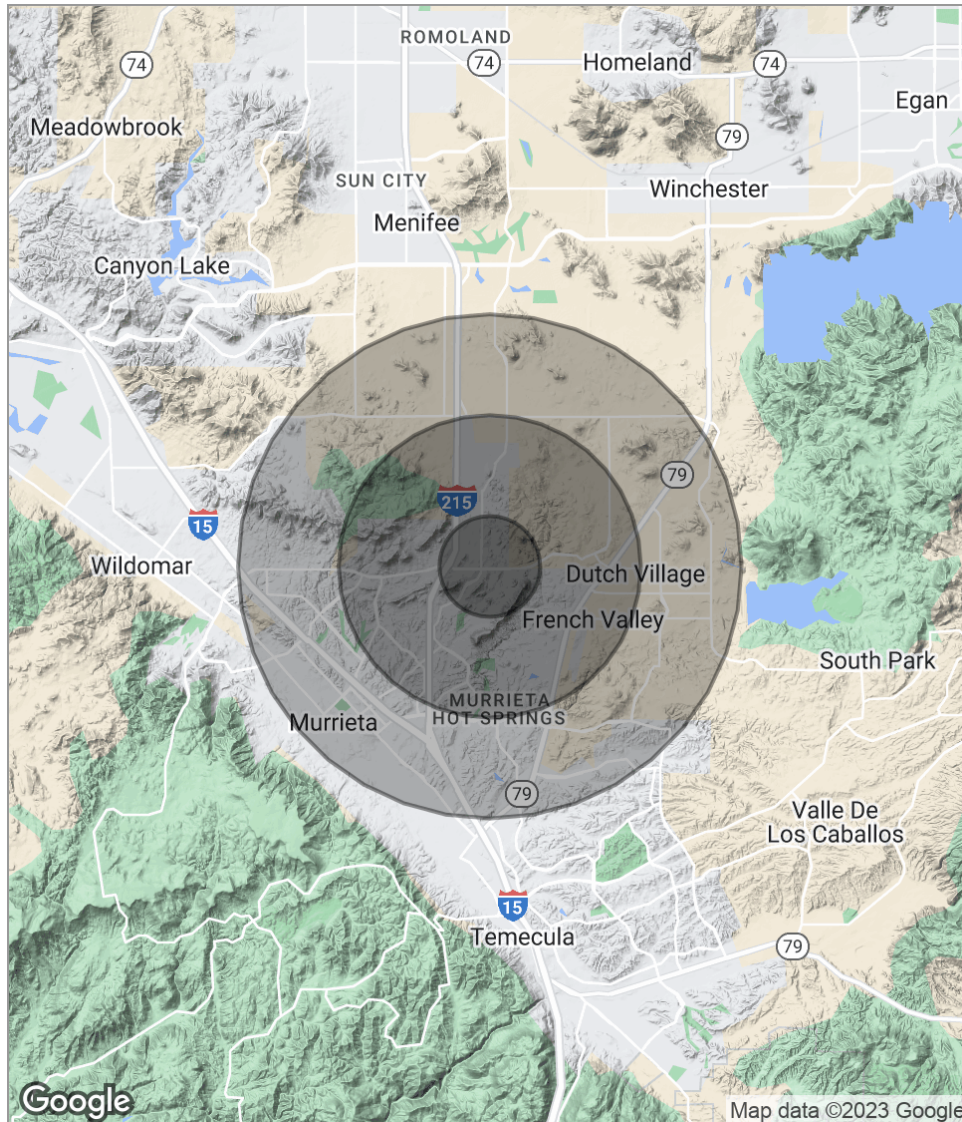
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DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,291	62,403	158,495
Median Age	28.8	32.5	32.6
Median Age (Male)	28.3	32.3	31.4
Median Age (Female)	29.5	32.6	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,407	18,685	48,559
# Of Persons Per HH	3.8	3.3	3.3
Average HH Income	\$101,578	\$91,492	\$89,002
Average House Value	\$414,824	\$394,626	\$394,310

* Demographic data derived from 2020 ACS - US Census