

NEC KALMIA ST & ADAMS AVE

MURRIETA, CA 92562

Robert Kirkpatrick
Senior Advisor
[C] 951.704.9416
[O] 951.600.8634 x705
bob.kirkpatrick@svn.com
CaIDRE #00575633



Property Summary



OFFERING SUMMARY

Sale Price: \$4,000,000/\$12.75 PSF
Lot Size: 7.2 AC, 313,632 SF
Zoning: "CC" Community Commercial
APN: 906-060-033, 906-060-070,
906-060-053, 906-060-068

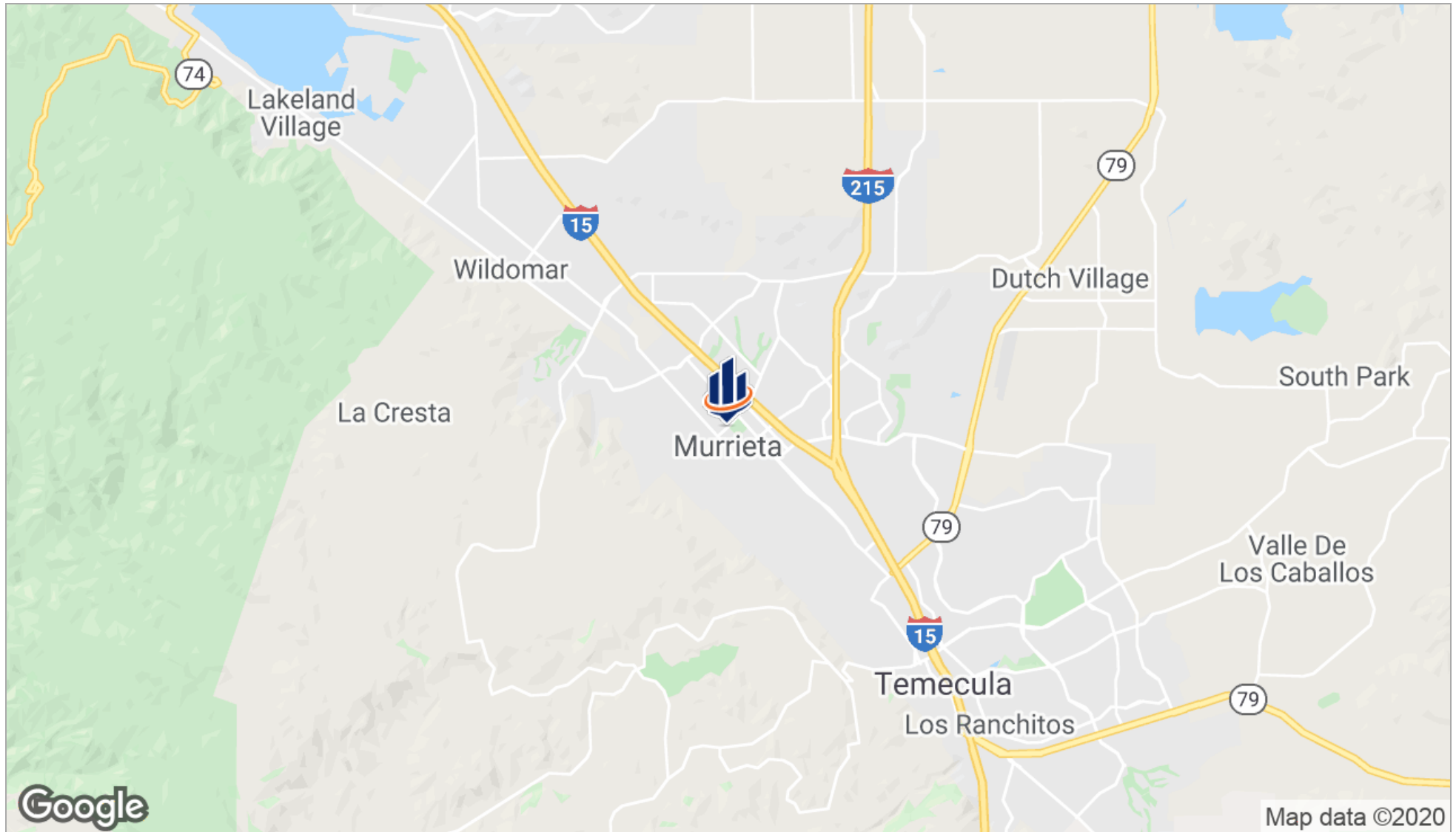
PROPERTY HIGHLIGHTS

- 4 large lots available for sale along busy Kalmia Street
- Close to Old Town Murrieta
- Directly across from Murrieta City Hall and Community Center
- Zoned "CC" with wide variety of allowed uses; from assisted living, mini-storage [CUP], retail, financial institution, general to medical office

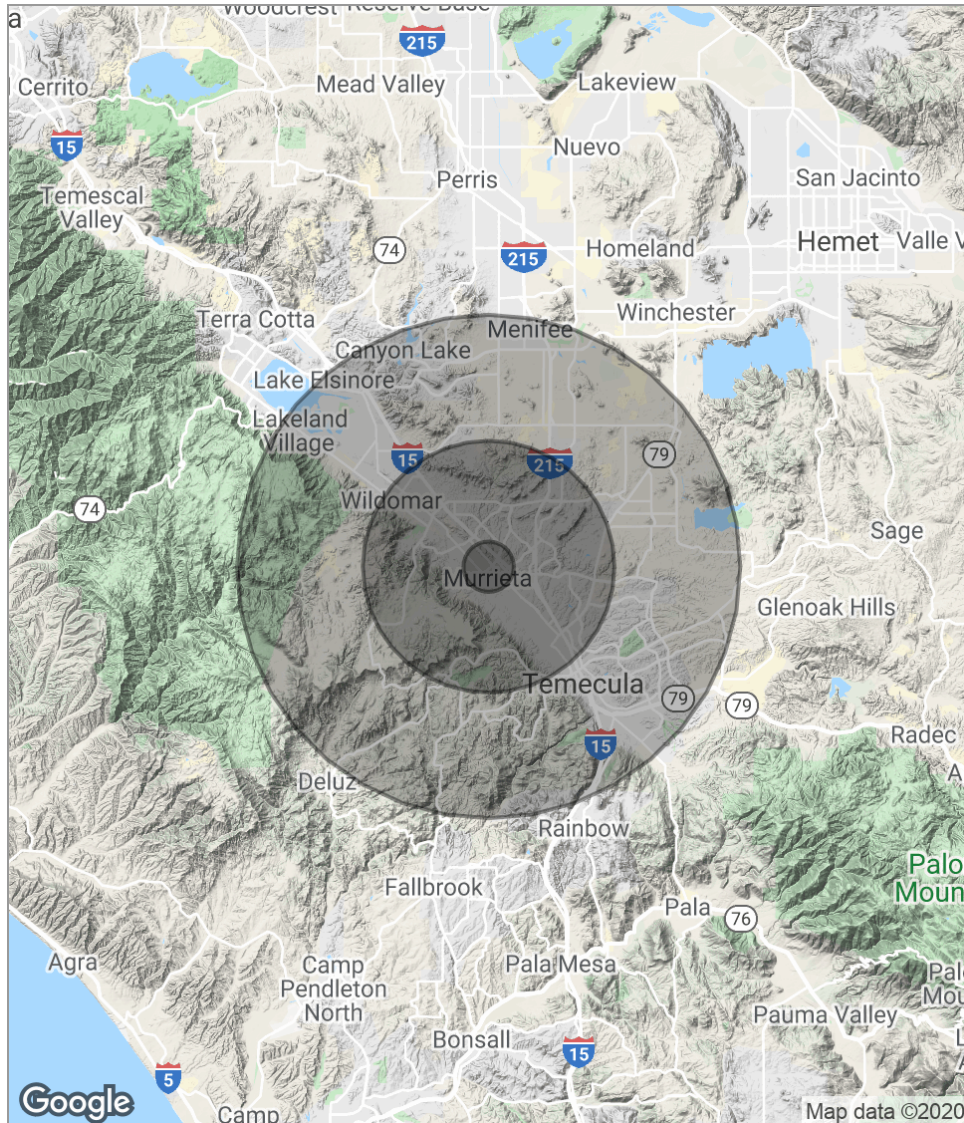
Local Retailers



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	7,474	126,256	360,044
Median age	29.4	33.8	33.6
Median age [Male]	24.6	31.6	32.4
Median age [Female]	32.2	35.2	34.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,367	39,971	112,669
# of persons per HH	3.2	3.2	3.2
Average HH income	\$83,560	\$87,193	\$86,994
Average house value	\$389,874	\$418,422	\$389,411

** Demographic data derived from 2010 US Census*

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25425 Jefferson Ave., Suite 101
Murrieta, CA 92562
951.600.8634 x5
www.svninsight.com