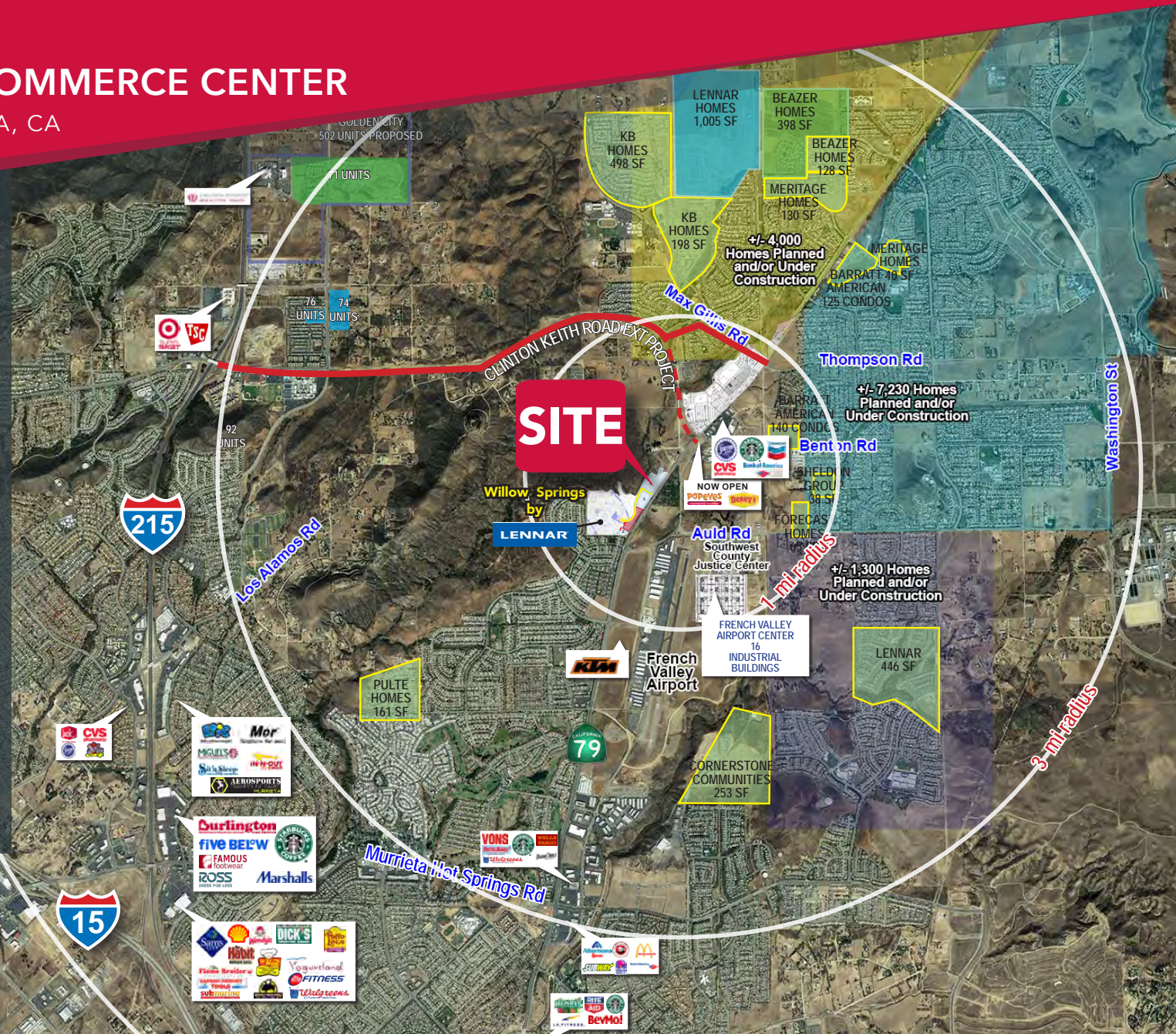


# 3 PARCELS FOR SALE WILLOW SPRINGS COMMERCE CENTER

WINCHESTER ROAD | MURRIETA, CA

- **±9.48 ACRES**  
(±.58 AC., ±3.09 AC., ±5.81 AC)  
**CAN BE SOLD SEPARATELY**
- **COMMERCIAL AND INDUSTRIAL USES ALLOWED**
- **SIGNALIZED INTERSECTION**
- **WINCHESTER ROAD FRONTAGE**
- **HIGH GROWTH AREA**
- **CLOSE PROXIMITY TO FRENCH VALLEY AIRPORT**
- **EASY ACCESS TO BOTH THE I-15 AND I-215 FREEWAYS**



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COMMERCIAL REAL ESTATE SERVICES



## LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASES AS FOLLOWS:

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As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity.

Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Available Parcels



Water Quality Basin



Easement  
(Could be used for Access, Parking, Etc.)

\* 283 Future Single Family Homes by

**LENNAR**

5

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**AERIAL**

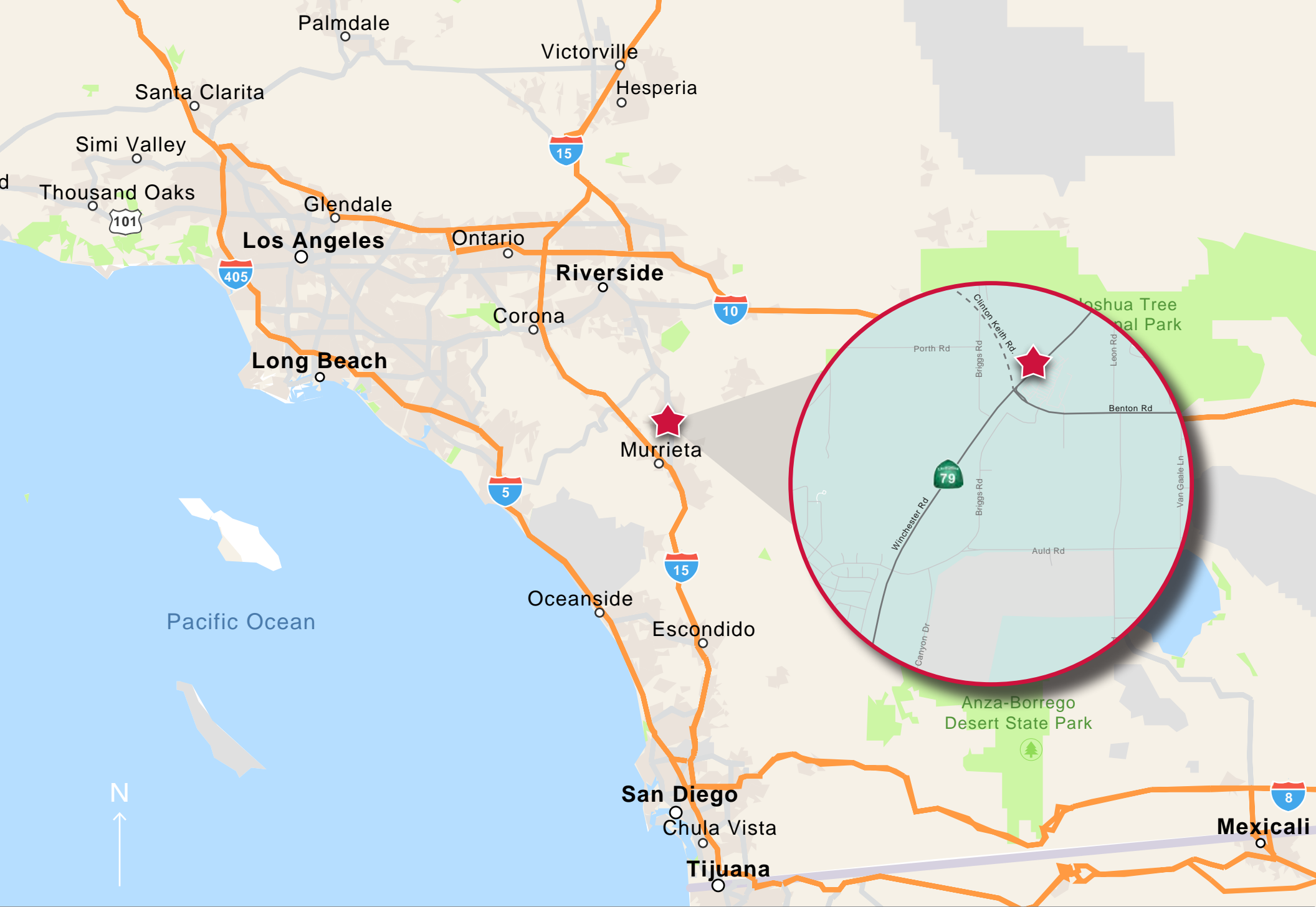




### PROJECT TO INCLUDE:

- New Signalized Entry to the property
- Additional Lane will be added on Winchester Road





# PROPERTY INFORMATION

## LOCATION:

The property is located in the City of Murrieta in the County of Riverside, California on Winchester Road between Auld Road and Benton Road. It is part of the Adobe Springs Specific Plan No. 21 and is adjacent to Lennar's Future Willow Spring Residential Master Planned Community Consisting of 283 Single Family Homes.

## JURISDICTION:

City of Murrieta

## ACREAGE:

Parcel 2 - .58 Acres - Specific Plan Area 4

Parcel 3 - 3.09 Acres - Specific Plan Area 5

Parcel 4 - 5.81 Acres - Specific Plan Area 6

## PROPERTY IMPROVEMENTS:

Commenced May 1, 2021 and estimated to be completed in First Quarter 2022.

## TOPOGRAPHY:

Rough Graded

## UTILITIES:

Stubbed to each Parcel

## STREETS:

Improved with a signalized intersection at Willow Springs Road and Winchester Road

## TRAFFIC COUNTS:

25,595 CPD	8,149 CPD
Winchester Road	Auld Road

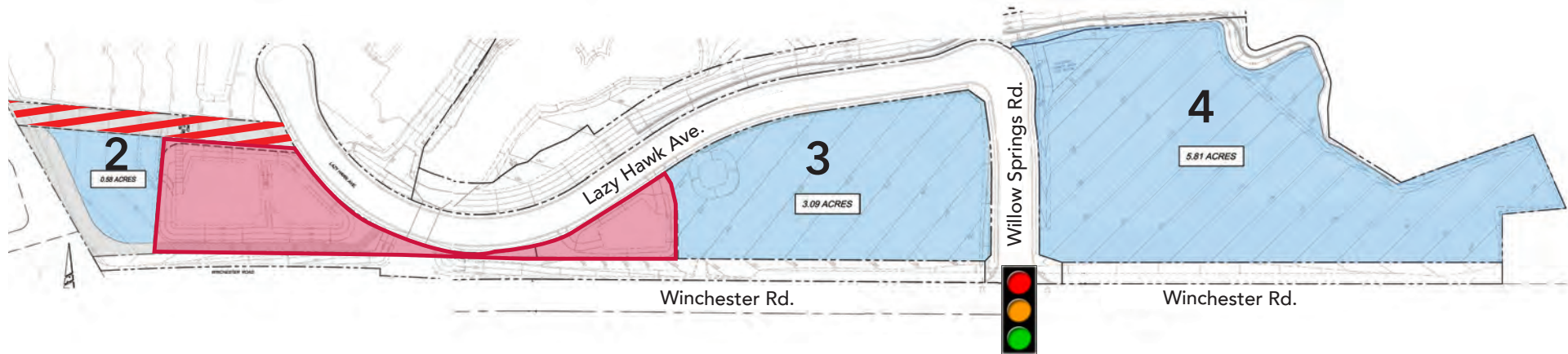
## ZONING:

Adobe Springs Specific Plan No. 21 Zoning with Business Park uses that include: Convenience Stores, Service Stations, Car Washes, Eating and Drinking Establishments, Hotels, Furniture Sales, Appliance Sales, Office Uses and Medical Services.

[Click here to view all allowable uses.](#)



# PLAT MAP & PRICING



Available Parcels
  Water Quality Basin
  Easement  
 (Could be used for Access, Parking, Etc.)

	DEVELOPABLE ACREAGE	PRICE PSF	PURCHASE PRICE
<b>2</b>	.58	\$18.00	\$455,000
<b>3</b>	3.09	\$18.00	\$2,423,000
<b>4</b>	5.81	\$16.00	\$4,050,000

\*Parcels to be delivered rough graded with off site improvement including streets, utilities stubbed to the parcels and a signalized intersection at Willow Springs Road and Winchester Road.



# MURRIETA

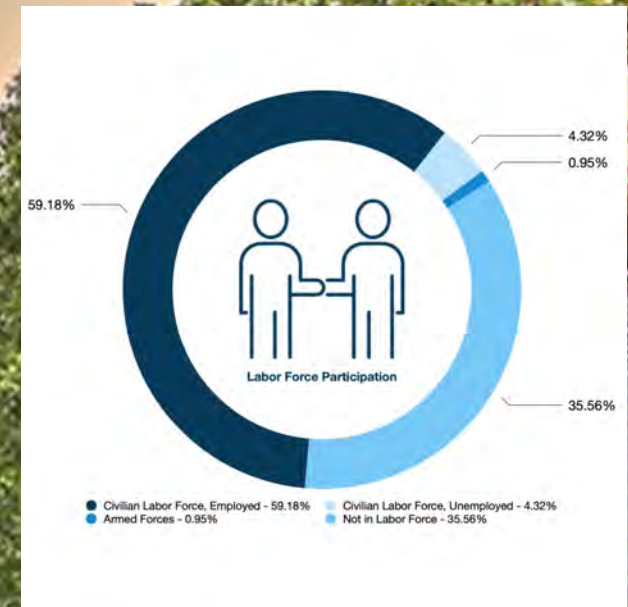
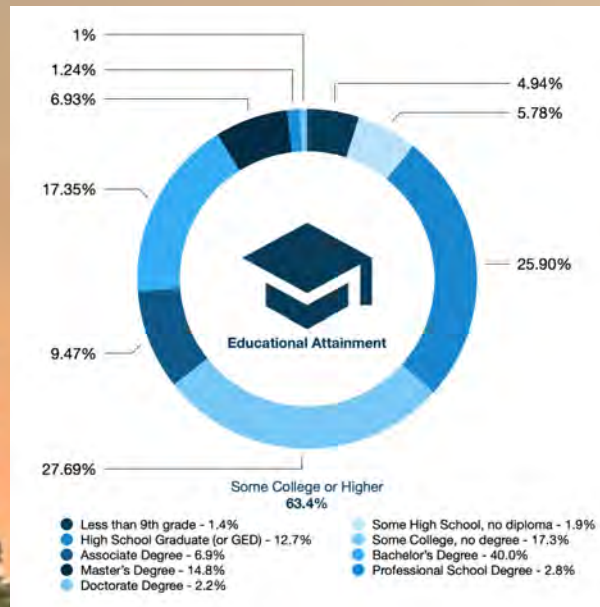
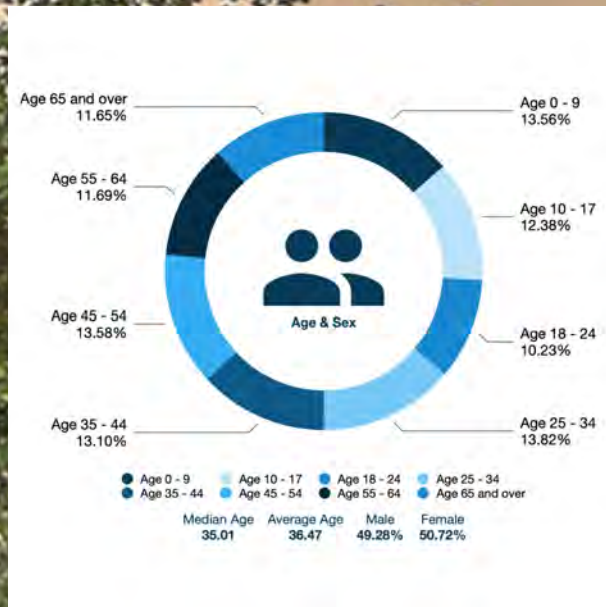
Murrieta is a young affluent community in close proximity to San Diego, Los Angeles and Orange County. The Valley has a wide range of new shopping, dining and recreational options, a diverse choice of housing and a world-class educational system. Murrieta is centrally located along the I-15 and I-215 freeway corridor in Southwest California, just north of the San Diego county line. Murrieta is very close to Southern California's beaches and its mountains, within minutes of large lakes for recreation, the region's many wonderful wineries, or the largest Indian casinos in the nation, Pechanga. With a population of just over 114,000, this city continues to build on its success; it attracts those who demand a high quality of life.





# CITY OF MURRIETA

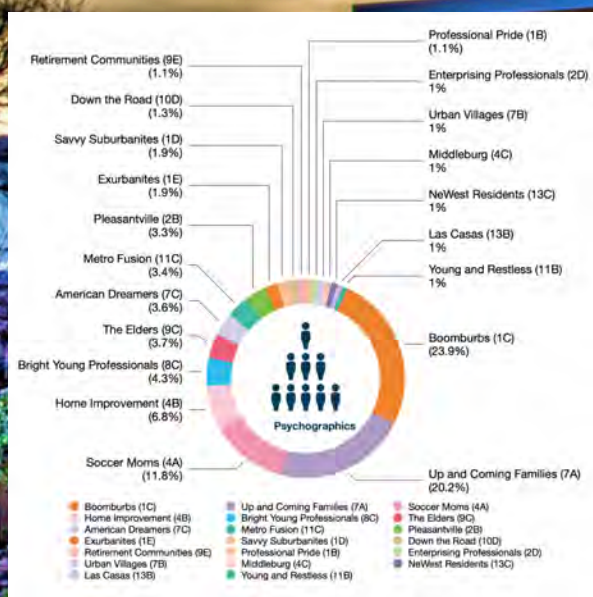
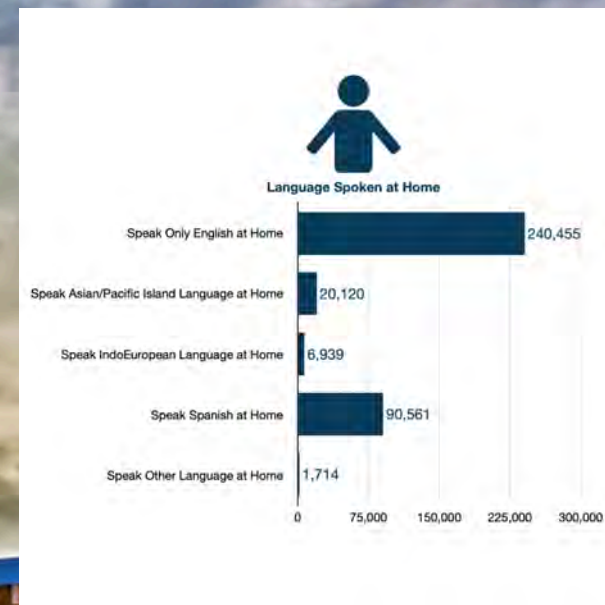
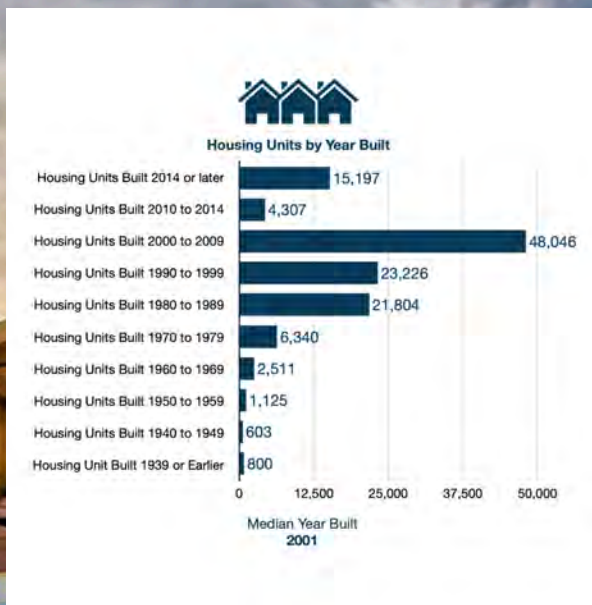
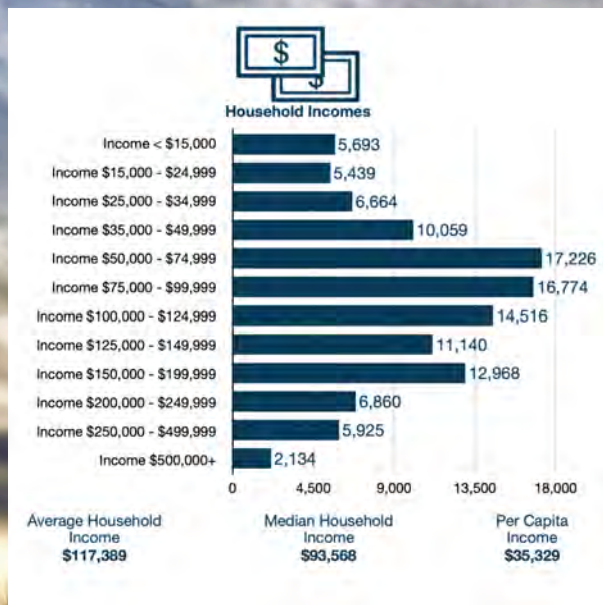
## DEMOGRAPHICS





# CITY OF MURRIETA

## DEMOGRAPHICS











# CITY OF MURRIETA

## DEMOGRAPHICS

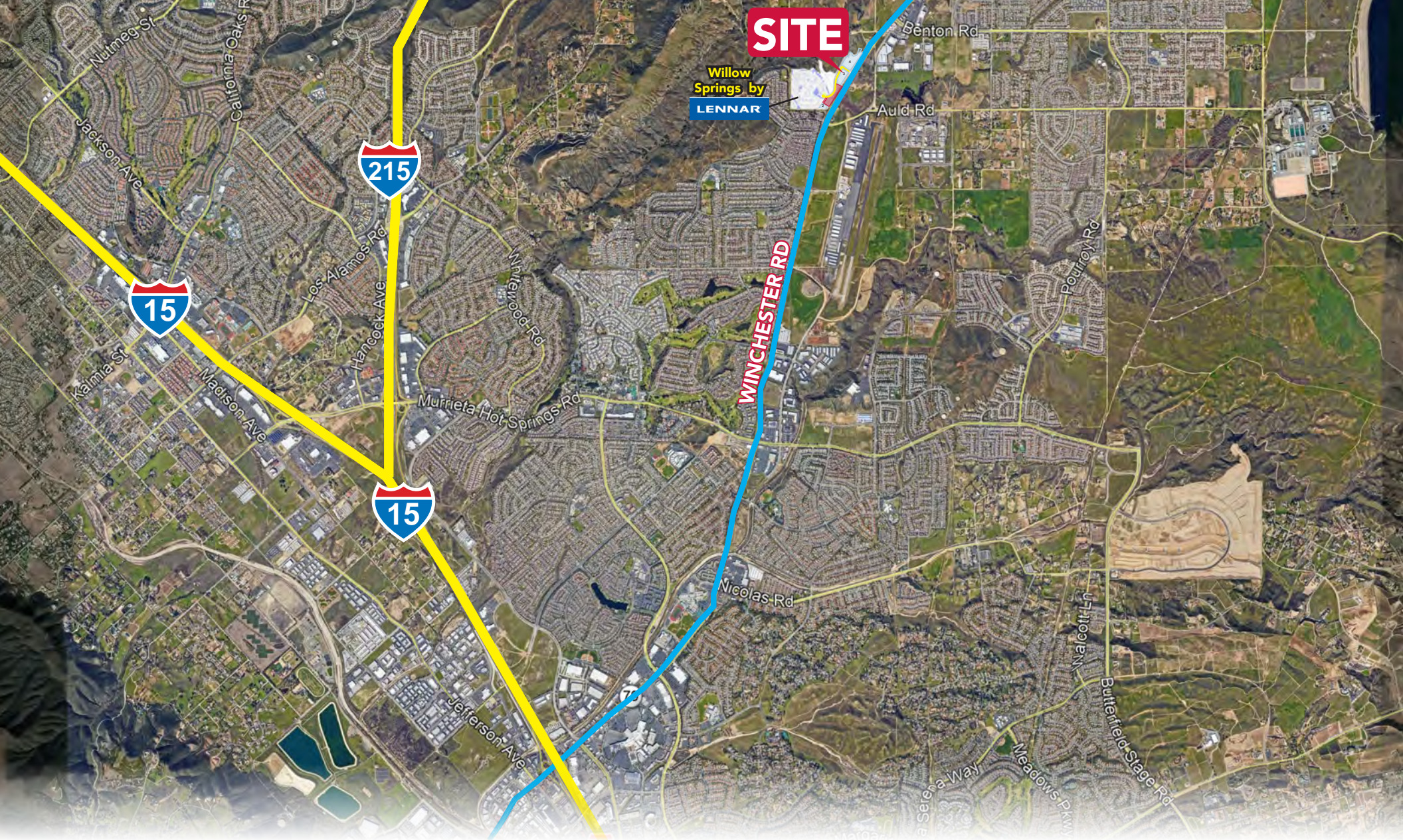
Over the past two decades, the City of Murrieta has evolved into an innovative, dynamic City and a regional economic center for Southwest Riverside County, all while retaining its small town feel and character. Many families began to move to the area from San Diego and Orange County drawn by the affordable housing prices and the popular wine country. Murrieta is an affluent community, supported by high median and mean income levels.

Murrieta remains the ideal city for relocating, expanding and developing a new project in Southern California. Murrieta boasts an educated, high-income population comparable to communities in nearby San Diego and Orange County. Contributing to this is the exceptional school district that continually exceeds the state's exemplary marks. Murrieta also has easy access to many colleges and universities in the Southern California region. More than 34% of Murrieta's residents have a BA or advanced degree; 63% have attended college.

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 POPULATION	<b>7,328</b>	<b>95,485</b>	<b>189,946</b>
 MEDIAN HOUSEHOLD INCOME	<b>\$119,273</b>	<b>\$119,387</b>	<b>\$115,990</b>
 HIGH SCHOOL DEGREE OR HIGHER	<b>1,218</b>	<b>17,657</b>	<b>35,657</b>
 GRADUATE DEGREE OR HIGHER	<b>1,701</b>	<b>19,919</b>	<b>39,926</b>
 TOTAL EMPLOYEES	<b>1,590</b>	<b>9,651</b>	<b>45,009</b>
 TOTAL BUSINESSES	<b>289</b>	<b>1,718</b>	<b>5,943</b>





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