



±1.28 AC Acres of Land For Sale
NEC Pear St. & Jefferson Ave.
Murrieta, CA — Offering Memorandum

Property Overview

Executive Summary

Property Address

NEC Pear Street & Jefferson Avenue

Land Area/Total GLA

55,756 SF (1.28 AC)

Year Built

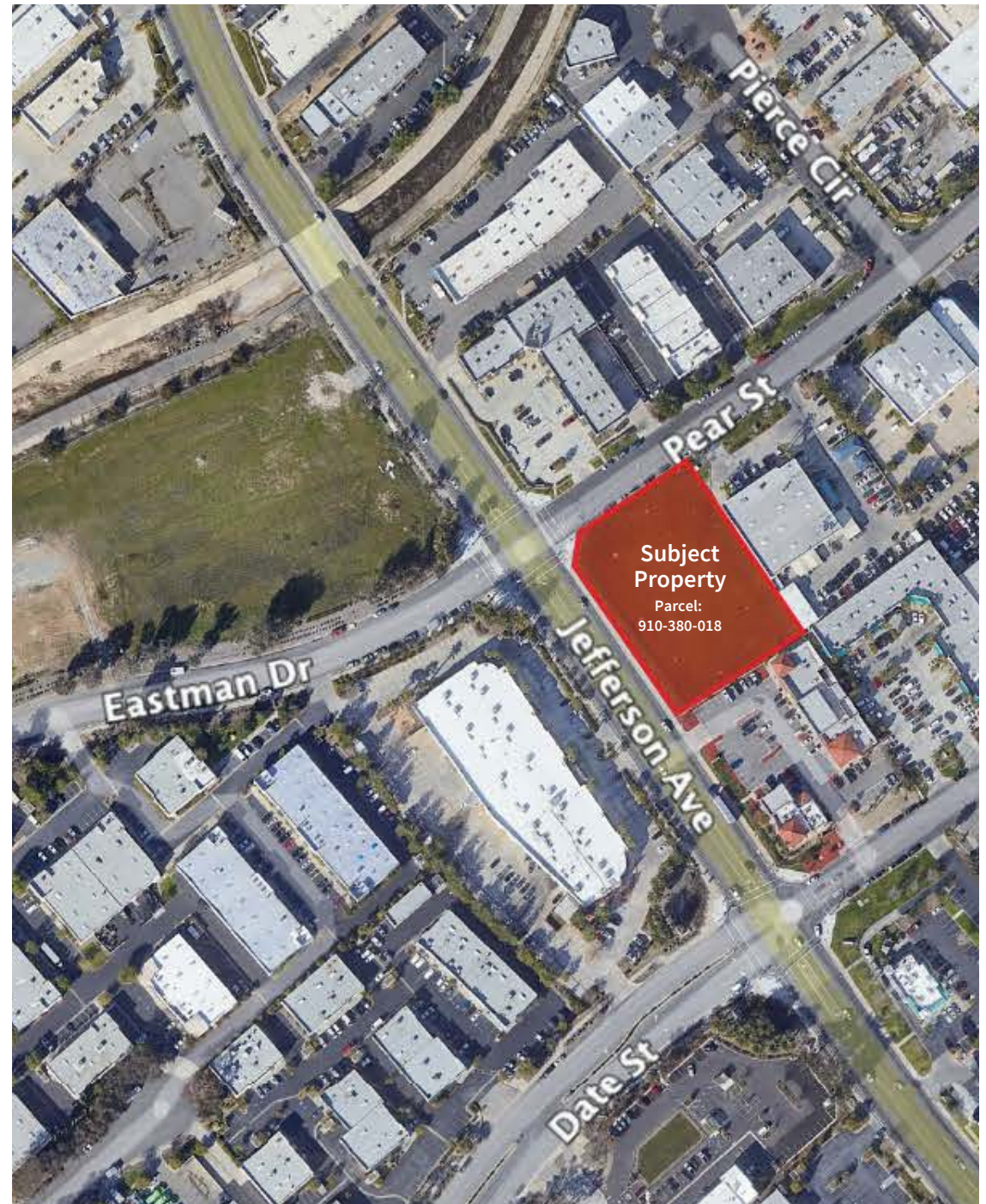
Vacant Land

Adjacent Tenants

Volkswagon, O'Reilly Auto Parts, Mitsubishi,
Audi, BMW, Boot Barn

Pricing

Submit Offer



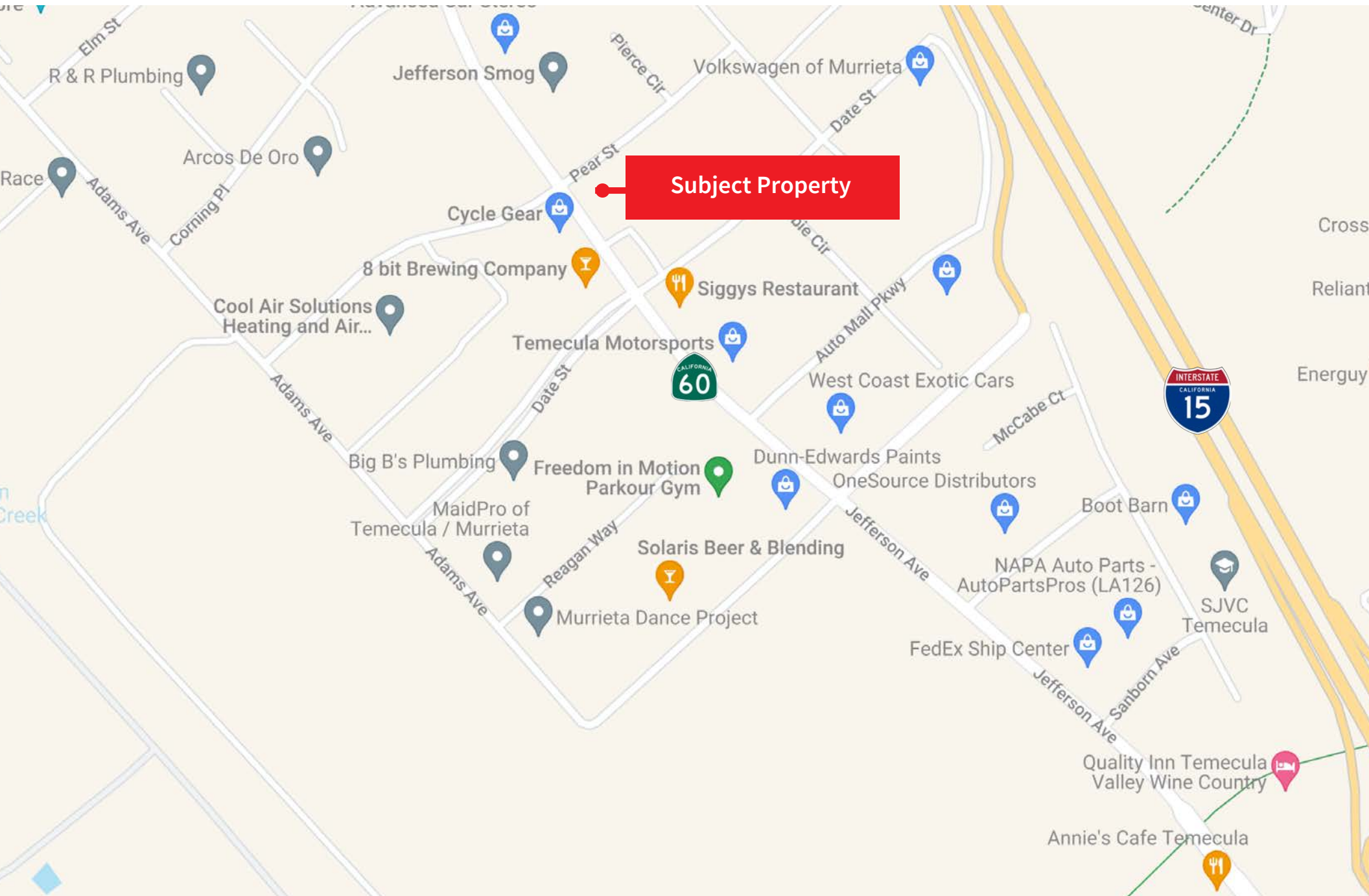
At a Glance

Executive Summary

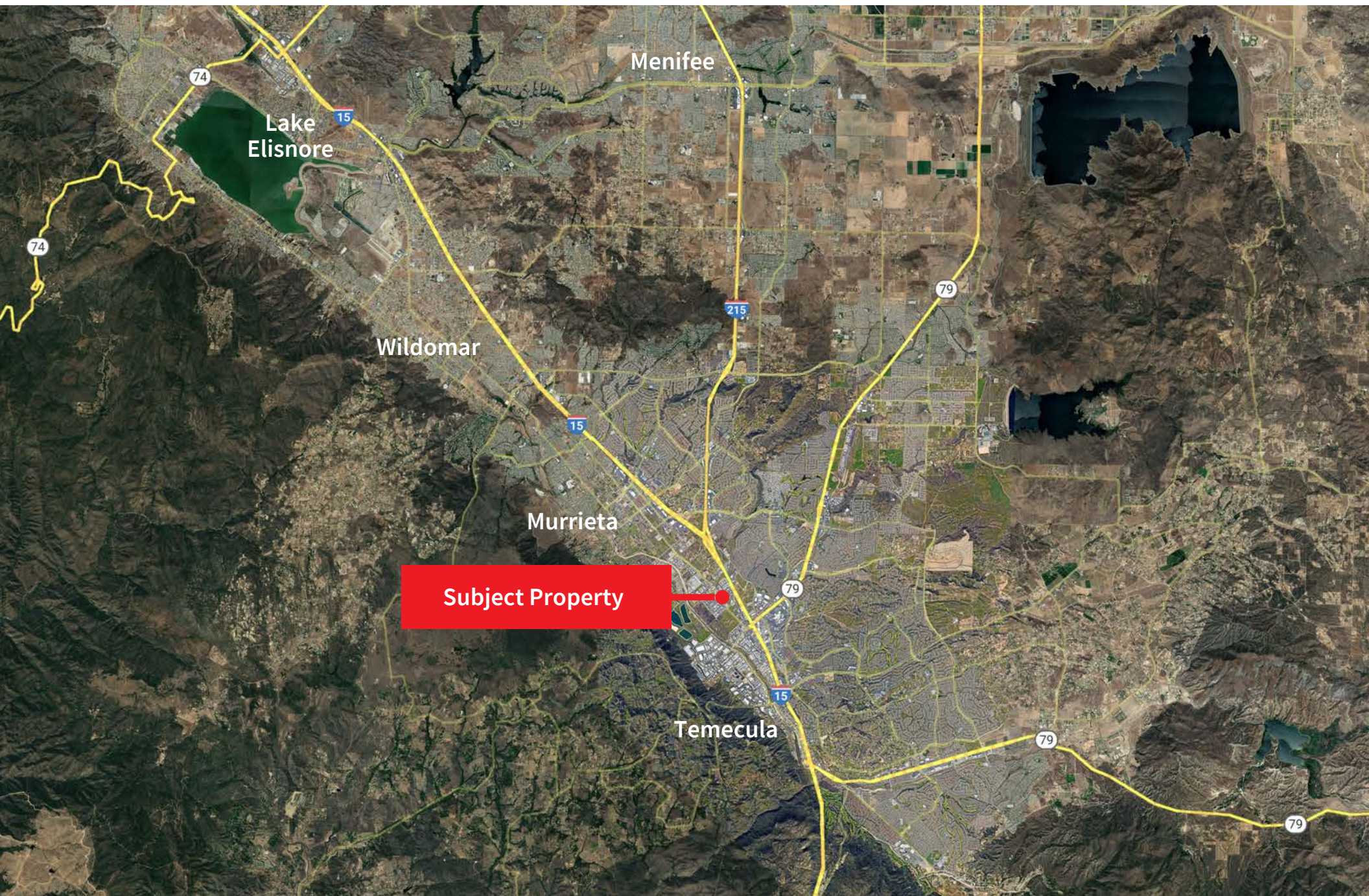
- Along major north-south arterial
- Easily accessible and good visibility
- Limited quality competition
- Within 1 mile of Kaiser Permanente Medical office
- Area Retailers: Trader Joe's, Barnes & Noble, Petco, JC Penney, Lowes, Best Buy, Macy's, Food 4 Less, TJ Maxx, Costco, Office Depot, WinCo Foods



Property Location



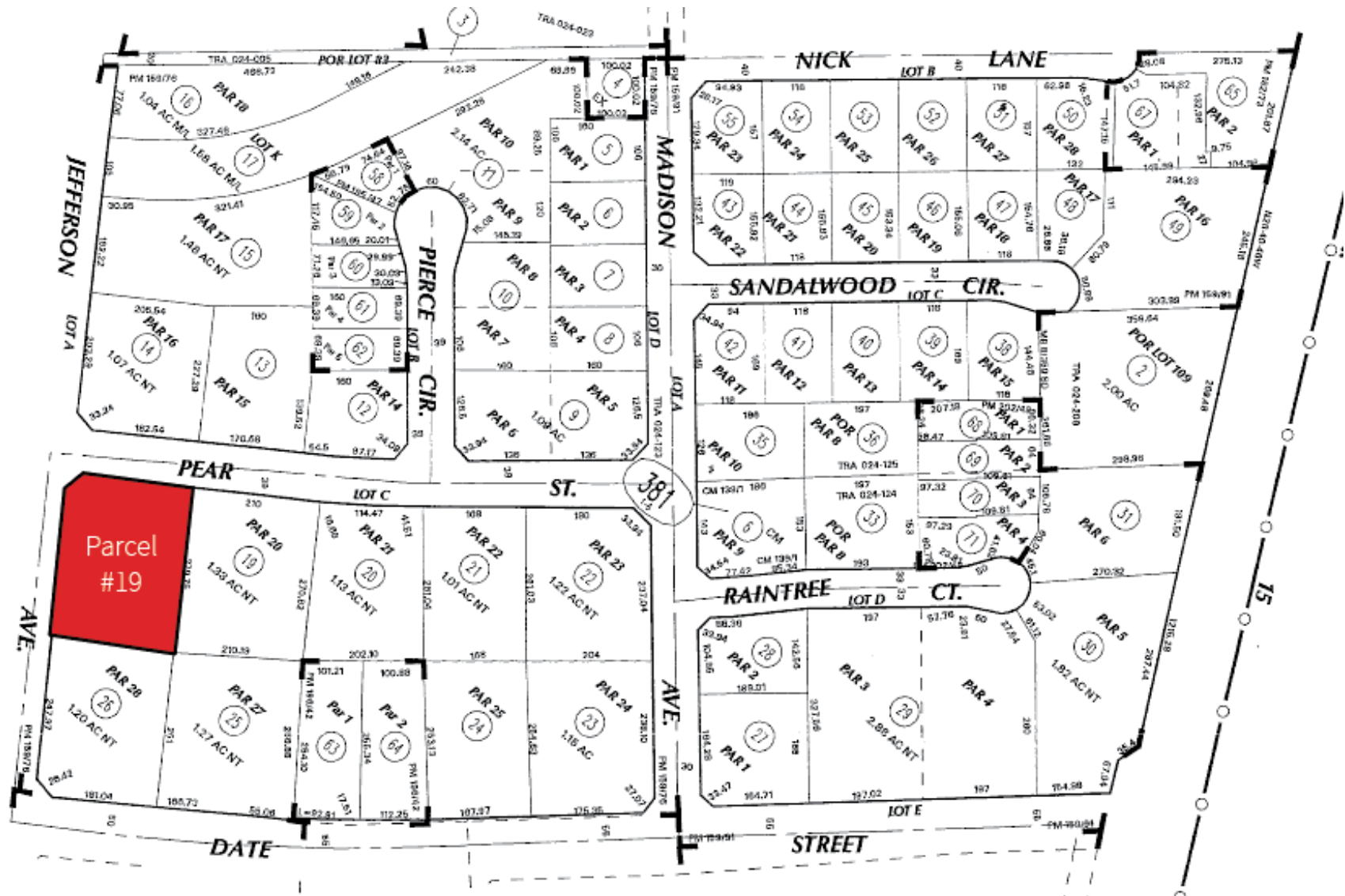
Regional Aerial



Property Aerial



Parcel Map



Market Overview

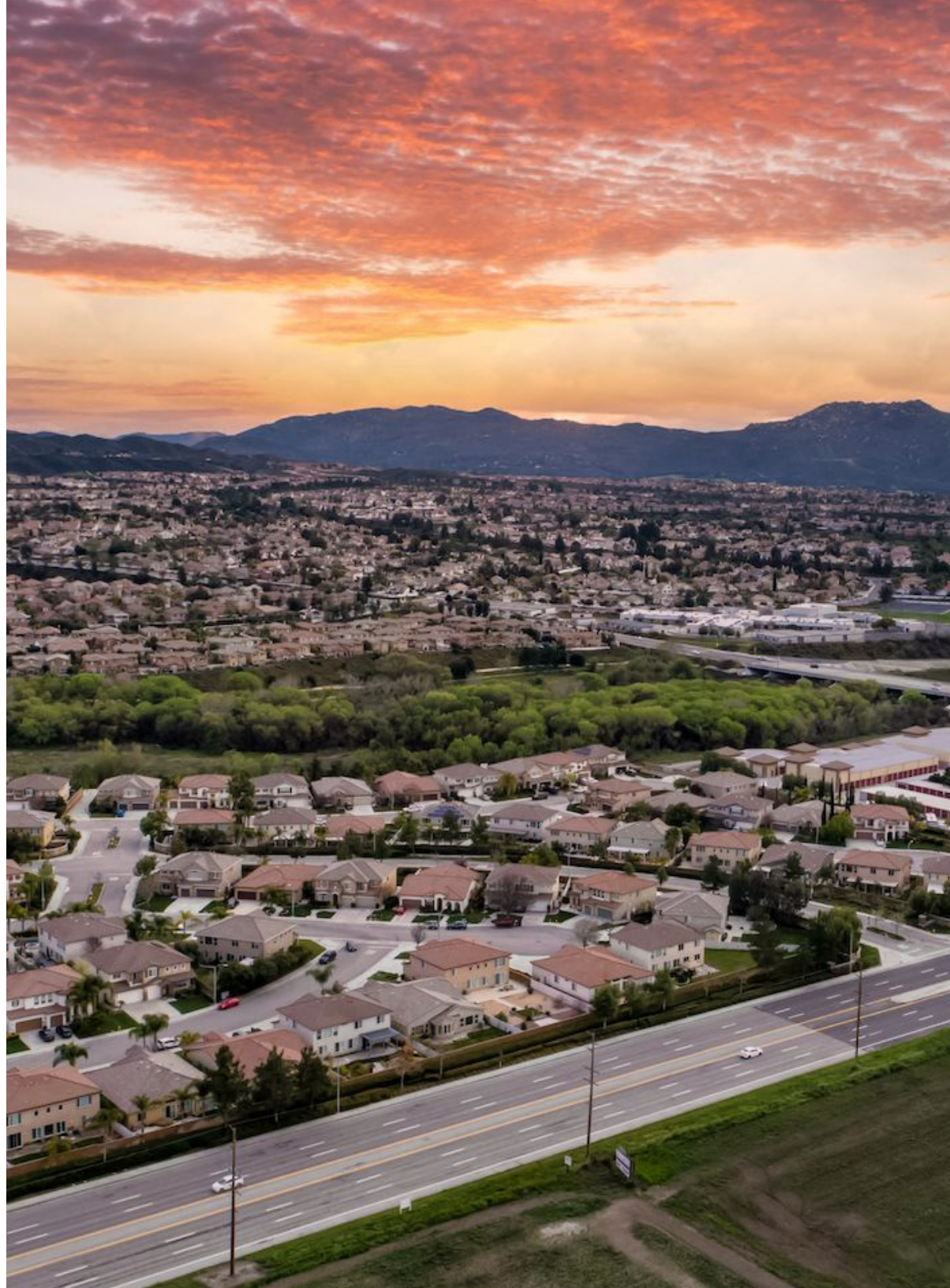
Overview

Situated in southwestern Riverside County in the Temecula Valley, Murrieta epitomizes the fusion of a tranquil suburban environment with a vibrant economy. The city has experienced significant residential growth over the years, attracting new residents seeking a suburban lifestyle within commuting distance of major employment centers.

Murrieta is home to a thriving retail sector, with several shopping centers like the Promenade Temecula and the Murrieta Town Center. The Promenade Temecula, located just south of the city, is a regional mall that attracts shoppers from Murrieta and the surrounding areas. The city also has a variety of local and national retailers, restaurants, and service providers.

Population

The population of the area is 371,989 within a 10-mile radius from the subject property, with average incomes at \$147,710 per household. The area is bustling with a daytime population of over 199,624.



Thank you

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