

# FOR LEASE - PAD & RETAIL SHOPS

# OLIVEWOOD

41512 KALMIA ST - MURRIETA, CA  
(SEC KALMIA ST & JEFFERSON AVE)



## PROPERTY FEATURES:

- Restaurant/Jr. Anchor Space For Lease  
±9,000 - ±13,000 sf
- Retail Spaces Available ±1,375 - ±3,300 sf
- ±2,900 sf Approved Prime Drive-Thru Pad  
for Ground Lease or Build to Suit
- Easy Access to Interstate 1-15 Freeway
- Across from Murrieta Civic Center, City Hall,  
Police Department, Library & Senior Center



COMMERCIAL REAL ESTATE SERVICES

25240 Hancock Avenue, #100 | Murrieta, CA 92562  
www.lee-associates.com | Corp ID# 01048055

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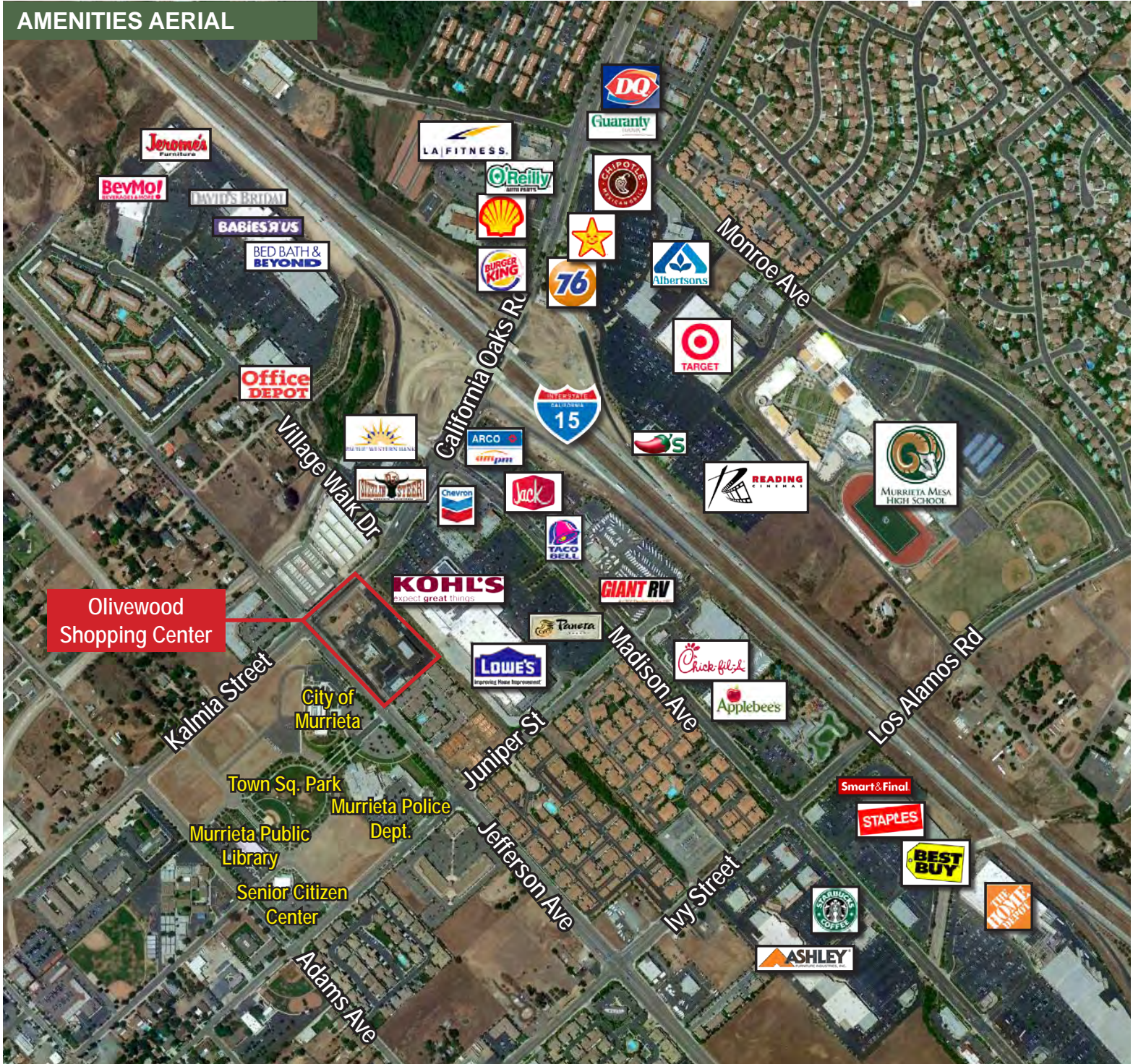
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Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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## AMENITIES AERIAL



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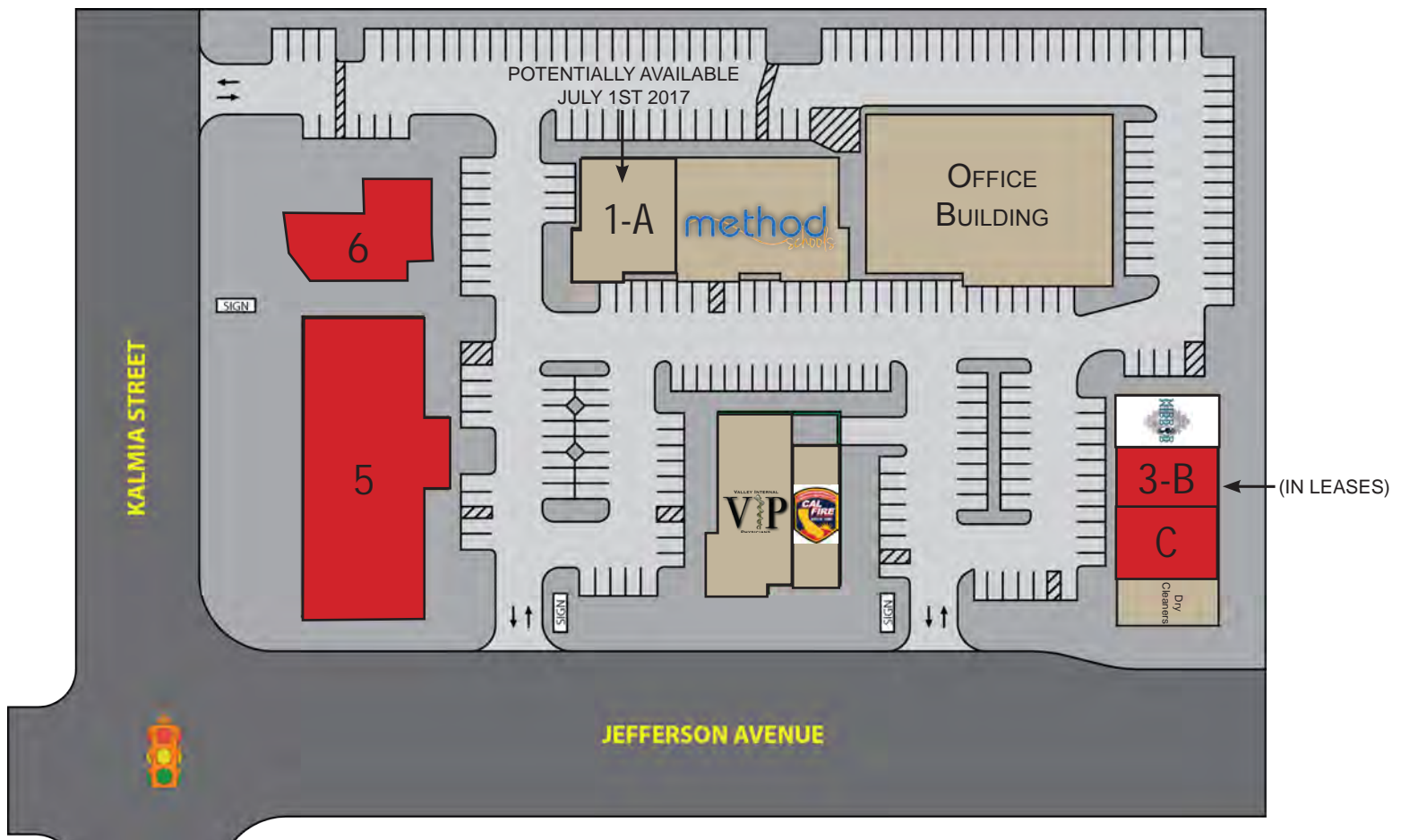
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AVAILABILITY	
SUITE	SUITE SQ FT
1-A	±3,330 (POTENTIALLY AVAILABLE JULY 1ST 2017)
3-B	±1,375 (IN LEASES)
C	±1,990
6	±2,900 (PAD FOR GROUND LEASE OR BTS)
5	± 9,000 - ±13,000 (FORMER GROCERY STORE W/GREASE TRAP - RESTAURANT USE OK)



Rev. 1/18/17



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2016 Population (Estimated)	11,840	81,360	147,826
2021 Population (Projected)	12,571	86,984	158,195
Daytime Employee Population	8,430	30,496	56,488
Average Household Income	\$73,675	\$92,434	\$91,659

Source: Regis 2016

## TRAFFIC COUNT

Kalmia St/Jefferson Ave	18,915 CPD
Jefferson Ave South of Kalmia St	28,016 CPD
Kalmia St/Madison St	37,518 CPD

Source: CoStar 2016



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