

PADS FOR SALE, GROUND LEASE OR BUILD TO SUIT

NEQ OF MADISON AVE & GUAVA AVE | MURRIETA, CA



JOIN:   Save money. Live better.

HIGHLIGHTS:

- Multiple Pads Available for Sale, Ground Lease, or Build To Suit. (5 total parcels from .81 acres or can be combined up to 7.07 acres)
- Anchored by 35+ acre Regional Carmax Supercenter and Wal-Mart (Approx 700 full time employees)
- I-15 Freeway Pylon Signage Available Visible to Over 24,000 Cars Per Day Along With Additional Madison Ave Monument Signage Available
- Ideal for Sit Down or Drive-Thru Restaurants, Tires or Auto Parts Store, Gas Station, Hotel and other Retail or Related Services.
- Graded and with all utilities and on-off site improvements completed
- Pad Sites Are Fully Improved In Rough Graded Condition with All Off Sites Complete.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Population:	3,120	82,084	180,493
Daytime Population:	5,477	44,821	72,098
Avg. Household Income:	\$90,180	\$84,317	\$91,964

Source: Regis Online

TRAFFIC COUNTS

24,000 CPD On Madison Ave
Source: Regis Online

3,000 CPD On Guava St

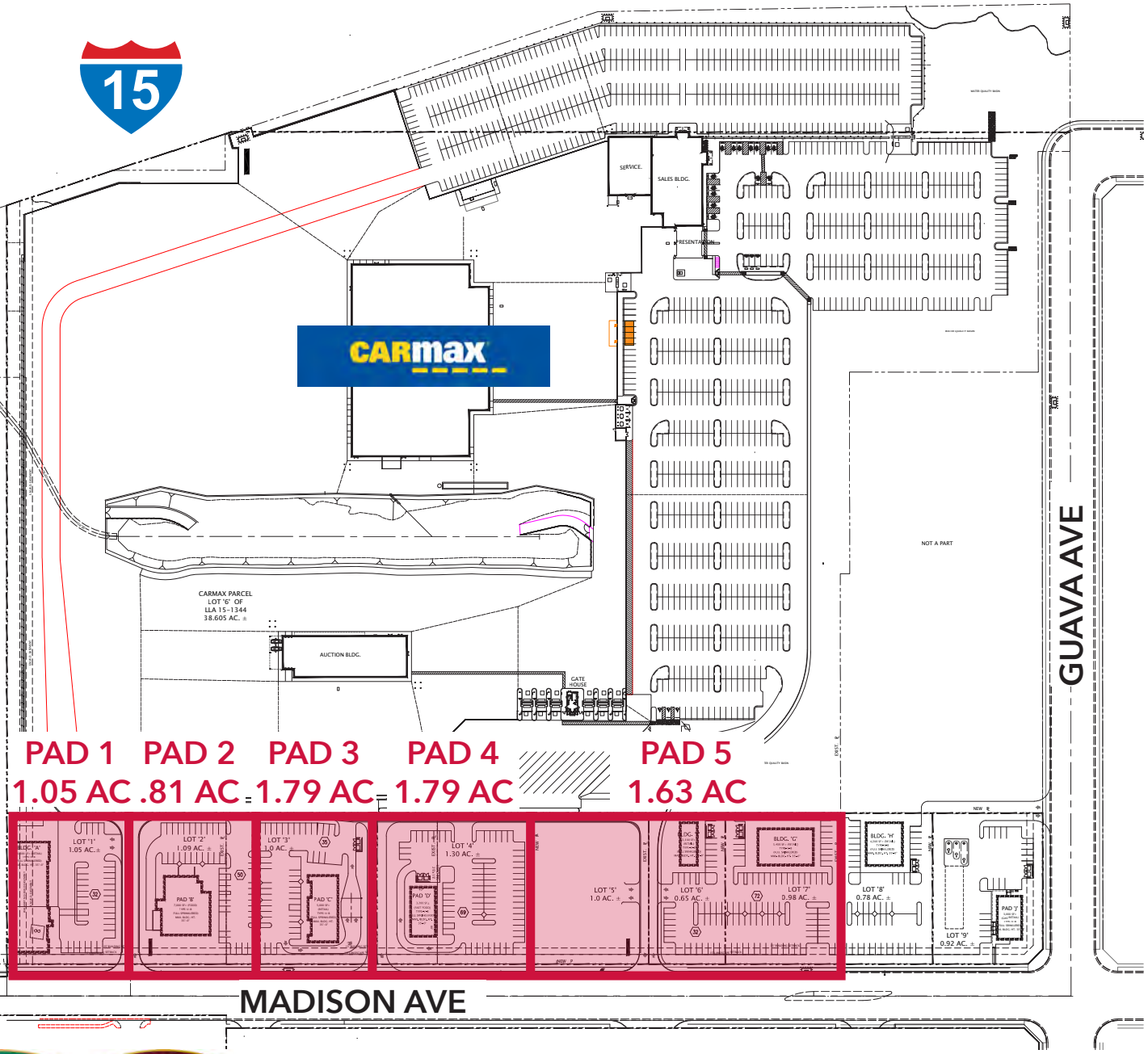
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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PAD 1 1.05 AC **PAD 2 .81 AC** **PAD 3 1.79 AC** **PAD 4 1.79 AC** **PAD 5 1.63 AC**



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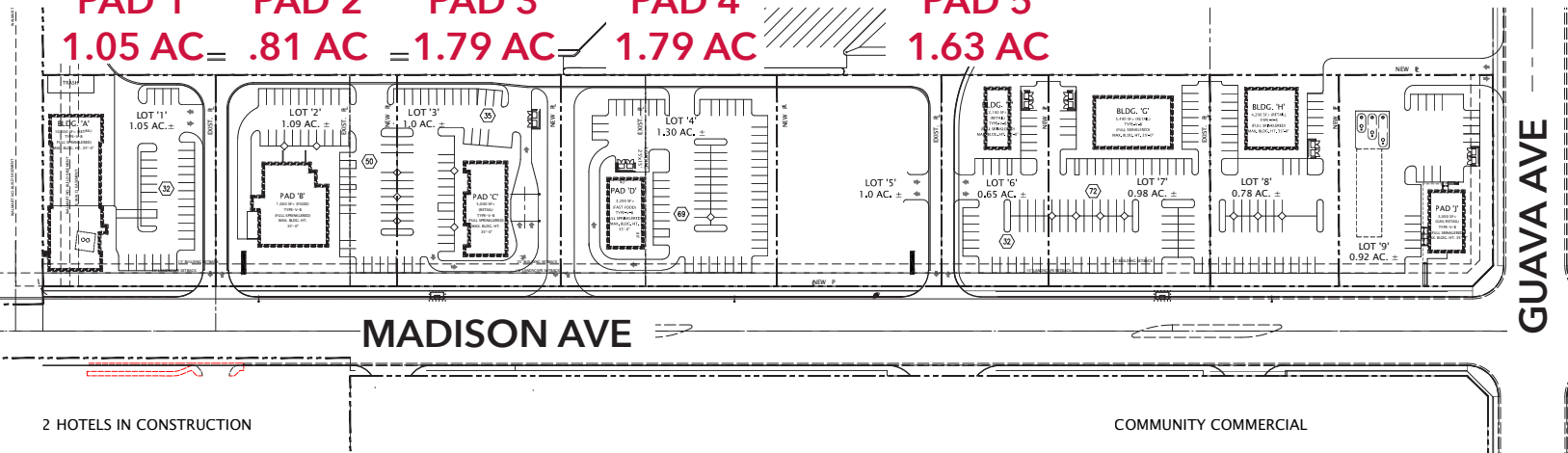
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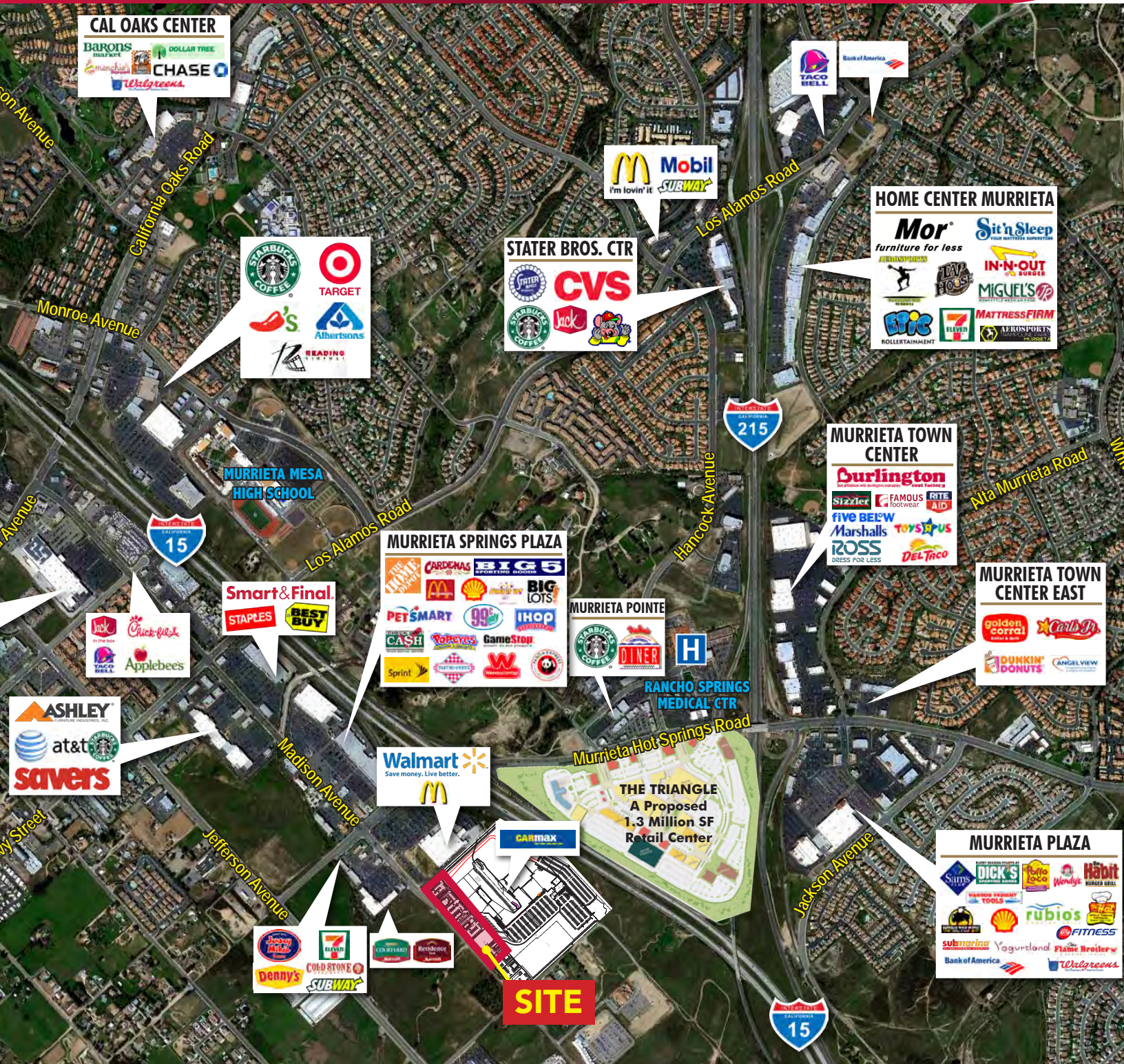
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Guava St & Madison Ave		1 mi radius	3 mi radius	5 mi radius
Murrieta, CA 92562				
POPULATION	2017 Estimated Population	3,120	82,084	180,493
	2022 Projected Population	3,345	87,460	192,075
	2010 Census Population	2,787	73,743	157,953
	2000 Census Population	1,039	42,196	86,426
	Projected Annual Growth 2017 to 2022	1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2017	11.8%	5.6%	6.4%
	2017 Median Age	30.5	35.9	35.2
HOUSEHOLDS	2017 Estimated Households	935	27,197	57,779
	2022 Projected Households	984	28,438	60,342
	2010 Census Households	836	24,477	50,737
	2000 Census Households	313	13,804	28,261
	Projected Annual Growth 2017 to 2022	1.1%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	11.7%	5.7%	6.1%
RACE AND ETHNICITY	2017 Estimated White	55.2%	65.8%	66.0%
	2017 Estimated Black or African American	5.7%	6.3%	6.0%
	2017 Estimated Asian or Pacific Islander	17.4%	10.9%	11.1%
	2017 Estimated American Indian or Native Alaskan	1.0%	0.7%	0.8%
	2017 Estimated Other Races	20.8%	16.3%	16.1%
	2017 Estimated Hispanic	34.6%	30.2%	29.9%
INCOME	2017 Estimated Average Household Income	\$90,180	\$84,317	\$91,964
	2017 Estimated Median Household Income	\$67,787	\$75,297	\$81,479
	2017 Estimated Per Capita Income	\$27,018	\$28,023	\$29,600
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.0%	3.9%	3.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	6.1%	5.6%	5.4%
	2017 Estimated High School Graduate	25.6%	24.8%	23.1%
	2017 Estimated Some College	33.5%	28.9%	29.1%
	2017 Estimated Associates Degree Only	12.3%	9.8%	9.4%
	2017 Estimated Bachelors Degree Only	10.2%	17.6%	19.5%
	2017 Estimated Graduate Degree	9.4%	9.3%	9.9%
BUSINESS	2017 Estimated Total Businesses	603	4,802	8,130
	2017 Estimated Total Employees	5,477	44,821	72,098
	2017 Estimated Employee Population per Business	9.1	9.3	8.9
	2017 Estimated Residential Population per Business	5.2	17.1	22.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.