

# CAL OAKS PLAZA RESTAURANT

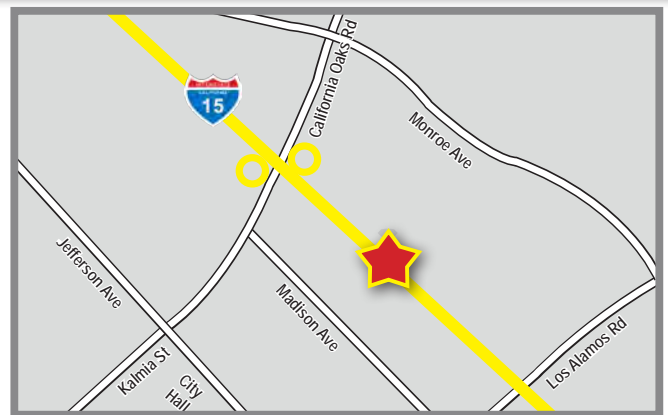
## FREESTANDING RESTAURANT FOR LEASE OR SALE

41080 CALIFORNIA OAKS ROAD | MURRIETA, CA 92562



### PROPERTY HIGHLIGHTS:

- Rare ±1,200 - ±6,800 sf Fully Fixtured Freestanding Restaurant Available for Lease or Sale
- Murrieta's Strongest Power Center, Join Target, Albertsons, Reading Cinemas, Starbucks, Chipotle and Many Other National Tenant's.
- Prominent I-15 Freeway Visibility, Maximizing your brands exposure in one of Riverside Counties strongest demographic areas.



### DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$76,306	\$94,671	\$93,509
Population	12,400	89,451	160,531
Daytime Population	7,893	24,799	61,977

### TRAFFIC COUNTS

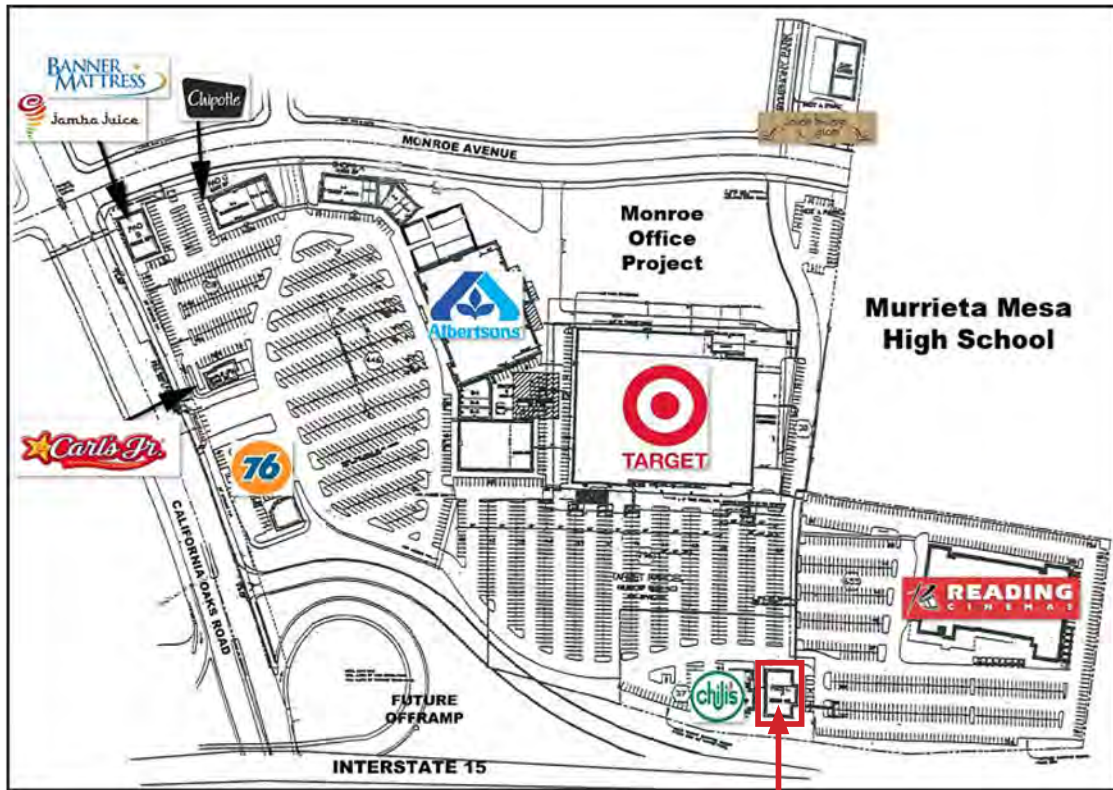
**124,000 CPD**      **42,000 CPD**  
On I-15 at California Oaks Road      On California Oaks Road

\*Source: Regis Online

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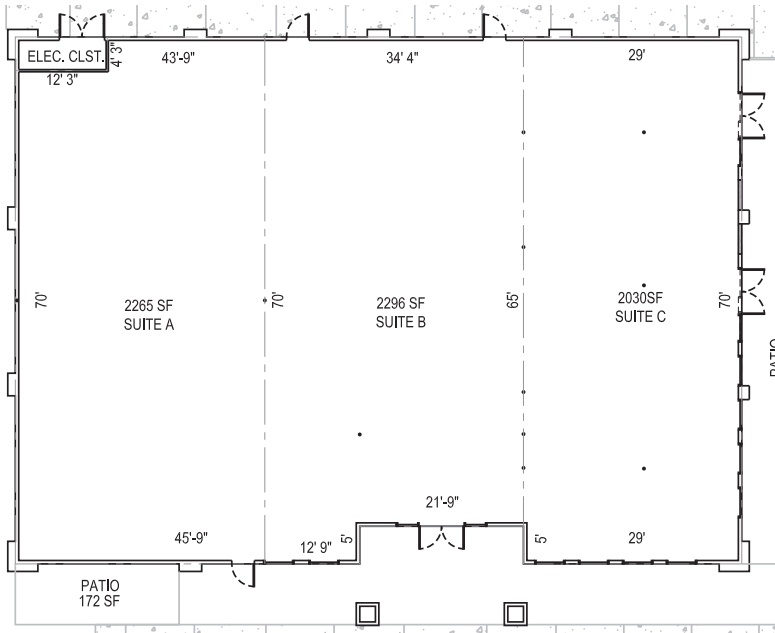
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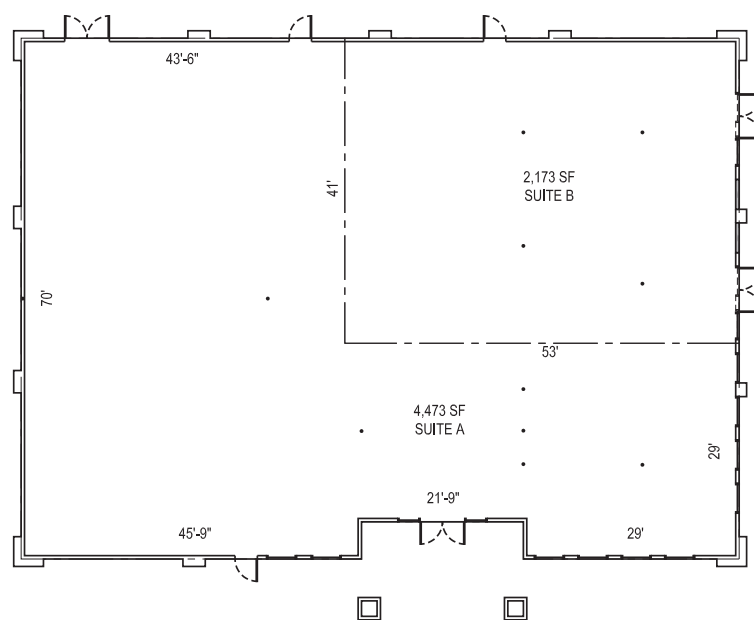


**SITE**

### CONCEPTUAL LAYOUT 1



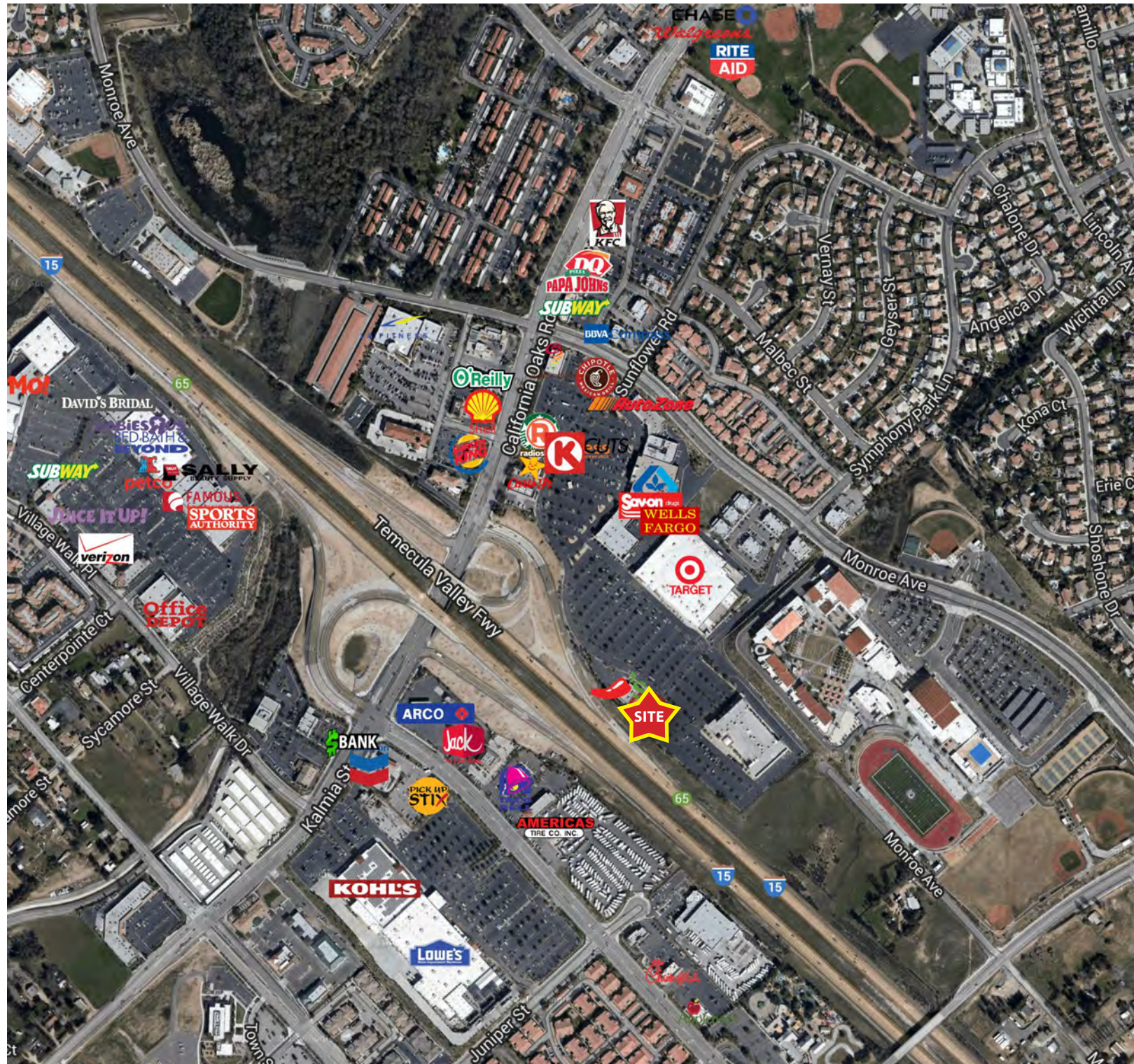
### CONCEPTUAL LAYOUT 2



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## FREESTANDING RESTAURANT FOR LEASE OR SALE

**41080 CALIFORNIA OAKS ROAD | MURRIETA, CA 92562**

41080 California Oaks Rd		1 mi radius	3 mi radius	5 mi radius
Murrieta, CA 92562				
POPULATION	2017 Estimated Population	12,400	89,451	160,531
	2022 Projected Population	13,294	95,320	170,732
	2010 Census Population	10,951	79,979	142,305
	2000 Census Population	8,438	45,792	71,828
	Projected Annual Growth 2017 to 2022	1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2017	2.8%	5.6%	7.3%
	2017 Median Age	36.8	36.1	35.6
HOUSEHOLDS	2017 Estimated Households	4,513	28,752	50,842
	2022 Projected Households	4,749	30,058	53,066
	2010 Census Households	3,987	25,736	45,276
	2000 Census Households	2,875	15,060	23,373
	Projected Annual Growth 2017 to 2022	1.0%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	3.4%	5.3%	6.9%
RACE AND ETHNICITY	2017 Estimated White	70.8%	68.2%	66.3%
	2017 Estimated Black or African American	5.4%	5.8%	6.1%
	2017 Estimated Asian or Pacific Islander	6.9%	9.7%	10.9%
	2017 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.8%
	2017 Estimated Other Races	16.2%	15.6%	16.0%
	2017 Estimated Hispanic	31.5%	29.4%	29.5%
INCOME	2017 Estimated Average Household Income	\$76,306	\$94,671	\$93,509
	2017 Estimated Median Household Income	\$72,393	\$82,395	\$83,045
	2017 Estimated Per Capita Income	\$27,887	\$30,500	\$29,738
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.8%	3.5%
	2017 Estimated Some High School (Grade Level 9 to 11)	5.8%	5.6%	5.4%
	2017 Estimated High School Graduate	23.2%	23.4%	24.0%
	2017 Estimated Some College	31.6%	30.9%	29.4%
	2017 Estimated Associates Degree Only	8.0%	9.4%	9.4%
	2017 Estimated Bachelors Degree Only	18.2%	17.9%	18.7%
	2017 Estimated Graduate Degree	10.6%	10.0%	9.7%
BUSINESS	2017 Estimated Total Businesses	929	2,921	6,824
	2017 Estimated Total Employees	7,893	24,799	61,977
	2017 Estimated Employee Population per Business	8.5	8.5	9.1
	2017 Estimated Residential Population per Business	13.3	30.6	23.5

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