

FOR SALE ±2.75 TO 7.2 ACRES

NEC KALMIA STREET & ADAMS AVENUE | MURRIETA, CA



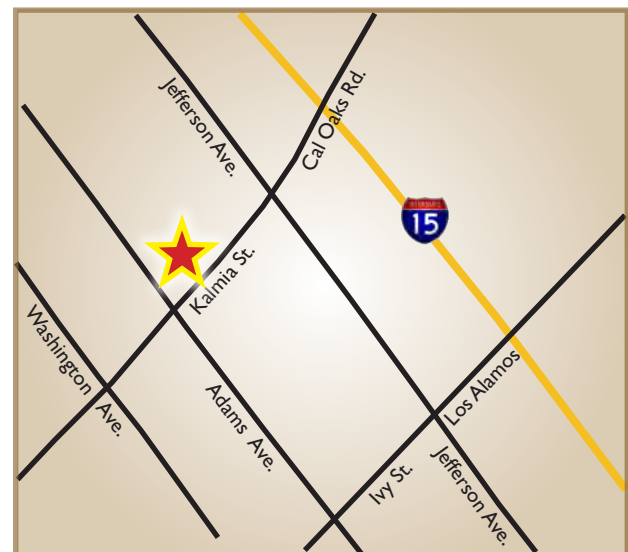
PROPERTY FEATURES:

- ◆ SIGNALIZED HARD CORNER
- ◆ 4 PARCELS: AP #'S 906-060-033, 053, 068 AND 070
- ◆ CURRENT ZONING: CC / GENERAL PLAN DESIGNATION: C
- ◆ DIRECTLY ACROSS FROM MURRIETA CITY HALL
- ◆ 3 EXISTING RESIDENCES: INTERIM INCOME POTENTIAL
- ◆ 3 BLOCKS WEST OF I-15 FWY., CAL OAK / KALMIA INTERCHANGE
- ◆ TRAFFIC COUNT (KALMIA): 20,000 CPD

PRICE:

2.75 ACS
(AP#'S 033 & 068)
\$1,138,000.00
(\$9.50/SF)

7.20 ACS
\$2,979,504.00
(\$9.50/SF)



CHARLEY BLACK, SIOR

951.445.4507

cblack@lee-associates.com

LICENSE #01000597



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

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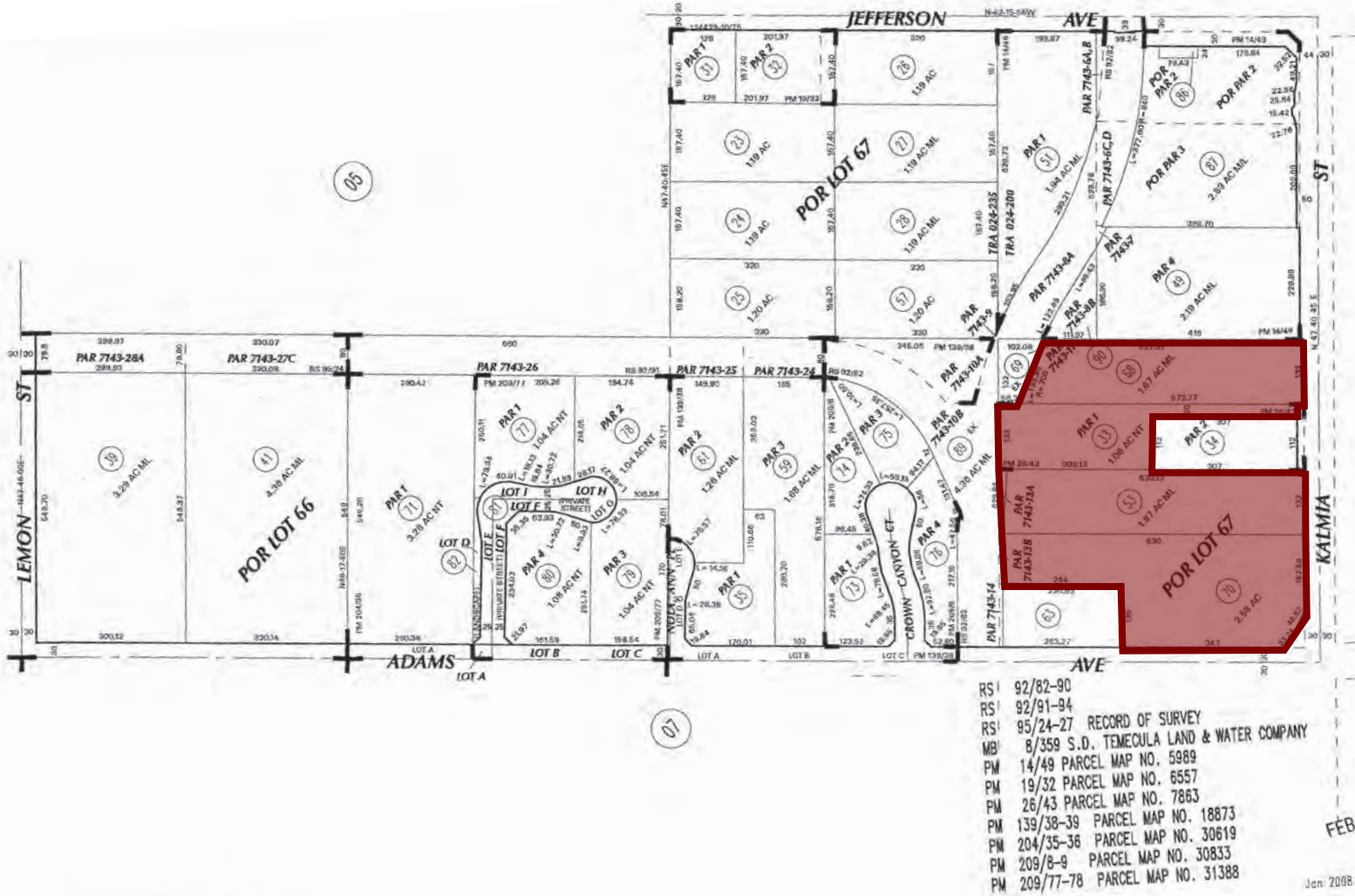


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- RS 92/82-90
- RS 92/91-94
- RS 95/24-27 RECORD OF SURVEY
- MB 8/359 S.D. TEMECULA LAND & WATER COMPANY
- PM 14/49 PARCEL MAP NO. 5989
- PM 19/32 PARCEL MAP NO. 6557
- PM 26/43 PARCEL MAP NO. 7863
- PM 139/38-39 PARCEL MAP NO. 18873
- PM 204/35-36 PARCEL MAP NO. 30619
- PM 209/8-9 PARCEL MAP NO. 30833
- PM 209/77-78 PARCEL MAP NO. 31388

ASSESSOR'S MAP BK906 PG.06
Riverside County, Calif. *copy*

FEB 15
Jan 2008

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