

CAL OAKS PLAZA RESTAURANT

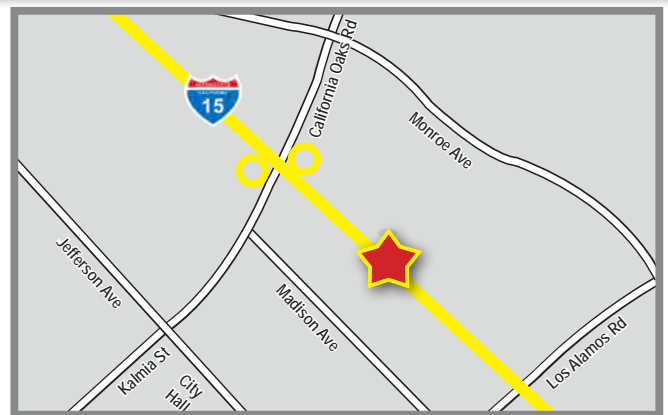
FREESTANDING RESTAURANT FOR LEASE OR SALE

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	\$79,178	\$93,655	\$92,679
Population	12,126	86,763	156,275
Daytime Population	8,150	23,475	63,159

TRAFFIC COUNTS

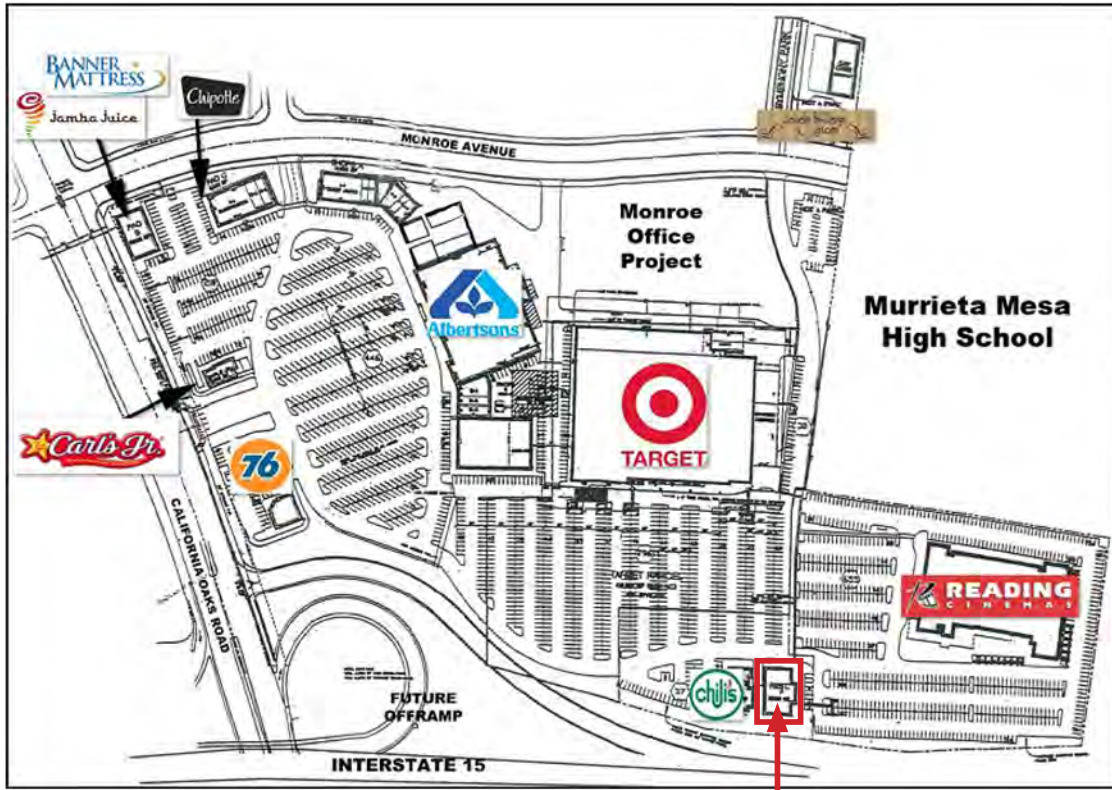
124,000 CPD **42,000 CPD**
On I-15 at California Oaks Road On California Oaks Road

*Source: Regis Online

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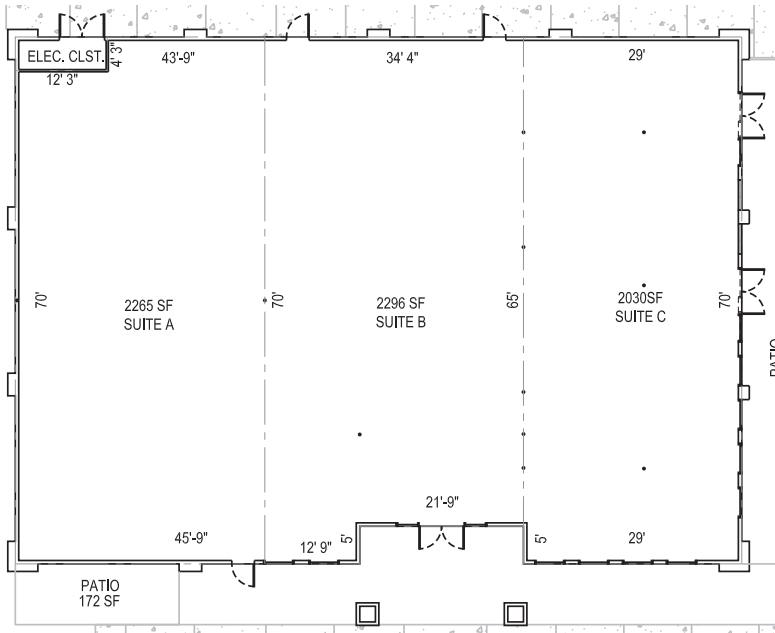
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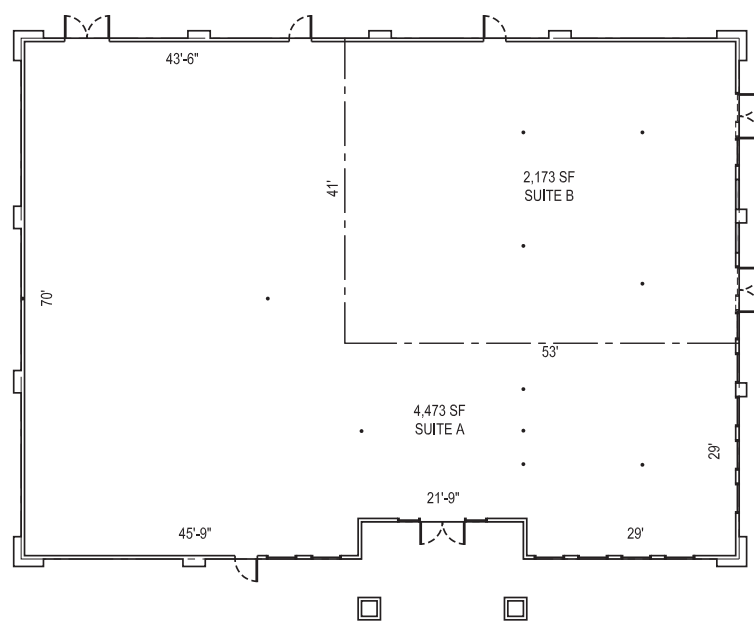


SITE

CONCEPTUAL LAYOUT 1



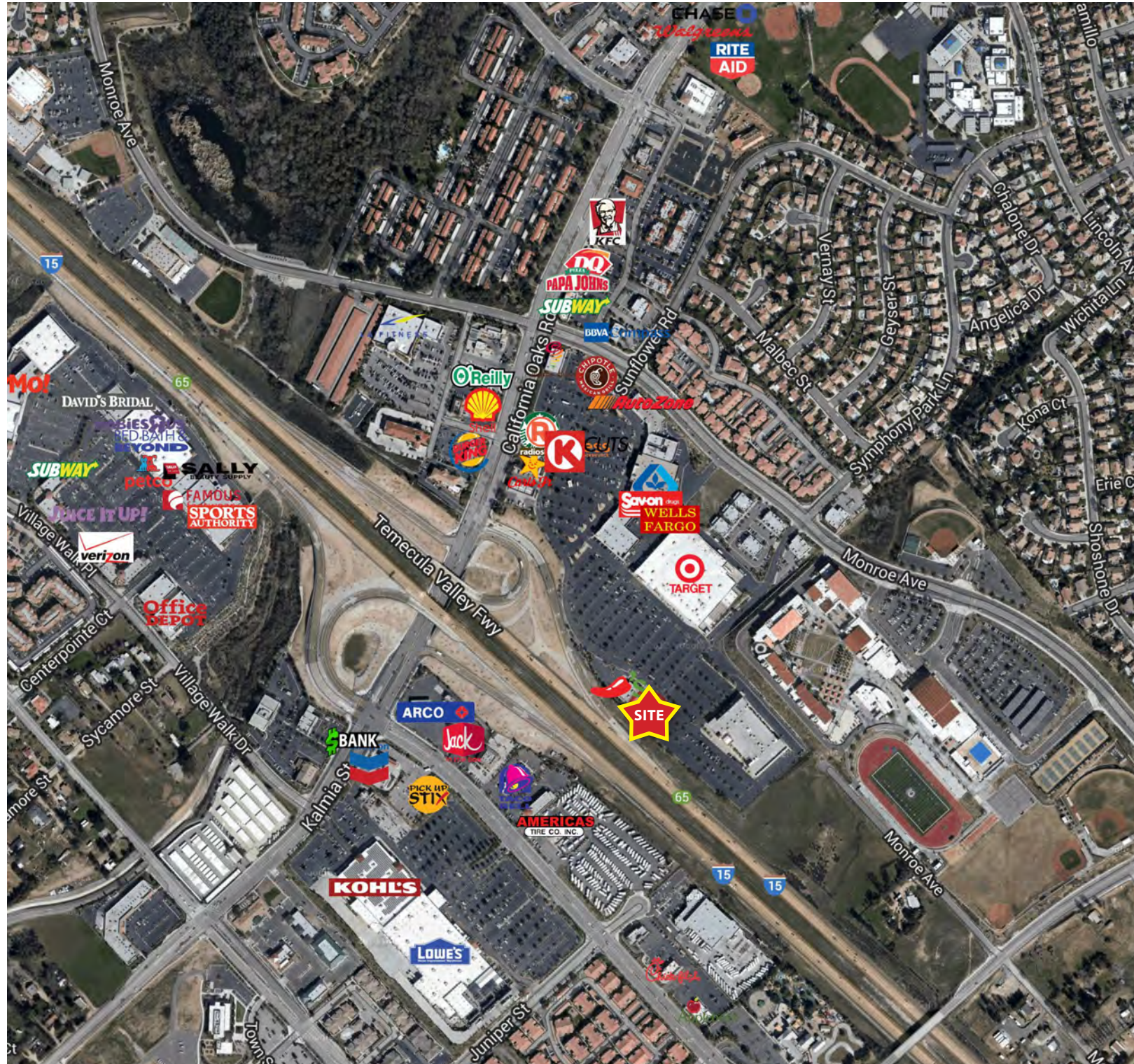
CONCEPTUAL LAYOUT 2



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41080 California Oaks Rd		1 mi radius	3 mi radius	5 mi radius
Murrieta, CA 92562				
POPULATION	2016 Estimated Population	12,126	86,763	156,275
	2021 Projected Population	12,864	92,750	167,722
	2010 Census Population	10,951	79,979	143,018
	2000 Census Population	8,438	45,792	72,424
	Projected Annual Growth 2016 to 2021	1.2%	1.4%	1.5%
	Historical Annual Growth 2000 to 2016	2.7%	5.6%	7.2%
2016 Median Age	36.5	35.9	35.4	
HOUSEHOLDS	2016 Estimated Households	4,467	28,100	50,075
	2021 Projected Households	4,700	29,765	53,263
	2010 Census Households	3,987	25,736	45,508
	2000 Census Households	2,875	15,060	23,589
	Projected Annual Growth 2016 to 2021	1.0%	1.2%	1.3%
	Historical Annual Growth 2000 to 2016	3.5%	5.4%	7.0%
RACE AND ETHNICITY	2016 Estimated White	71.3%	68.3%	66.5%
	2016 Estimated Black or African American	5.2%	5.9%	6.0%
	2016 Estimated Asian or Pacific Islander	6.9%	9.9%	11.0%
	2016 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
	2016 Estimated Other Races	15.9%	15.2%	15.7%
	2016 Estimated Hispanic	30.9%	28.6%	28.9%
INCOME	2016 Estimated Average Household Income	\$79,178	\$93,655	\$92,679
	2016 Estimated Median Household Income	\$70,876	\$78,968	\$78,480
	2016 Estimated Per Capita Income	\$29,238	\$30,378	\$29,769
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.7%	3.4%
	2016 Estimated Some High School (Grade Level 9 to 11)	6.5%	5.9%	5.6%
	2016 Estimated High School Graduate	22.1%	23.1%	24.2%
	2016 Estimated Some College	32.5%	32.0%	30.3%
	2016 Estimated Associates Degree Only	8.2%	9.3%	9.1%
	2016 Estimated Bachelors Degree Only	17.1%	17.1%	18.1%
	2016 Estimated Graduate Degree	10.8%	9.8%	9.3%
BUSINESS	2016 Estimated Total Businesses	927	2,893	6,914
	2016 Estimated Total Employees	8,150	23,475	63,159
	2016 Estimated Employee Population per Business	8.8	8.1	9.1
	2016 Estimated Residential Population per Business	13.1	30.0	22.6

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