

# ±40,000 SF BUILDING FOR LEASE OR SALE

39777 AVENIDA ACACIAS | MURRIETA, CA

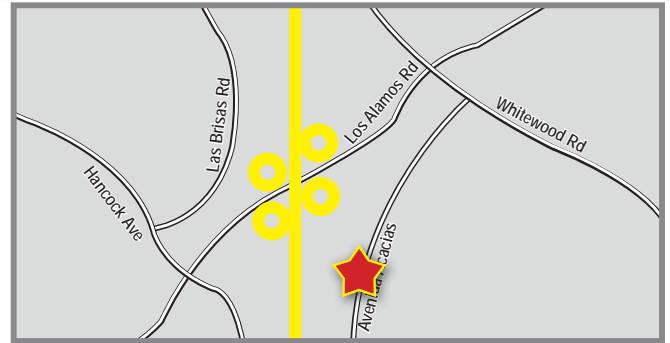


JOIN:



## PROPERTY HIGHLIGHTS:

- ±40,000 SF Single Tenant Building in a Prominent Murrieta Crossings Center
- Excellent Freeway Visibility with Prominent Building Signage and Freeway Pylon Signage
- Attractive Architecture, Built in 2006
- For Sale or lease, Contact Broker For Details



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$78,092	\$88,904	\$95,391
Population	18,801	109,293	198,751
Daytime Population	5,667	31,582	68,381

## TRAFFIC COUNTS

**93,000 CPD**

At The 215 Fwy at  
the Los Alamos Rd. Exit

**23,000 CPD**

On Los Alamos Rd. near  
Avenida Acacias

\*Source: Regis Online

**BRIAN BIELATOWICZ**

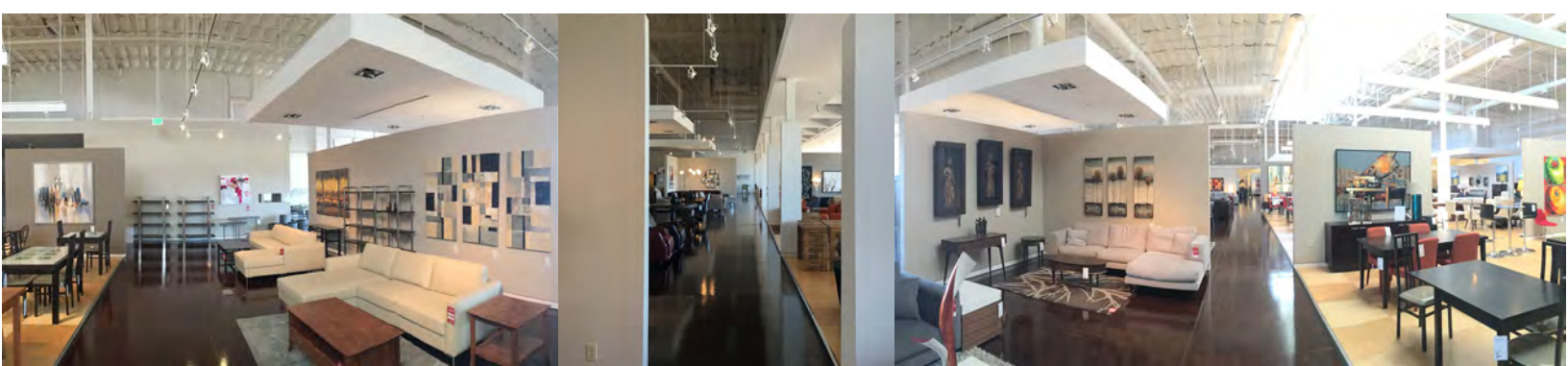
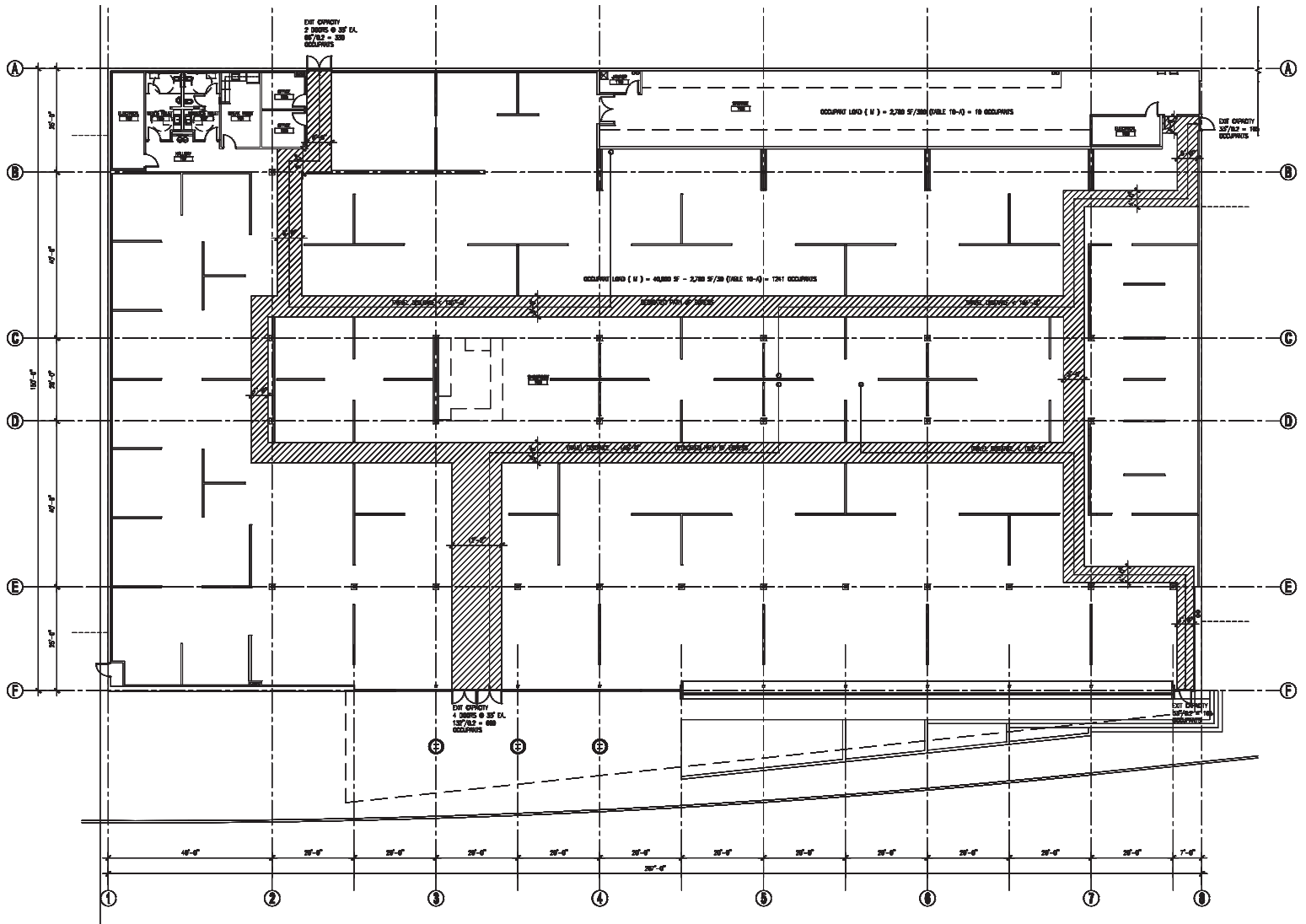
**951.445.4515**

[bbielatowicz@leetemecula.com](mailto:bbielatowicz@leetemecula.com)

License #01269887

39777 AVENIDA ACACIAS | MURRIETA, CA

## FLOOR PLAN



**BRIAN BIELATOWICZ**  
**951.445.4515**

[bbielatowicz@leetemecula.com](mailto:bbielatowicz@leetemecula.com)

License #01269887

39777 AVENIDA ACACIAS | MURRIETA, CA

**SITE PLAN**



**BRIAN BIELATOWICZ**

**951.445.4515**

[bbielatowicz@leetemecula.com](mailto:bbielatowicz@leetemecula.com)

License #01269887

## 39777 AVENIDA ACACIAS | MURRIETA, CA

39777 Avenida Acacias		1 mi radius	3 mi radius	5 mi radius
Murrieta, CA 92563				
POPULATION	2017 Estimated Population	18,801	109,293	198,751
	2022 Projected Population	20,055	116,196	211,333
	2010 Census Population	17,193	96,862	169,424
	2000 Census Population	14,105	48,850	79,713
	Projected Annual Growth 2017 to 2022	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2017	2.0%	7.3%	8.8%
	2017 Median Age	33.5	35.2	34.5
HOUSEHOLDS	2017 Estimated Households	6,005	35,008	61,585
	2022 Projected Households	6,281	36,527	64,274
	2010 Census Households	5,498	31,197	52,971
	2000 Census Households	4,416	16,002	25,769
	Projected Annual Growth 2017 to 2022	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	2.1%	7.0%	8.2%
RACE AND ETHNICITY	2017 Estimated White	65.8%	64.7%	65.4%
	2017 Estimated Black or African American	6.2%	6.5%	6.4%
	2017 Estimated Asian or Pacific Islander	9.3%	12.0%	11.4%
	2017 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
	2017 Estimated Other Races	17.9%	16.0%	16.0%
	2017 Estimated Hispanic	33.4%	29.7%	29.9%
INCOME	2017 Estimated Average Household Income	\$78,092	\$88,904	\$95,391
	2017 Estimated Median Household Income	\$72,139	\$79,627	\$84,167
	2017 Estimated Per Capita Income	\$24,948	\$28,607	\$29,750
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.9%	3.5%	3.5%
	2017 Estimated Some High School (Grade Level 9 to 11)	7.5%	5.5%	5.6%
	2017 Estimated High School Graduate	24.0%	24.0%	22.9%
	2017 Estimated Some College	27.4%	29.4%	29.5%
	2017 Estimated Associates Degree Only	10.9%	9.4%	9.7%
	2017 Estimated Bachelors Degree Only	17.7%	18.8%	19.0%
	2017 Estimated Graduate Degree	8.6%	9.5%	9.8%
BUSINESS	2017 Estimated Total Businesses	631	3,785	7,546
	2017 Estimated Total Employees	5,667	31,582	68,381
	2017 Estimated Employee Population per Business	9.0	8.3	9.1
	2017 Estimated Residential Population per Business	29.8	28.9	26.3

**BRIAN BIELATOWICZ**  
**951.445.4515**

[bbielatowicz@leetemecula.com](mailto:bbielatowicz@leetemecula.com)

License #01269887