LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

10.58 NET COMMERCIAL ACRES FOR SALE

MURRIETA CREEKSIDE

JACKSON AVE & ARBORETUM WAY | MURRIETA, CA

FEATURES:

- Excellent freeway visibility
- Currently zoned for office. In talks with City 4 retail rezoning
- Approved pylon sign and freeway signage
- In close proximity to large upscale residential community
- Adjacent to high performing -Mercedes Benz and Audi dealerships
- Easy access to I-15

PRICE:
$7,400,000.00

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Property is ideally suited for:

- Luxury Car Dealership: Property is located adjacent to Mercedes Benz and near Boris Said BMW, and new Audi dealership.
- Corporate Office Center: The property was previously entitled for a 240,000 sf Class A corporate center, with Three (3) ±80,000 sf office buildings and 790 parking spaces
- Property is graded with pads ready and all utilities in Jackson Avenue.

Property Address	Jackson Ave & Arboretum Way, Murrieta, CA
APN	910-100-024; 910-100-022; 910-100-023
Land Size	±10.58 Acres
Lot SF	±460,864.80
Zoning	Office
Proposed Use	Office/Retail/Commercial

DEMOGRAPHICS

DESCRIPTION	1 MILE	3 MILE	5 MILE
Population	11,768	85,828	188,408
Total Households	3,541	28,401	60,693
Median HH Income	$82,799	$70,214	$80,392
Daytime Population	9,406	55,976	69,843

TRAFFIC COUNTS

±180,000 CPD
I-15 FREEWAY AT WINCHESTER ROAD

±10,000 CPD
JACKSON AVE AT DATE STREET

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Area Map

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LEE & ASSOCIATES
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Property Photograph

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Future French Valley Parkway Interchange

Purpose

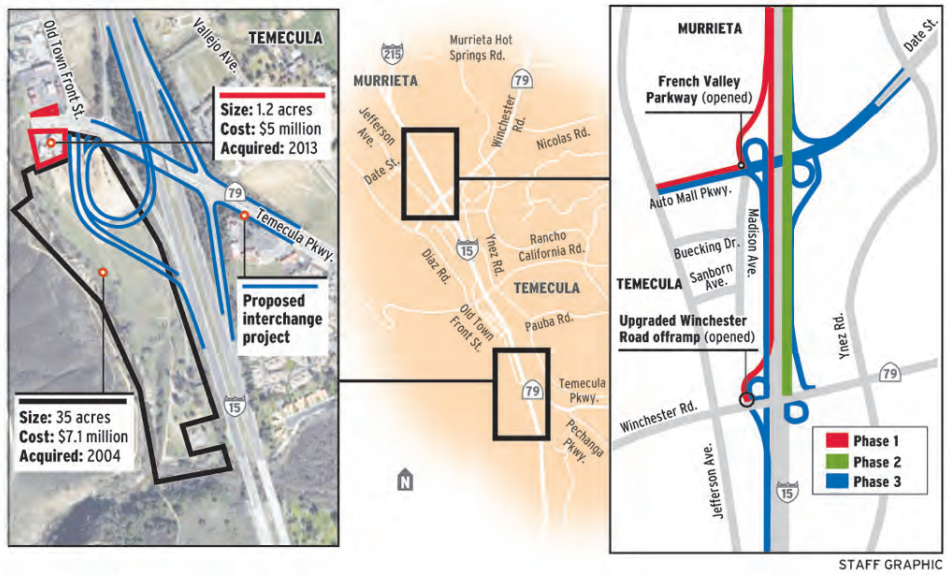
Reduce congestion and improve safety by relieving the I-15/Winchester Road interchange and minimizing weaving movements on I-15 between Winchester Road and the I-15/I-215 Junction

Features

- A new arterial, French Valley Parkway, connecting Jefferson Avenue and Ynez Road
- A new interchange connecting French Valley Parkway to I-15
- A new collector/distributor system along I-15 between Winchester Road and the I-15/I-215 Junction
- Modifications to the I-15/Winchester Road interchange such as ramp widening for additional lanes

Interstate 15 evolution

A new interchange at Temecula Parkway, which could open in 2018, and a new bypass road at Winchester Road interchange, possibly by 2021, will help transform traffic patterns in the Temecula/Murrieta region.



STAFF GRAPHIC

Phasing (3 Phase Implementation)
Phase I

Shown in red on aerial map. Construction Complete: Designed to provide interim relief by widening the existing southbound off-ramp at Winchester Road, constructing the southbound off-ramp at the future French Valley Parkway, and constructing the westbound portion of French Valley Parkway between the new off-ramp and Jefferson Avenue.

Phase II

Shown in blue on aerial map. Designed to provide interim relief by constructing the northbound collector/distributor system along I-15.

- Phase II Status: Design phase November 2016 - December 2019.
- Phase II Contact: Kendra Hannah-Meistrell, City of Temecula Project Manager 951-693-3949

Phase III

Shown in green on aerial map. Future Work: Designed to provide ultimate relief by constructing the balance of French Valley Parkway from Jefferson Avenue to Ynez Road, the full interchange connection to I-15, and the southbound collector/distributor system along I-15.

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