

FOR LEASE - PAD & RETAIL SHOPS

OLIVEWOOD

41512 KALMIA ST - MURRIETA, CA
(SEC KALMIA ST & JEFFERSON AVE)



PROPERTY FEATURES:

- Restaurant/Jr. Anchor Space For Lease
±9,000 - ±13,000 SF
- ±2,900 sf Approved Prime Drive-Thru Pad
for Ground Lease or Build to Suit
- Easy Access to Interstate 1-15 Freeway
- Across from Murrieta Civic Center, City Hall,
Police Department, Library & Senior Center



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

For More Information, Please Contact:

BRIAN BIELATOWICZ
(951) 445-4515
bbielatowicz@leetemecula.com
Lic. #01269887

TED RIVENBARK
(951) 445-4512
trivenbark@leetemecula.com
Lic. #01247098

NICK EARLE
(951) 445-4528
nearle@leetemecula.com
Lic. #01916982

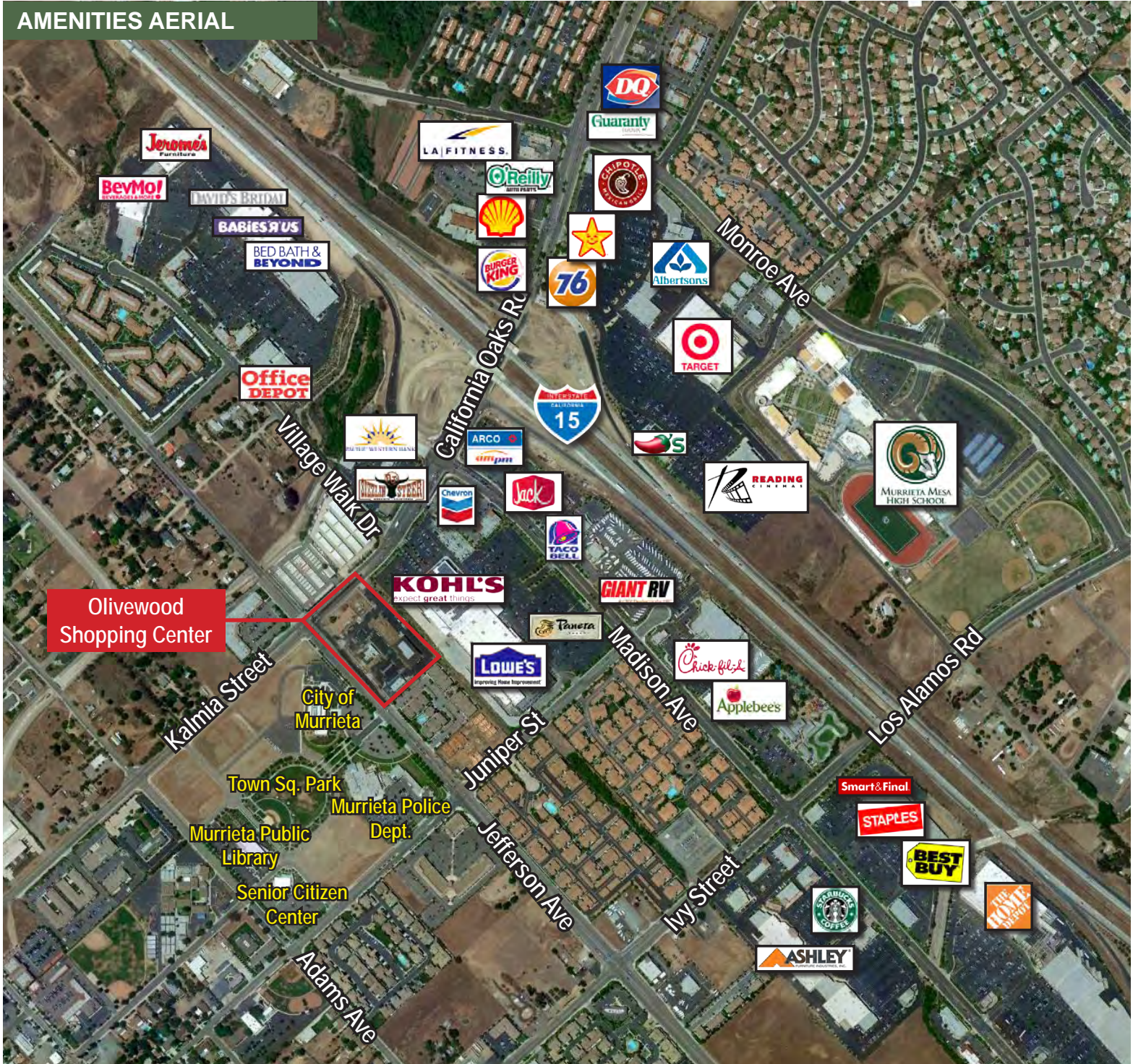
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

FOR LEASE - PAD & RETAIL SHOPS

OLIVEWOOD

41512 KALMIA ST - MURRIETA, CA
(SEC KALMIA ST & JEFFERSON AVE)

AMENITIES AERIAL



Olivewood Shopping Center



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

For More Information, Please Contact:

BRIAN BIELATOWICZ
(951) 445-4515
bbielatowicz@leetemecula.com
Lic. #01269887

TED RIVENBARK
(951) 445-4512
trivenbark@leetemecula.com
Lic. #01247098

NICK EARLE
(951) 445-4528
nearle@leetemecula.com
Lic. #01916982

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

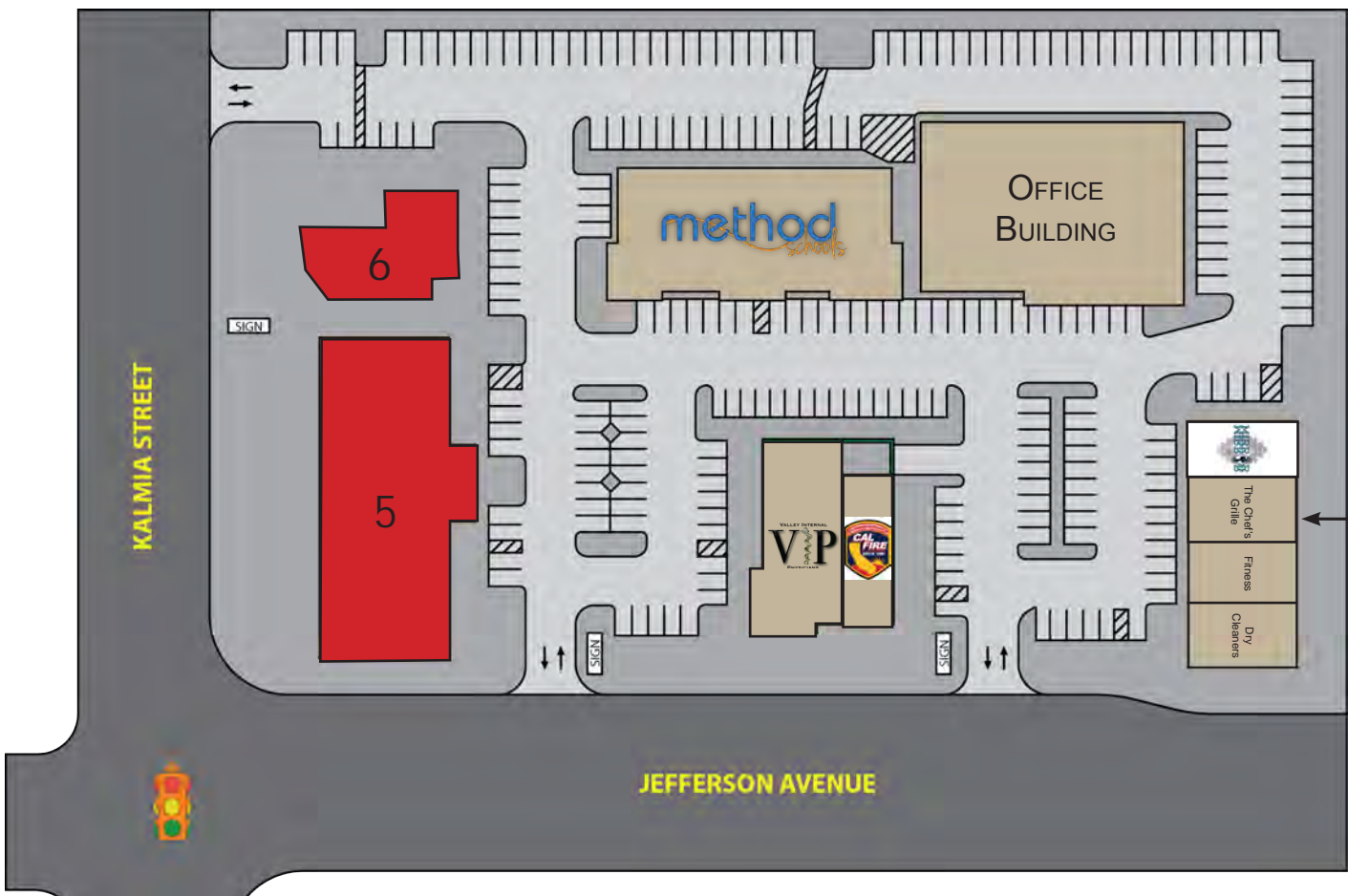
FOR LEASE - PAD & RETAIL SHOPS

OLIVEWOOD

41512 KALMIA ST - MURRIETA, CA
(SEC KALMIA ST & JEFFERSON AVE)

AVAILABILITY

SUITE	SUITE SQ FT
6	±2,900 (PAD FOR GROUND LEASE OR BTS)
5	± 9,000 - ±13,000 (FORMER GROCERY STORE W/GREASE TRAP - RESTAURANT USE OK)



Rev. 01/25/18



For More Information, Please Contact:

BRIAN BIELATOWICZ
(951) 445-4515
bbielatowicz@leetemecula.com
Lic. #01269887

TED RIVENBARK
(951) 445-4512
trivenbark@leetemecula.com
Lic. #01247098

NICK EARLE
(951) 445-4528
nearle@leetemecula.com
Lic. #01916982

FOR LEASE - PAD & RETAIL SHOPS

OLIVEWOOD

41512 KALMIA ST - MURRIETA, CA
(SEC KALMIA ST & JEFFERSON AVE)



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2017 Population (Estimated)	12,370	87,149	157,631
2022 Population (Projected)	13,304	92,885	167,657
Daytime Employee Population	7,736	26,630	62,838
Average Household Income	\$70,818	\$94,840	\$93,750

Source: Regis 2017

TRAFFIC COUNT

Kalmia St/Jefferson Ave	18,915 CPD
Jefferson Ave South of Kalmia St	28,016 CPD
Kalmia St/Madison St	37,518 CPD

Source: CoStar 2017



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

BRIAN BIELATOWICZ
(951) 445-4515

bbielatowicz@leetemecula.com
Lic. #01269887

TED RIVENBARK
(951) 445-4512

trivenbark@leetemecula.com
Lic. #01247098

NICK EARLE
(951) 445-4528

nearle@leetemecula.com
Lic. #01916982

For More Information, Please Contact:

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055