

FOR SALE

±2.17 ACRES COMMERCIAL LAND

MADISON AVENUE | TEMECULA, CA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

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PROPERTY FEATURES:

- ♦ ±2.17 Acres - Two (2) Parcels
Parcel 6 ±1.04 Acres
Parcel 12 ±1.13 Acres
- ♦ Rough graded with all utilities in street
- ♦ Flexible zoning allows office, retail & commercial type uses
- ♦ Zoned SP-14/Uptown Sports District Zoning
[Click Here for more info](#)
- ♦ Freeway visible
- ♦ Near southbound offramp off I-15 and Jefferson Avenue
- ♦ Central Location Between Murrieta & Temecula
- ♦ Motivated Seller

TRAFFIC COUNTS:

Jefferson Ave:
28,344 CPD

Winchester Rd:
83,841 CPD

I-15 Freeway:
180,000 CPD

SALE PRICE: \$1,610,000



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DEMOGRAPHICS

Description	1 Mile	3 Mile	5 Mile
Area & Density :			
Area (Square Miles) :	.845256	43.33121	94.714757
Density(Population Per Square Mile) :	2,948.2	1,749.1	1,696.8
Population By Year			
Population (1990) :	162	24,078	44,635
Population (2000) :	251	44,103	92,612
Population (2010) :	2,435	74,011	157,136
Population (Current) :	2,492	75,791	160,708
Population (5 Yr. Forecast) :	2,814	85,594	181,546
Percent Growth (Current Yr./Previous Yr.) :	2.34	2.33	2.24
Percent Forecast (5 Yr. Forecast/Current Yr.) :	12.92	12.93	13.01
Households By Year			
Households (1990) :	49	8,570	15,605
Households (2000) :	67	14,483	30,184
Households (2010) :	710	24,598	50,872
Households (Current) :	716	24,849	51,336
Households (5 Yr. Forecast) :	794	27,591	57,010
Percent Growth (Current Yr./Previous Yr.) :	.85	.91	.86
Percent Forecast (5 Yr. Forecast/Current Yr.) :	10.89	11.02	11.05
General Population Characteristics			
Male :	1,233	36,063	78,197
Female :	1,259	39,728	82,511
Density :	2,948.2	1,749.1	1,696.8
Urban :	2,492	72,674	151,180
Rural :		3,117	9,528
General Household Characteristics			
Households (Current) :	716	24,849	51,336
Families :	574	19,123	40,470
Average Size of Household :	3.48	3.06	3.14
Median Age of Householder :	42	45	47
Median Value Owner Occupied (\$) :	369,048.00	408,267.14	418,207.90
Median Rent (\$) :	1,588.00	1,332.35	1,403.79
Median Vehicles Per Household :	3	2	3

Description	1 Mile	3 Mile	5 Mile
General Housing Characteristics			
Housing Units :	788	27,040	55,416
Owner Occupied Units :	500	15,828	36,946
Renter Occupied Units :	216	9,021	14,390
Vacant Units :	72	2,191	4,080
Population By Race			
White Alone :	1,555	51,337	112,476
Black Alone :	157	3,981	8,023
Asian Alone :	497	7,978	16,014
Native American and Alaska Native Alone :	8	633	1,274
Other Race Alone :	94	7,231	13,390
Two or More Races :	181	4,631	9,531
Population By Ethnicity			
Hispanic :	534	21,994	42,852
White Non-Hispanic :	1,192	38,951	87,309
General Income Characteristics			
Median Household Income (\$) :	84,322.00	77,171.48	84,544.22
Total Household Income (\$) :	64,444,288	2,226,617,997	4,854,143,113
Average Household Income (\$) :	90,006	89,606	94,556
Per Capita Income (\$) :	25,860	29,378	30,205
Consumer Expenditures			
Total Consumer Expenditures (\$) :	44,891	1,495,672	3,203,286
Total Retail Sales (\$) :	11,155	1,000,034	2,317,926
Employment By Place Of Business			
Total Employees :	272	27,390	62,518
Total Establishments :	24	1,491	4,489



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