

# OLIVEWOOD

9,000 - 13,000 SF RESTAURANT/  
JR. ANCHOR FOR LEASE

41516 KALMIA ST - MURRIETA, CA (SEC KALMIA ST & JEFFERSON AVE)



## PROPERTY FEATURES:

### Two options:

- Entire Building - 9,000 SF
- Entire Building Plus Pad - 13,000 SF
- Existing Grease Trap Included
- Easy Access to Interstate 1-15 Freeway
- Across from Murrieta Civic Center, City Hall, Police Department, Library & Senior Center

*For More Information, Please Contact:*



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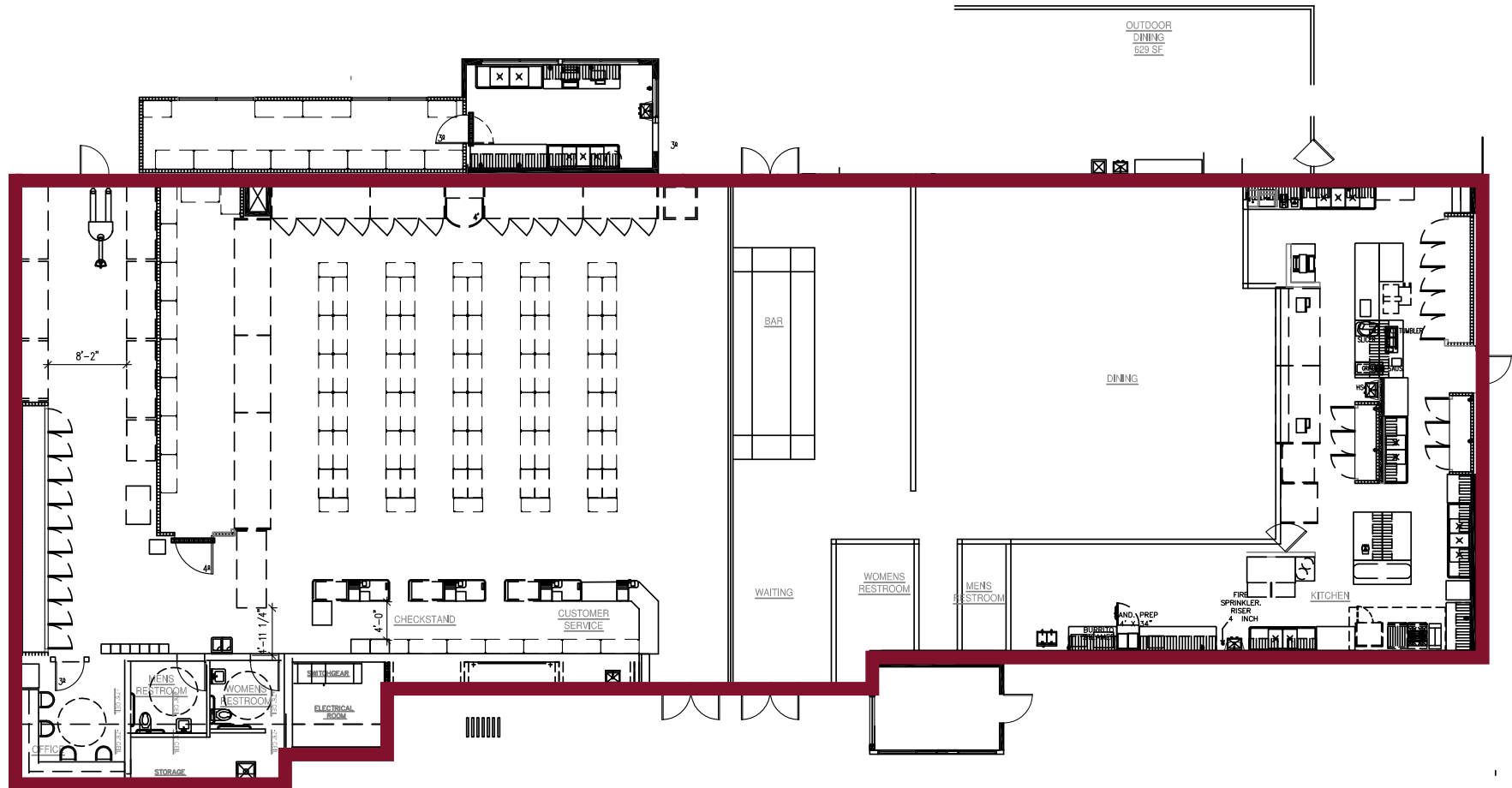
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.  
Lee & Associates Commercial Real Estate Services, Inc. - Riverside.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

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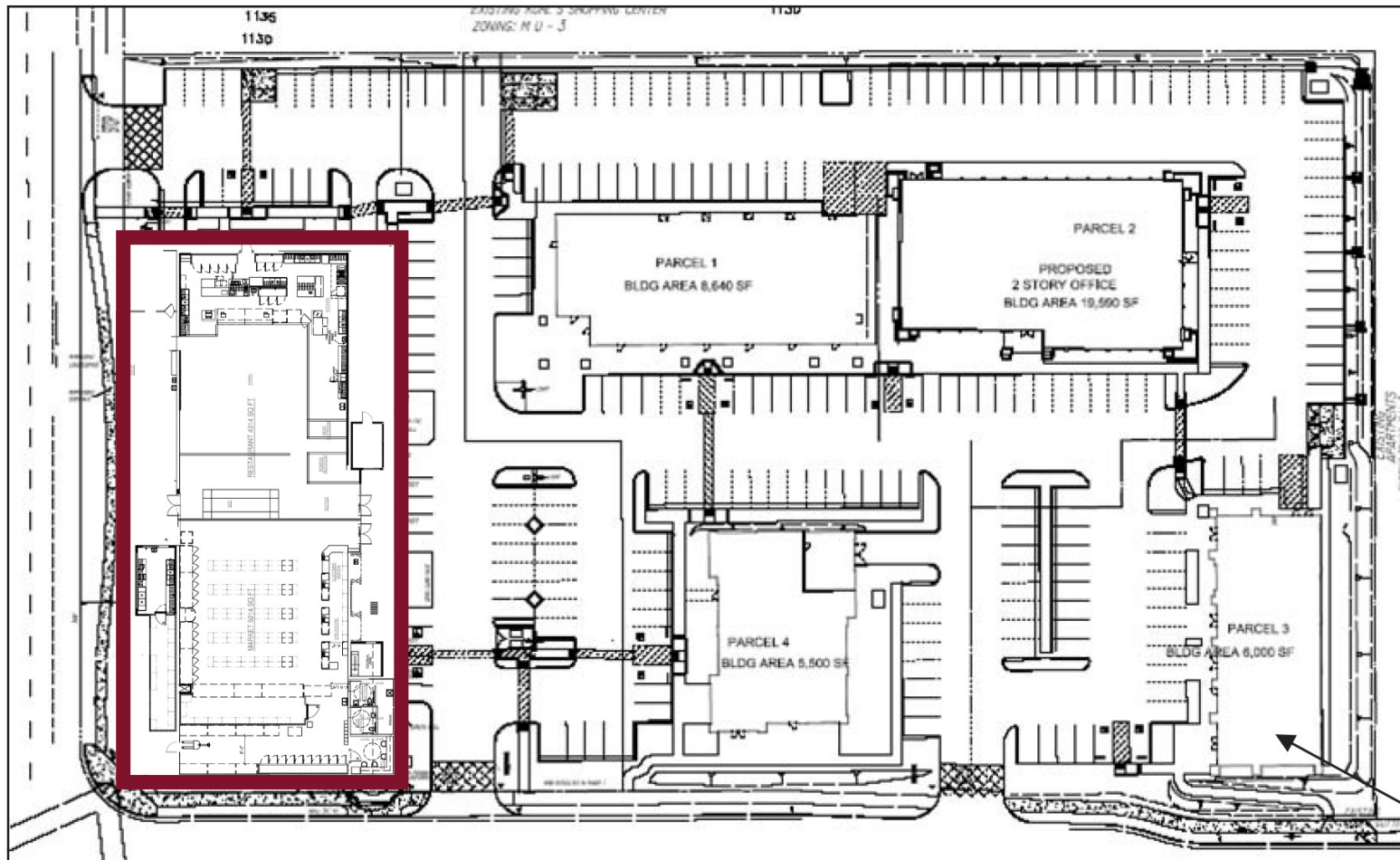
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Rev. 12/04/15



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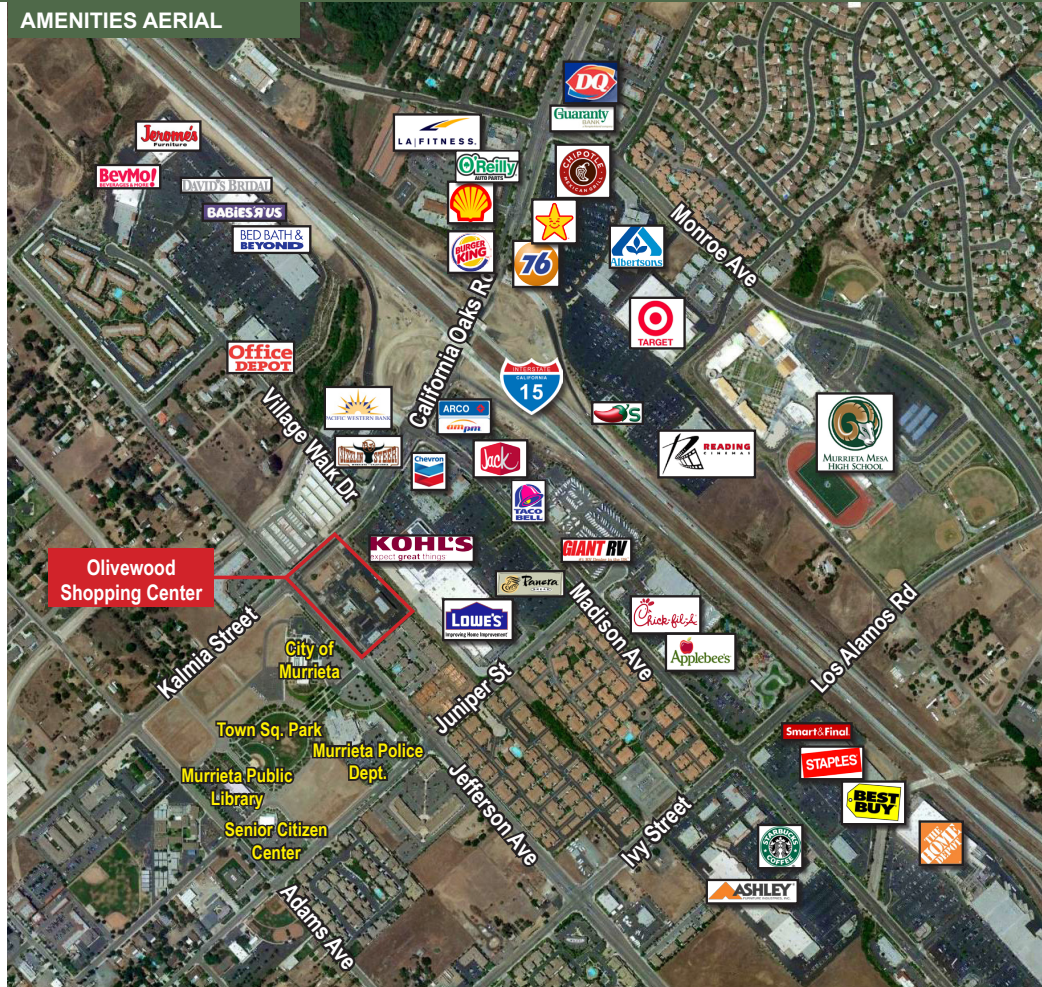


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## AMENITIES AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2015 Population (Estimated)	11,835	81,158	146,844
2020 Population (Projected)	12,676	86,084	155,837
Daytime Employee Population	8,142	33,701	61,505
Average Household Income	\$66,928	\$84,063	\$85,010

Source: Regis 2015

## 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 2015



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