

Available

Parcels from 25,000 sf to +3.6 acres

NWC Winchester Rd. & La Alba Dr.
Murrieta, CA 92563



Property Highlights

- Signalized corner
- 2-3 potential drive-thru pads
- Zoned community commercial
- Excellent visibility from Winchester Rd.
- Strong traffic counts
- Austrian motorcycle manufacturer KTM will build their 200,000 sf US Headquarters across the street. Planned opening in 2020/21.

Traffic Counts

Winchester Rd./Hwy. 79 ± 28,500 CPD





Proposed KTM
US Headquarters
200,000 SF

Site Plan

Main Driveway ■

Demographics

	2-mile	3-mile	5-mile
Estimated Population	36,475	95,937	187,719
2022 Estimated Population	39,765	104,250	201,939
Average Household Income	\$104,902	\$105,249	\$100,395

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