

FOR SALE

±2.17 ACRES COMMERCIAL LAND

MADISON AVENUE | TEMECULA, CA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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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