

# ±4,900 TO ±7,700 SF ON 1.13 ACRES FOR SALE OR LEASE

(PROPOSED)

41580 DATE STREET | MURRIETA, CA

**40  
PARKING  
STALLS**



**SIGNAGE**

**SIGNAGE**

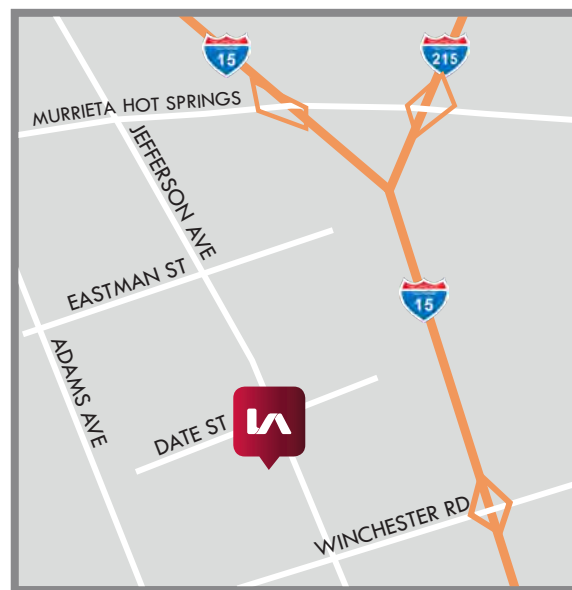
**SIGNAGE**

## PROPERTY HIGHLIGHTS:

- ±1.13 Acre Parcel
- Site to be delivered with ±40 paved parking stalls
- Join Goodyear Tire (under construction 4th quarter, 2017)
- High traffic, signalized corner
- Direct visibility from Jefferson Ave.
- Located in the heart of Murrieta's automotive and offroad retailers
- Prime location for retail, showroom or office users

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$84,110	\$78,709	\$90,908
Population	3,063	74,263	187,383
Daytime Population	10,297	55,299	69,825



**PRICE: \$1,200,000 - \$1,800,000 - SHELL**

**LEASE RATE: SUBMIT**

Charley Black  
951.445.4507  
cblack@leetemecula.com  
License #01000597

Gordon Mize  
951.445.4504  
gmize@leetemecula.com  
License #01275376

## TRAFFIC COUNTS

**28,000 CPD**   **4,000 CPD**

Jefferson Ave  
at Date St

Date St at  
Jefferson Ave

\*Source: Regis Online

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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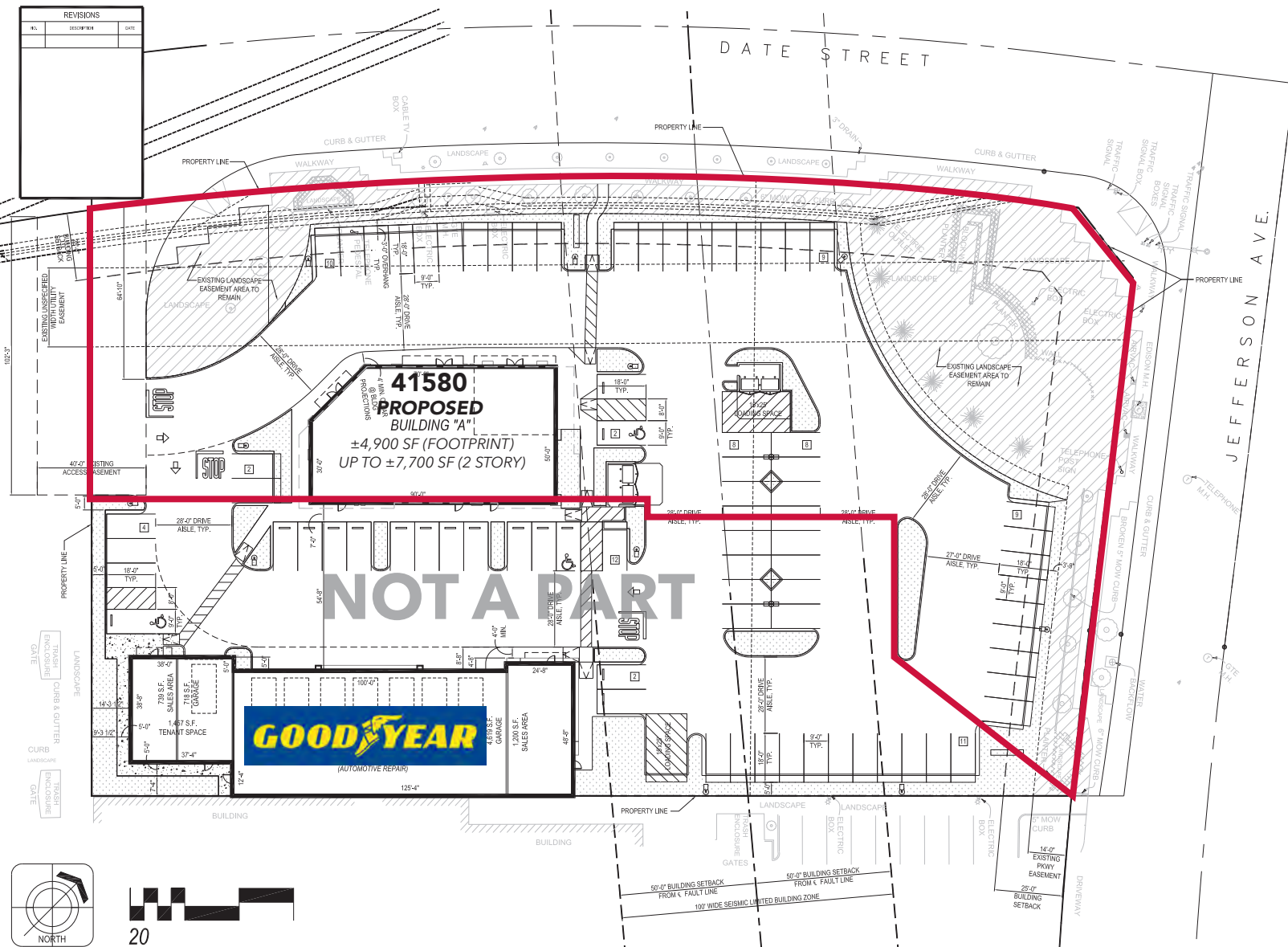


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## SITE PLAN



ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO MPA ARCHITECTS, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES

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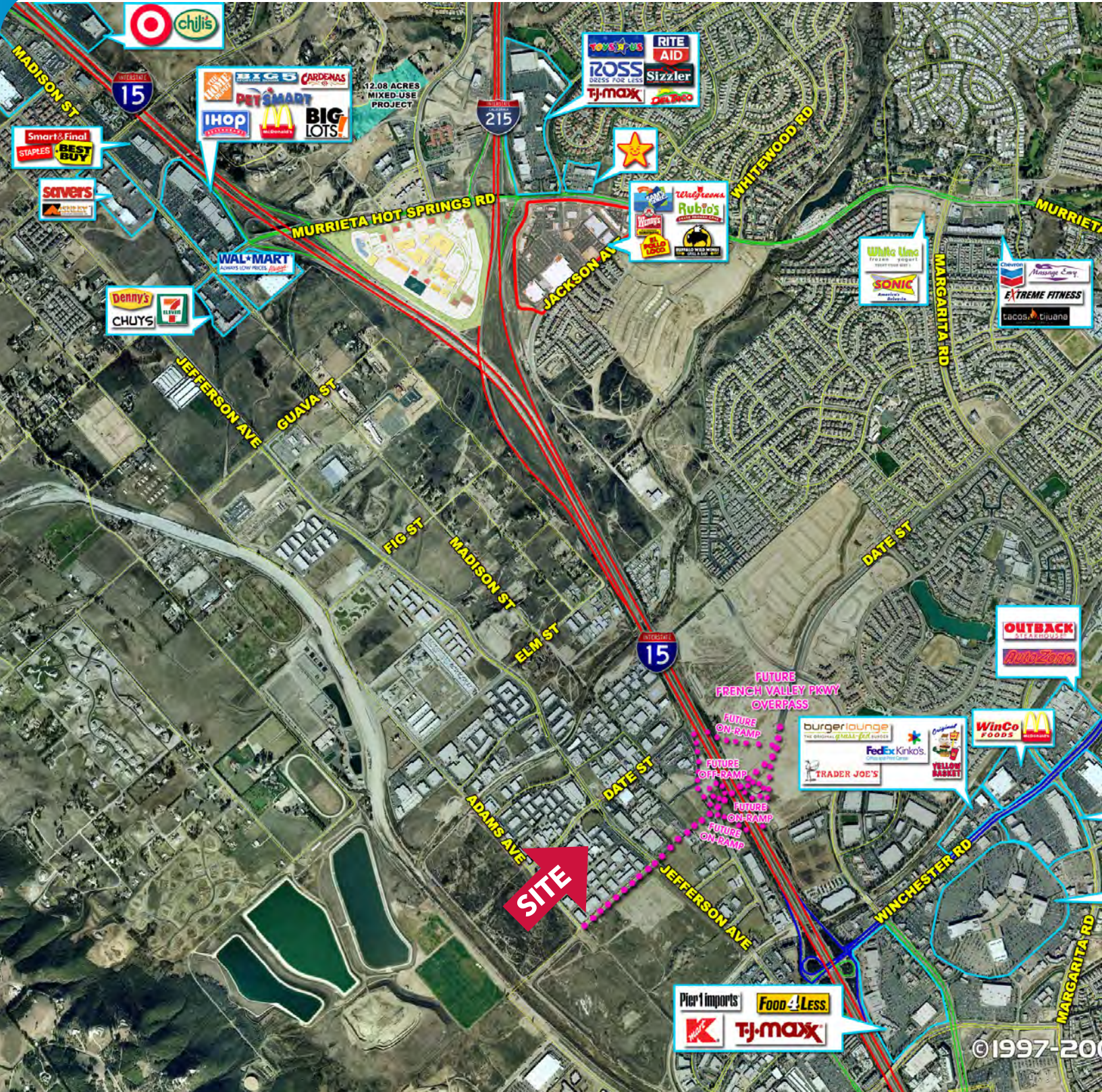
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COMMERCIAL REAL ESTATE SERVICES

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RS1

Jefferson Ave & Date St		1 mi radius	3 mi radius	5 mi radius
Murrieta, CA 92562				
POPULATION	2017 Estimated Population	3,063	74,263	176,950
	2022 Projected Population	3,232	78,777	187,383
	2010 Census Population	2,289	67,053	158,994
	2000 Census Population	120	39,481	96,559
	Projected Annual Growth 2017 to 2022	1.1%	1.2%	1.2%
	Historical Annual Growth 2000 to 2017	144.8%	5.2%	4.9%
2017 Median Age		31.7	33.9	35.2
HOUSEHOLDS	2017 Estimated Households	957	25,035	57,544
	2022 Projected Households	1,001	26,312	60,374
	2010 Census Households	719	22,436	51,309
	2000 Census Households	35	13,008	31,361
	Projected Annual Growth 2017 to 2022	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	152.9%	5.4%	4.9%
RACE AND ETHNICITY	2017 Estimated White	59.0%	63.4%	66.5%
	2017 Estimated Black or African American	7.3%	6.2%	5.7%
	2017 Estimated Asian or Pacific Islander	17.6%	11.9%	11.0%
	2017 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
	2017 Estimated Other Races	15.3%	17.6%	16.0%
	2017 Estimated Hispanic	29.0%	32.1%	29.7%
INCOME	2017 Estimated Average Household Income	\$84,110	\$78,709	\$90,908
	2017 Estimated Median Household Income	\$72,507	\$66,974	\$78,671
	2017 Estimated Per Capita Income	\$26,302	\$26,576	\$29,667
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	4.2%	4.8%	3.8%
	2017 Estimated Some High School (Grade Level 9 to 11)	5.4%	5.7%	5.5%
	2017 Estimated High School Graduate	28.4%	26.3%	23.2%
	2017 Estimated Some College	30.8%	29.2%	29.7%
	2017 Estimated Associates Degree Only	8.1%	9.3%	9.1%
	2017 Estimated Bachelors Degree Only	13.8%	16.2%	19.1%
	2017 Estimated Graduate Degree	9.4%	8.6%	9.7%
BUSINESS	2017 Estimated Total Businesses	1,164	5,895	7,874
	2017 Estimated Total Employees	10,297	55,299	69,825
	2017 Estimated Employee Population per Business	8.8	9.4	8.9
	2017 Estimated Residential Population per Business	2.6	12.6	22.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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