

# FOR SALE / LEASE / BUILD TO SUIT / JOINT VENTURE

## ±1.43 LAND ACRES

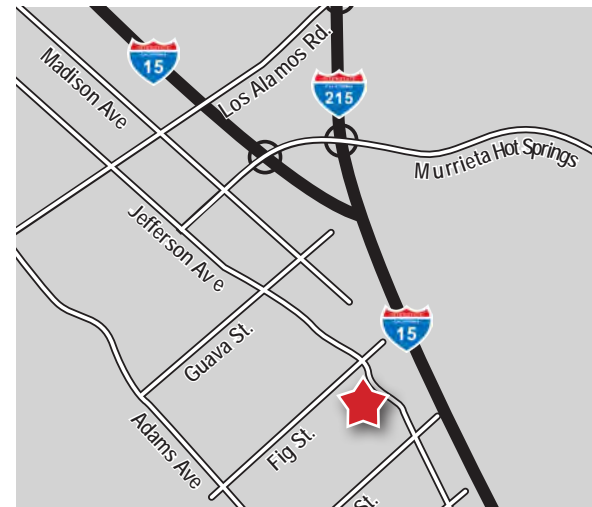
APN: 910-220-025

SWC JEFFERSON AVENUE & FIG STREET - MURRIETA, CA



### LAND HIGHLIGHTS:

- ◆ Signalized corner location of Jefferson & Fig
- ◆ Outstanding Jefferson Avenue Frontage with over 32,000 Cars/Day
- ◆ Zoned BP (City of Murrieta)
- ◆ Rough Graded Parcel, All Utilities to the Site
- ◆ Easy access to I-15 & I-215 Freeways
- ◆ Excellent Demographics with a Population of Approximately 163,889 and an Average Income of \$86,841 within a 5 Mile Radius
- ◆ Adjacent to Existing Master Planned Commercial/ Business Parks
- ◆ Close to National Retailers including The Home Depot, Best Buy, WalMart and CarMax (Under Construction)



## \$654,053 (\$10.50/SQ. FT.)

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