

MURRIETA HOT SPRINGS/MARGARITA 1 ACRE PAD FOR LEASE OR SALE

SWQ MURRIETA HOT SPRINGS ROAD & MARGARITA ROAD | MURRIETA, CA 92562

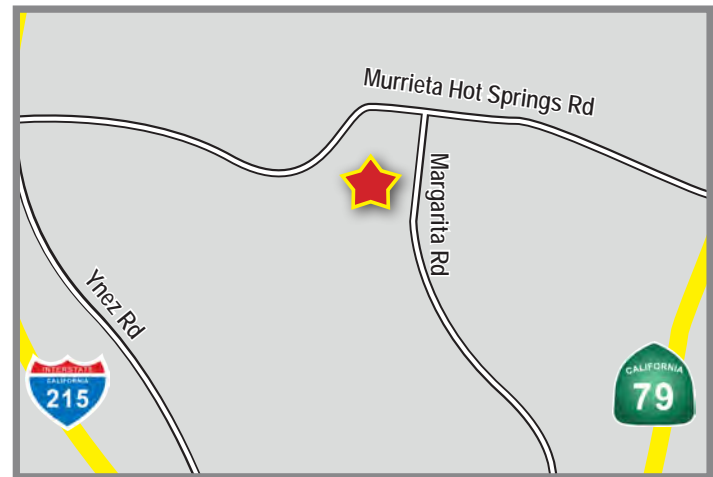


PROPERTY HIGHLIGHTS:

Join:



- 1 Acre Land For Sale or Ground Lease
- APN: 913-160-070
- Potential Drive-Thru Opportunity and/or other retail uses.
- Tremendous Traffic Counts - Over 51,000 CPD at Murrieta Hot Springs Road
- Strong Demos - Avg. HH Income exceeds \$90,000



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$79,481	\$88,157	\$92,156
Population	22,858	93,787	200,029
Daytime Population	2,334	36,026	69,566

TRAFFIC COUNTS

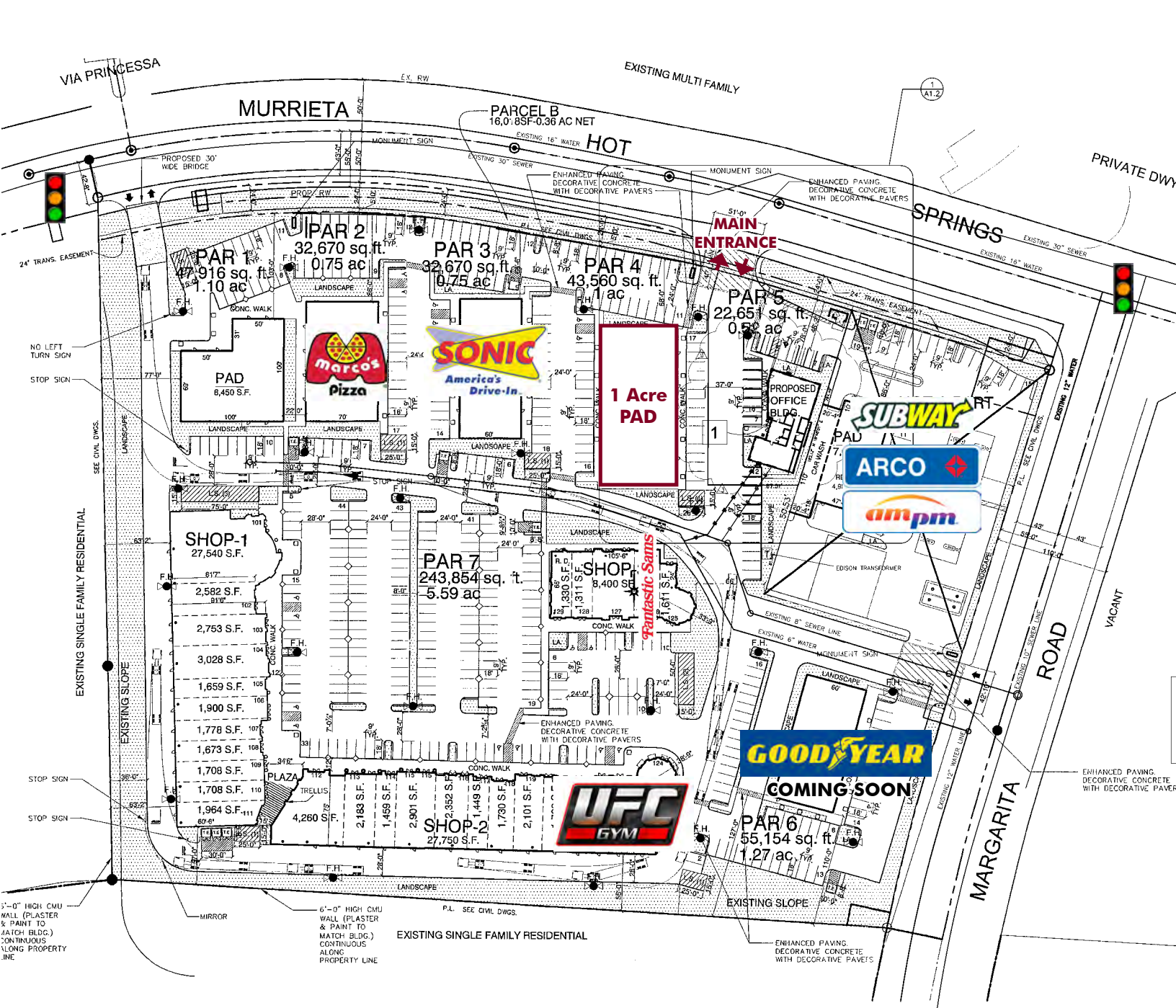
51,000 CPD

At Murrieta Hot Springs Rd. and Margarita Rd.

*Source: Regis Online

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MURRIETA HOT SPRINGS/MARGARITA

1 ACRE PAD FOR LEASE OR SALE

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Villa Dr		1 mi radius	3 mi radius	5 mi radius
Murrieta, CA 92563				
POPULATION	2016 Estimated Population	22,858	93,787	200,029
	2021 Projected Population	24,560	100,825	214,907
	2010 Census Population	21,080	84,706	177,929
	2000 Census Population	10,506	43,364	93,181
	Projected Annual Growth 2016 to 2021	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2016	7.3%	7.3%	7.2%
	2016 Median Age	35.5	34.1	34.7
HOUSEHOLDS	2016 Estimated Households	7,385	29,586	63,727
	2021 Projected Households	7,864	31,529	67,861
	2010 Census Households	6,780	26,607	56,462
	2000 Census Households	3,570	13,830	30,253
	Projected Annual Growth 2016 to 2021	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2016	6.7%	7.1%	6.9%
RACE AND ETHNICITY	2016 Estimated White	62.9%	63.4%	66.0%
	2016 Estimated Black or African American	6.9%	6.6%	6.0%
	2016 Estimated Asian or Pacific Islander	13.8%	13.1%	11.5%
	2016 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
	2016 Estimated Other Races	15.6%	16.1%	15.7%
	2016 Estimated Hispanic	29.4%	29.4%	28.9%
INCOME	2016 Estimated Average Household Income	\$79,481	\$88,157	\$92,156
	2016 Estimated Median Household Income	\$69,773	\$76,093	\$78,668
	2016 Estimated Per Capita Income	\$25,753	\$27,967	\$29,484
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	4.2%	4.0%	3.4%
	2016 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.8%	5.7%
	2016 Estimated High School Graduate	26.0%	24.4%	22.9%
	2016 Estimated Some College	30.2%	28.8%	30.4%
	2016 Estimated Associates Degree Only	10.2%	9.6%	9.4%
	2016 Estimated Bachelors Degree Only	15.1%	18.6%	19.0%
	2016 Estimated Graduate Degree	8.3%	8.9%	9.2%
BUSINESS	2016 Estimated Total Businesses	382	3,811	7,655
	2016 Estimated Total Employees	2,334	36,026	69,566
	2016 Estimated Employee Population per Business	6.1	9.5	9.1
	2016 Estimated Residential Population per Business	59.8	24.6	26.1

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