

FOR SALE > 18.46 ACRES COMMERCIAL LAND

# Prime Freeway Oriented Commercial/Retail Land

NEQ I-215 & CLINTON KEITH RD | MURRIETA, CA



**Kirk Allison**  
760.930.7922  
kirk.allison@colliers.com  
Lic. #01049184

**Vic Gausepohl**  
760.930.7912  
vic.gausepohl@colliers.com  
Lic. #01070105

**VISTA MURRIETA HIGH SCHOOL**

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## *Property Features*

- » Prime freeway oriented 18.46 commercial site
- » Strategically located at NEC I-215 & Clinton Keith Rd
- » New Loma Linda University Medical Center one mile North
- » Clinton Keith Rd extension/alignment - will connect I-215 to French Valley (Construction commences 2015; estimated completion 2016)
- » Site directly adjacent to The Vineyard, a planned  $\pm 160,000$  square foot shopping center with The Orchard Stone Creek (Target, Walgreens) located nearby, across I-215
- » New proposed alignment of Antelope Rd will feed into Loma Linda University Medical Center and Medical Office Complex
- » Vista Murrieta High School across Clinton Keith Road to the South
- » APN: 392-290-25, 26, 28, 29
- » **Offering Price: \$6,435,000 (\$8.00 PSF)**

*For more information,  
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**Colliers International**  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
www.colliers.com/carlsbad

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## Demographics

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2013 Population (Estimated)	7,818	73,900	182,145
2018 Population (Projected)	8,899	80,562	202,914
Daytime Employee Population	866	11,449	36,082
Average Household Income	\$104,296	\$88,669	\$90,312

Source: ESRI 2013

CURRENT TRAFFIC COUNTS	ADT
Interstate 215 at Clinton Keith Road	93,000
Clinton Keith Road East of Interstate 215	8,400

Source: CalTrans 2012\* and City of Murrieta 2012\*\*

TRAFFIC COUNT PROJECTIONS	2015	2020	2030
Clinton Keith Road East of I-215	24,000-27,000	24,000-37,000	60,000-70,000

Source: Trames Solutions, Inc | Traffic Study Dated 3/25/13 for The Vineyard Shopping Center

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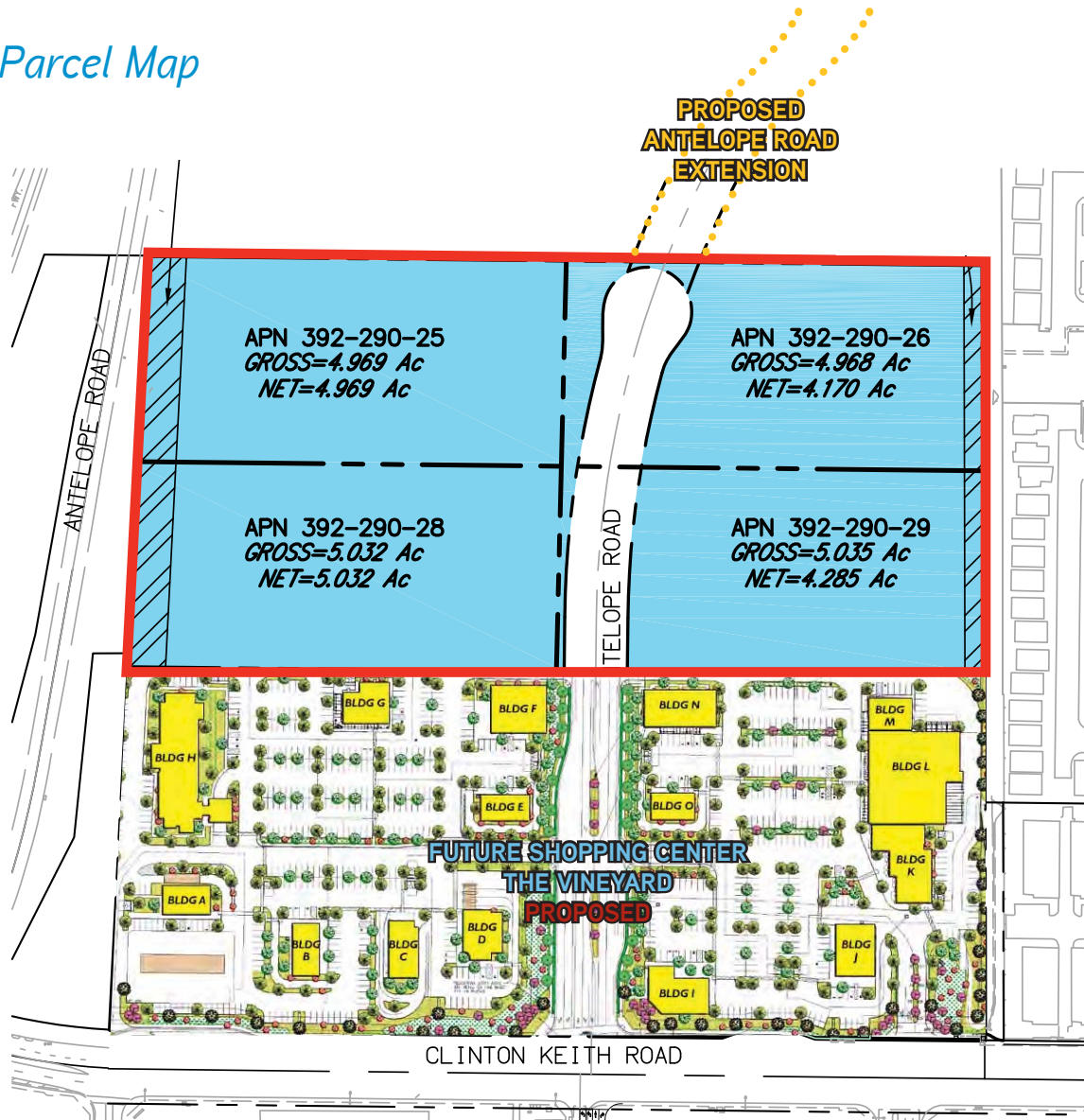
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## Parcel Map



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LOMA LINDA UNIVERSITY  
MEDICAL CENTER  
(106 Bed Hospital & Medical Office Complex)

Planned Medical Office Complex

The Orchard Stone Creek  
(+/- 460,000 SF)



PROPOSED ANTELOPE RD ALIGNMENT

WHITEWOOD RD



Subject

PROPOSED

PLANNED CLINTON KEITH EAST ALIGNMENT

To connect to Winchester Road (Hwy 79N)



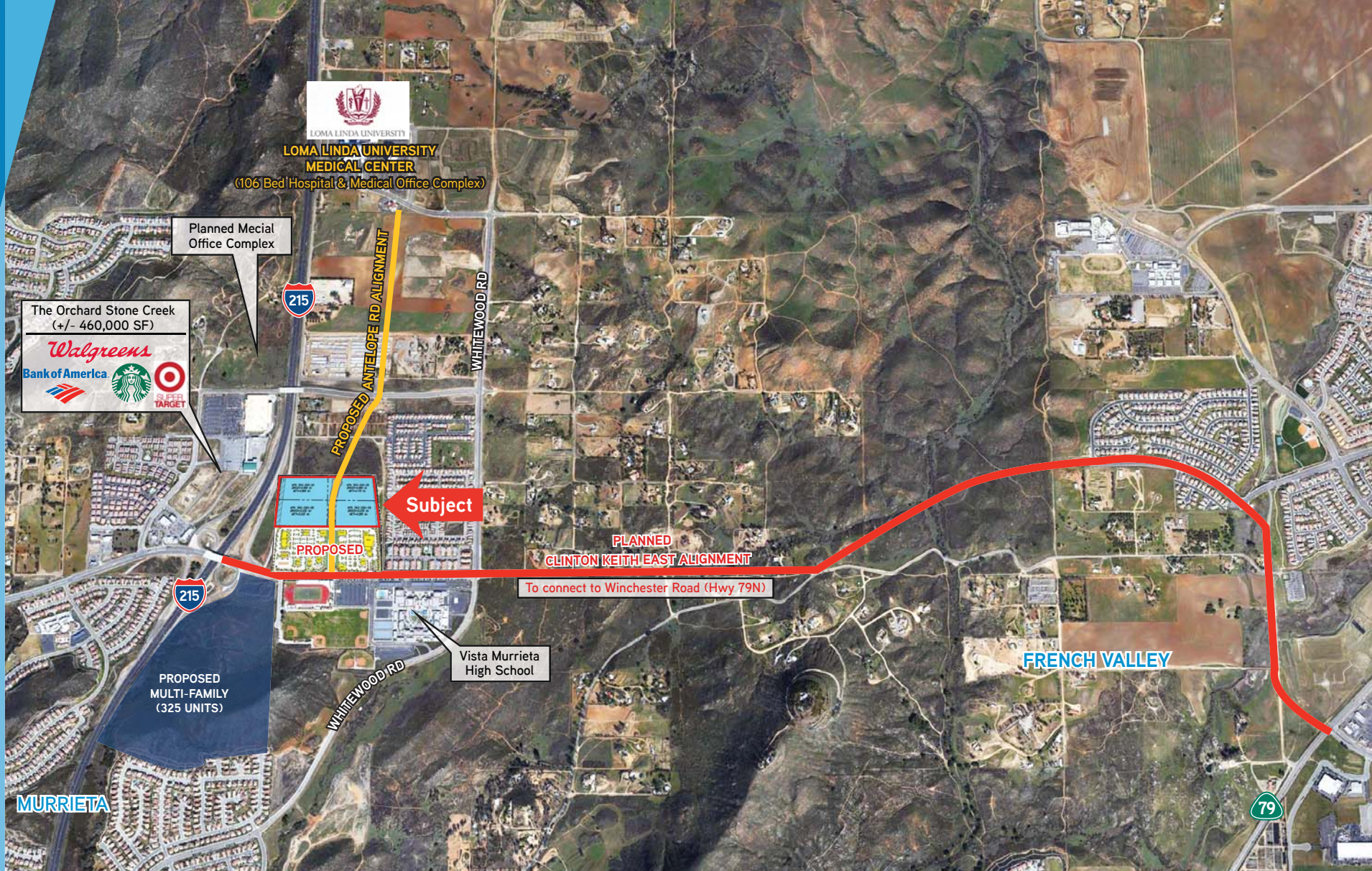
PROPOSED MULTI-FAMILY  
(325 UNITS)

WHITEWOOD RD

Vista Murrieta High School

MURRIETA





# CLINTON KEITH ROAD EXTENSION/ALIGNMENT PLAN (COMMENCEMENT MID 2015 & COMPLETION LATE 2016)