

14.35 ACRES OF LAND FOR SALE

35451 MCELWAIN ROAD - MURRIETA, CA

PROPERTY INFORMATION:

- Excellent Freeway frontage visible along interstate 215 @ the Linnel Over Pass
- Primary Zoning: office/office research park (O/ORP) also located within a designated transit-oriented development overlay area for mixed use development opportunities including: residential, retail and office.
- Located adjacent to The Orchards at Stone Creek, Super Target, Bank of America, Starbucks, Subway, The UPS Store, Tractor Supply Co., ARCO and more.
- Within 1/2 mile of Loma Linda University Medical Center
- APN: 392-280-007



ASKING PRICE: \$3,100,000

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PROPERTY HIGHLIGHTS

Location:	The subject property is located within City of Murrieta; approximately 65 miles southeast of Los Angeles within southwestern Riverside County in the Inland Empire region of South California. It is bordered by Temecula to the south and Wildomar, Lake Elsinore and Corona to the north.
Access & Visibility:	The property has 613.28 feet of frontage on Interstate 215 and Linnel Lane over pass intersecting at McElwain. 215 Freeway is accessible at Clinton Keith Road. Traffic counts are 90,000 CPD at the 215 Freeway on/off ramp. 27,000 CPD at Clinton Keith Road near McElwain Road.
Land Use Designation:	Per the City's General Plan, the property has the existing designation of Office/Office Research Park (O/ORP). The intended uses will also encourage a Mixed-Use Development Opportunity for integrated development that incorporate a mix of uses (residential, commercial, office in mixed use or transit-oriented development areas).
High Growth Location:	Murrieta is a young, affluent community ideally located at the junction of the I-15 and I-215 freeways (275,000 trips per day) with close proximity to San Diego, Los Angeles, and Orange Counties (9 million people within a one hour drive time). With a population over 113,795, Murrieta is currently the fourth largest city in Riverside County (pop. 2.29 million) having grown more than 400% in the past 23 years. Home to citizens looking to work and conduct business within their community, 54% earn \$75,000 to \$200,000 with over 40% of the population around the \$100,000 mark (Kosmont). Highly educated, 60% are classified as "Boomburbs," "Up and Coming Families," "Soccer Moms," and "Bright Young Professionals" (Kosmont).
Business/Friendly/ Growth Minded:	The City of Murrieta understands the importance of taking a project from design to construction as quickly as possible. To that end, the City has established procedures to fast-track projects through the entitlement process. Planning, Engineering and Building and Safety divisions are all under the Development Services umbrella to enhance communication and coordination. Your project is our priority.

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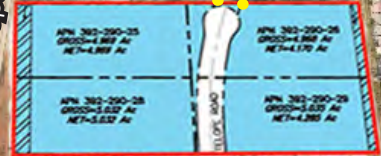
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Linnel Ln



Antelope Rd



PROPOSED

FUTURE SHOPPING CENTER
THE VINEYARD
PROPOSED

Clinton Keith Rd

VISTA MURRIETA
HIGH SCHOOL

ANTELOPE HILLS
ELEMENTARY
SCHOOL

PACIFIC
LANDING
325 UNITS

AMENITIES AERIAL



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TEMECULA VALLEY

The subject is located in the center of the Temecula Valley area. Temecula Valley is situated in the southwest sector of Riverside County spanning 32 square miles and is conveniently located near San Diego, Orange County and Los Angeles. The Temecula Valley is made up of three cities: Wildomar, Murrieta and Temecula and is easily accessible by Interstates 15 and 215 as well as highway 79. Perhaps most known for its title as "Southern California's Wine Country," the Temecula Valley is home to 30 wineries, a variety of fine dining, musical events, golf courses and more. The Temecula Valley has become a popular destination for many people in and out-of-state, with extravagant wineries and wine tasting to attract wine enthusiasts from all parts. In addition to being approximately 20 miles from the Pacific Ocean, the Temecula Valley offers beautiful views of Mount San Jacinto, Palomar Mountain and Mount San Bernardino. The temperate warm summers and relatively dry winters of Temecula Valley have made it one of southern California's most popular destinations to visit and start a family.

MURRIETA

Murrieta sits in between Temecula to the south and Wildomar to the north. It is easily accessible to surrounding communities via interstates 15 and 215 as well as highway 79. In 2012, Murrieta's population was 106,000, a 233% population increase from the 2000 census, making Murrieta one of the fastest growing cities in the entire state and the largest within the Temecula Valley. Typically considered a commuter town, most Murrieta residents commute to jobs in San Diego County, Orange County, Los Angeles County and Temecula. In 2013, the FBI ranked Murrieta as the nation's 2nd safest city to live in with populations over 100,000 residents. Bear Creek Golf Club & Community (less than one mile southwest of the Subject Property) sits nestled in the Murrieta hillside. Bear Creek is a private community comprised of a collection of 620 single family and townhome-style residences as well as the Jack Nicklaus designed Bear Creek Golf Course. With private streets and a guarded gate, Bear Creek Community is a relaxed, safe and well-priced community with easy access to Interstate 15. The Bear Creek Golf Course is an 18-hole golf course created by world-famous professional golfer Jack Nicklaus. It is a private golf course offering unparalleled service, fine cuisine, private events and a 26,000 square foot clubhouse showcasing a notable collection of fine art.

TEMECULA VALLEY
OVERRIENS

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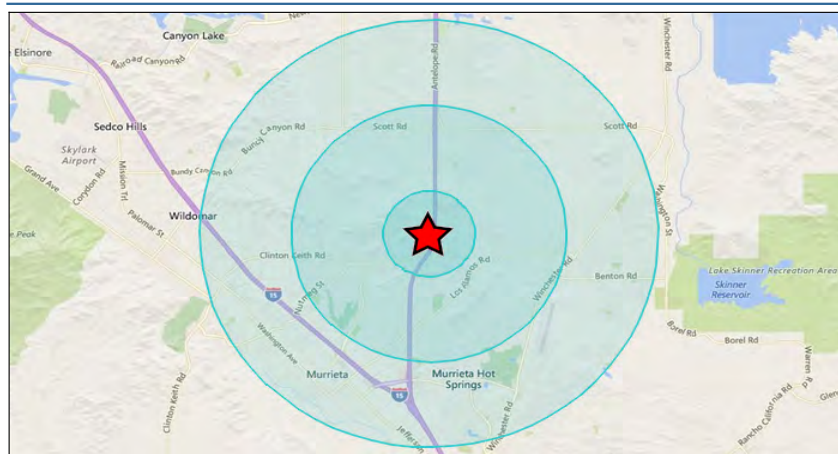
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Description	1 Mile	3 Mile	5 Mile
Area & Density :			
Area (Square Miles) :	1.072072	25.879584	71.648109
Density(Population Per Square Mile) :	2,068.9	2,455.2	2,512
Population By Year			
Population (1990) :	223	15,381	31,241
Population (2000) :	223	30,332	63,529
Population (2010) :	2,038	58,670	166,311
Population (Current) :	2,218	63,539	179,980
Population (5 Yr. Forecast) :	2,306	66,129	187,192
Percent Growth (Current Yr./Previous Yr.) :	8.83	8.23	8.25
Percent Forecast (5 Yr. Forecast/Current Yr.) :	3.97	4.08	4.02
Households By Year			
Households (1990) :	74	5,287	10,935
Households (2000) :	71	9,981	20,652
Households (2010) :	675	18,322	51,177
Households (Current) :	723	19,522	54,569
Households (5 Yr. Forecast) :	743	20,089	56,136
Percent Growth (Current Yr./Previous Yr.) :	7.11	6.51	6.61
Percent Forecast (5 Yr. Forecast/Current Yr.) :	2.77	2.92	2.87

Description	1 Mile	3 Mile	5 Mile
General Population Characteristics			
Male :	1,086	31,179	88,557
Female :	1,132	32,360	91,423
Density :	2,068.9	2,455.2	2,512
Urban :	2,213	62,390	177,159
Rural :	5	1,149	2,821
General Household Characteristics			
Households (Current) :	723	19,522	54,569
Families :	577	15,770	43,928
Average Size of Household :	3.07	3.31	3.29
Median Age of Householder :	43	50	48
Median Value Owner Occupied (\$) :	307,656.00	276,676.64	271,867.10
Median Rent (\$) :	1,808.00	1,517.87	1,513.73
Median Vehicles Per Household :	2	2	2
General Housing Characteristics			
Housing Units :	839	20,771	58,519
Owner Occupied Units :	586	13,579	37,311
Renter Occupied Units :	137	5,943	17,258
Vacant Units :	116	1,249	3,950
Population By Race			
White Alone :	1,539	41,446	117,021
Black Alone :	94	3,837	10,949
Asian Alone :	301	7,300	20,378
Native American and Alaska Native Alone :	11	517	1,654
Other Race Alone :	128	5,883	16,563
Two or More Races :	145	4,556	13,415
Population By Ethnicity			
Hispanic :	410	17,815	51,171
White Non-Hispanic :	1,314	31,539	88,151
General Income Characteristics			
Median Household Income (\$) :	107,857.00	91,250.56	89,386.88
Total Household Income (\$) :	107,080,075	2,145,453,203	5,733,972,892
Average Household Income (\$) :	148,105	109,899	105,077
Per Capita Income (\$) :	48,278	33,766	31,859
Consumer Expenditures			
Total Consumer Expenditures (\$) :	55,475	1,357,683	3,751,938
Total Retail Sales (\$) :	5,711	927,884	2,247,718
Employment By Place Of Business			
Total Employees :	766	19,720	56,549
Total Establishments :	33	1,102	2,993

DEMOGRAPHICS

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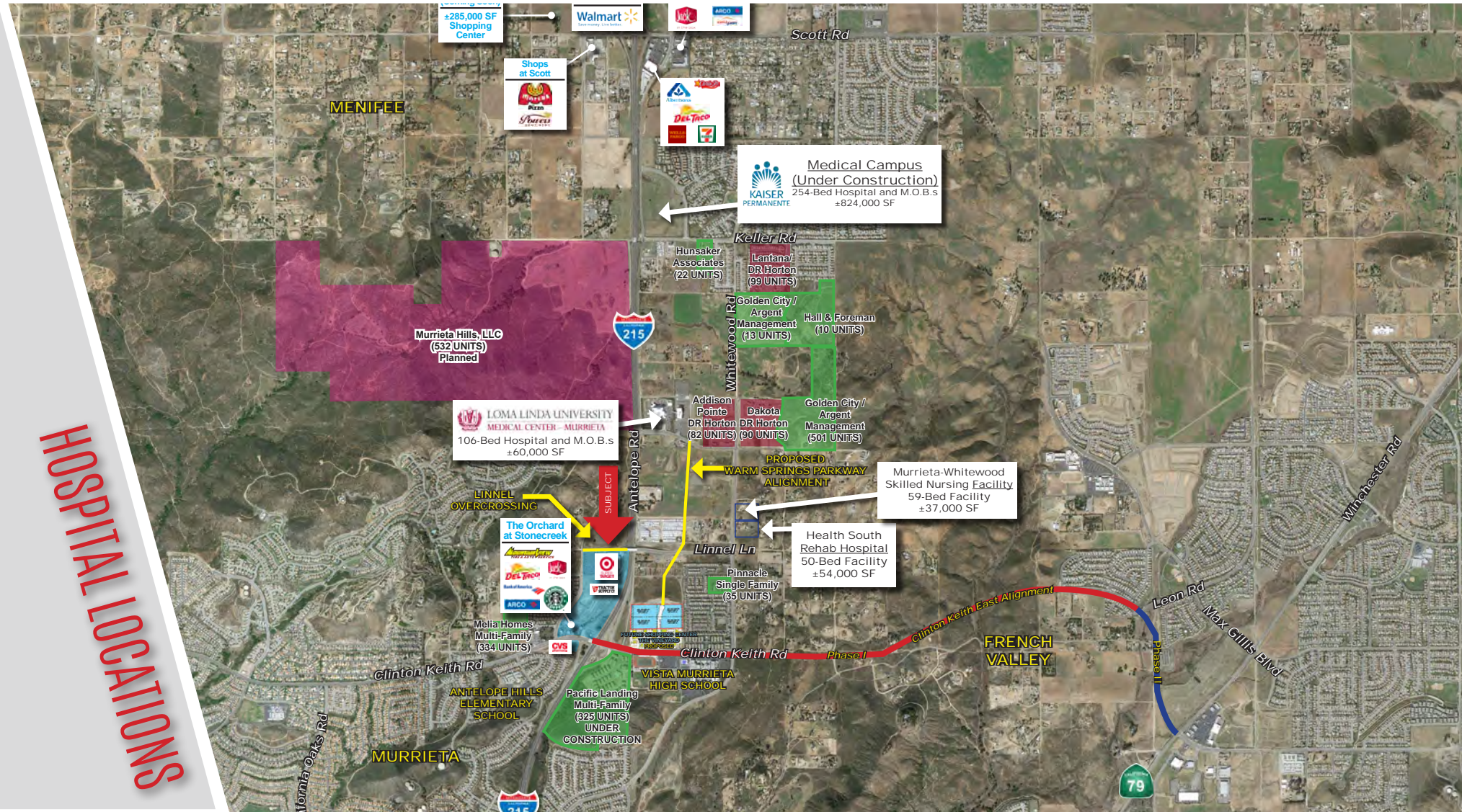
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HOSPITAL LOCATIONS



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