



**SUBJECT
PROPERTY**

JEFFERSON AVE

LOS ALAMOS RD

17,265 CARS/DAY

**LAND FOR
SALE**
PRICE REDUCED
\$900,000
~~\$1,199,000~~

- Prime Murrieta Location Near Freeway •
- 2 Contiguous Lots Totalling 0.9 Acres •
- Zoned Community Commercial • Current Use - Leased for RV Sales



Disclaimer - The information contained herein has been obtained from sources deemed reliable however, no warranty or guarantee is being made as to the accuracy of the information. All information should be independently confirmed by a buyer or broker during due diligence.



Investment Summary

Sale Price \$1,099,000
 Land Size 0.9 AC (39,204 SF)
 APNs 949-220-009, 949-220-010

Current Use Vacant Lot
 Price/Sq.Ft. \$28.03

Area Demographics

Population	2010	3 mile	5 mile	10 mile	Households	3 mile	5 mile	10 mile
Population	2023	6,985	76,421	141,175	2010 Households	2,405	24,824	45,267
Population	2028	8,188	84,415	158,147	2023 Households	2,823	27,394	50,732
Population Projection		8,287	84,666	158,959	2028 Household Projection	2,858	27,468	50,990
Income		3 mile	5 mile	10 mile	Annual Growth 2010-2023	0.6%	0.4%	0.5%
Avg Household Income		\$104,627	\$119,738	\$121,027				
Median Household		\$88,853	\$99,267	\$100,099				



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**GRE COMMERCIAL
 REAL ESTATE, INC.**

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