

18.48 AC Antelope Road

PRIME DEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- Strategically located between Kaiser Permanente and Loma Linda Medical Centers
- Flexible "Office Research Park Zoning"
- Adjacent to Future Keller Road Off Ramp



Antelope Road

Keller Road

Brians Way

Whitewood Road

Murrieta, California



**COLDWELL BANKER
COMMERCIAL
LAND TEAM**

Table of Contents

01 PROPERTY OVERVIEW

- 04 Executive Summary
- 05 Zoning
- 06 General Plan
- 07 EMWD Sewer Map
- 08 EMWD Water Map
- 09 Assessor's Map

02 MARKET OVERVIEW

- 11 Aerial Map
- 12 Regional Map
- 13 Surrounding Retail & Public Works
- 14 Murrieta Overview
- 15 Riverside County Overview

03 OFFERING GUIDELINES

- 18 Offering Guidelines

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Antelope Road

Keller Road

Brians Way

01

PROPERTY OVERVIEW

Executive Summary

OPPORTUNITY

The CBC Land Team is pleased to present the exclusive offering of this prime, 18.48-acre development opportunity in the City of Murrieta. The property is strategically located between the Loma Linda and Kaiser Permanente Medical Centers and has roughly 440 feet of frontage on Antelope Road which runs parallel to the I-215 freeway. Additionally, the property is about 850 feet south of Keller Road where a future offramp is planned. The site itself is primarily flat with some rolling areas and has existing improvements including a single-family home among other structures. Water and sewer service in the area are provided the Eastern Municipal Water District (see subsequent pages for maps). Please reach out to our team with any interest or questions regarding this opportunity.

PROPERTY FACTS

- LOCATION: Murrieta, Riverside County, CA
- TOTAL SITE AREA: 18.48 Acres
- APN's: 384-220-013
- ZONING: Office Research Park (ORP)
- GENERAL PLAN: Office Research Park (ORP)
- PRICE: \$5,500,000 (\$297,620/AC)

ZONING

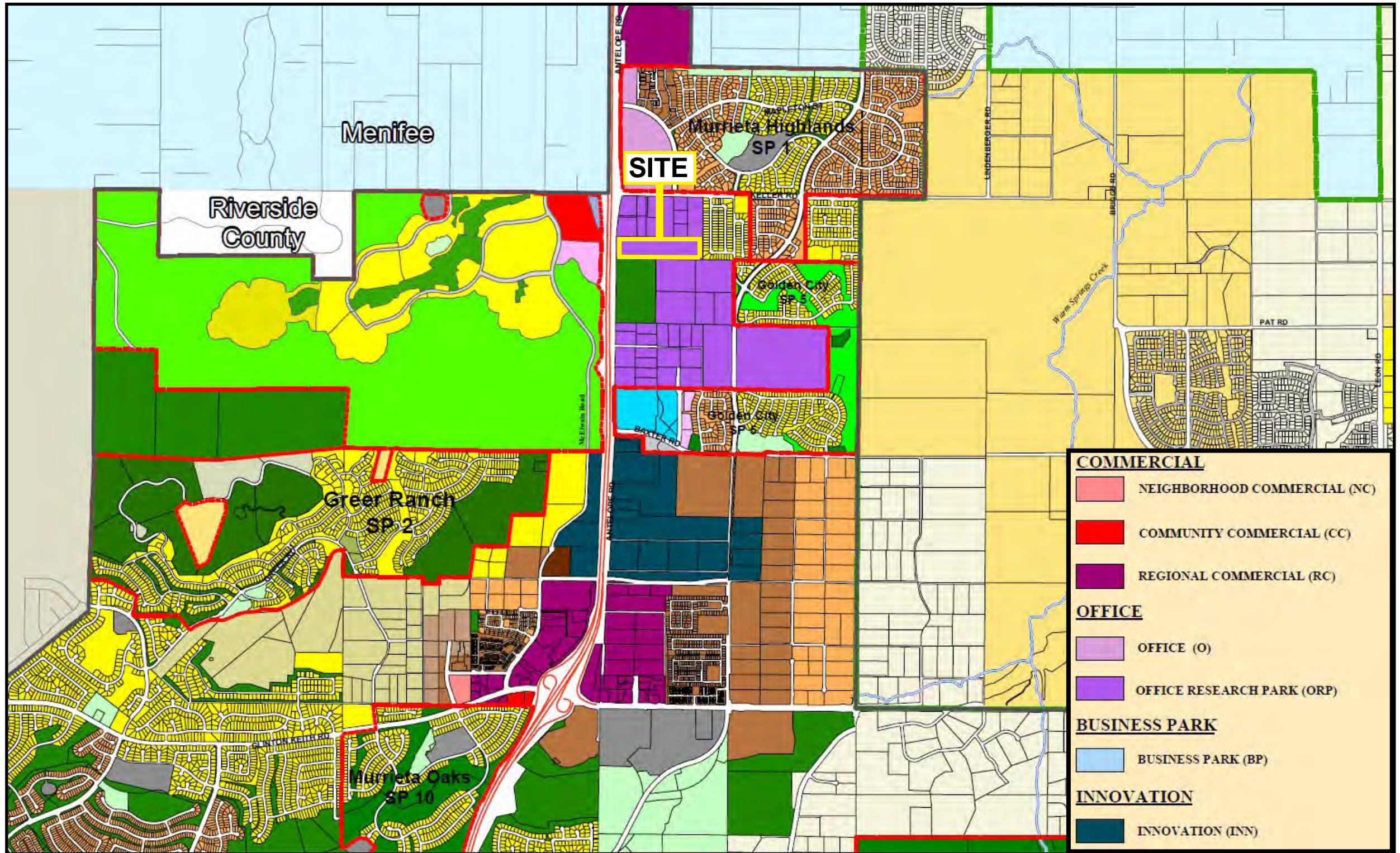
The subject property is zoned Office Research Park which is consistent with its land use designation in the City's General Plan. In general, the ORP zoning is designated for areas appropriate for office, medical, business campuses and research and development facilities, as well as commercial uses like hotels, restaurants, and other supporting retail.

Please refer to the below link for permitted and conditionally permitted uses in the ORP zone.

https://codelibrary.amlegal.com/codes/murrieta/latest/murrieta_ca/0-0-0-35248#JD_Chapter16.11

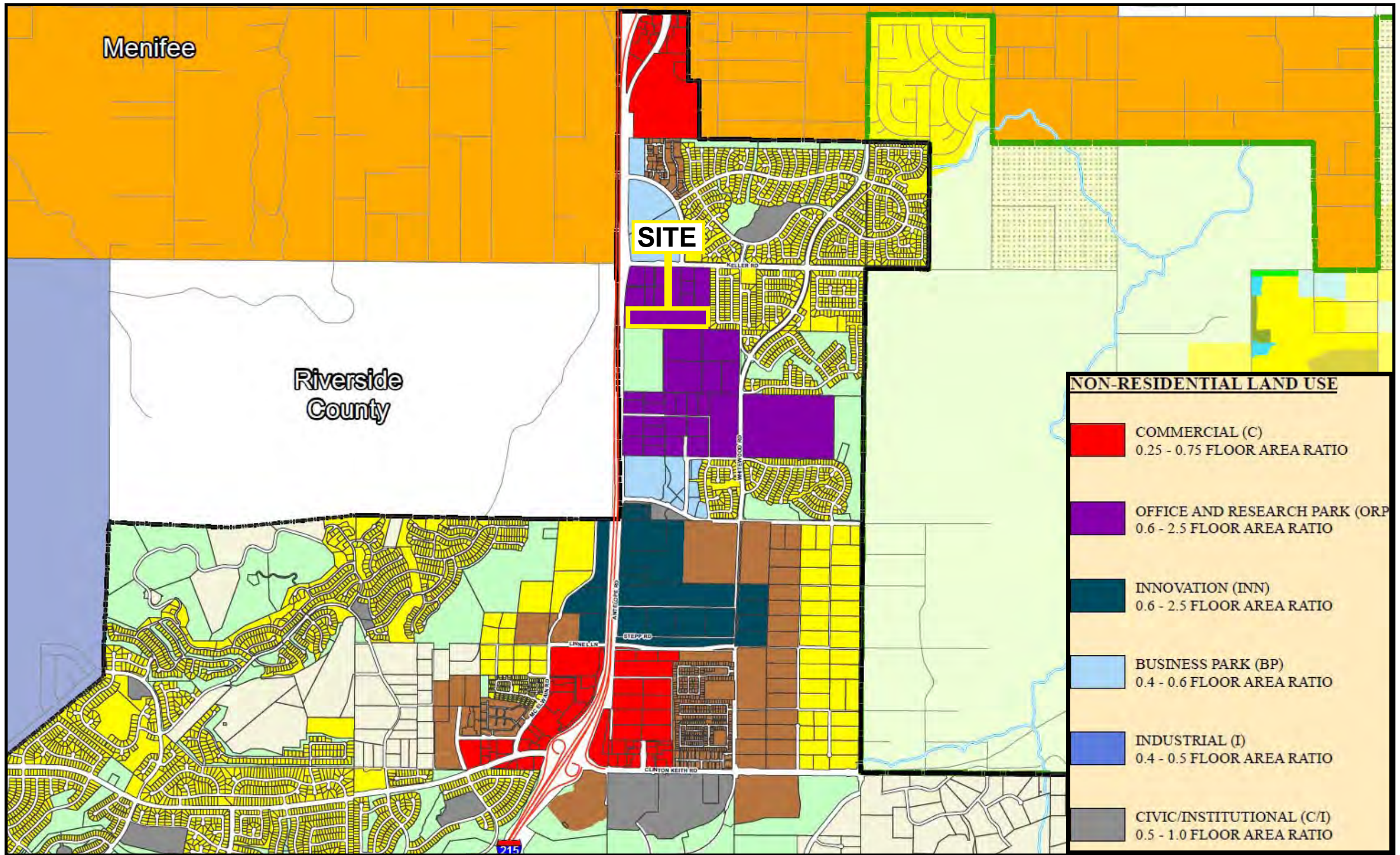


Zoning Map



[Click here for City of Murrieta Zoning](#)

General Plan



[Click here for City of Murrieta General Plan](#)

EMWD Sewer Map

The screenshot displays the EMWD Public Map Portal interface. At the top left is the EMWD logo and the text "Public Map Portal". At the top right is an "Instructions" link. The main map area shows a topographic view with brown contour lines and a network of sewer lines in orange. A red rectangle highlights a specific area on the map, located east of Escondido Expy and north of Keller Rd. A search bar at the top center contains the text "Find address or place". On the right side, there is a "Select Drawings" panel with the following sections:

- 1 SELECT LAYERS**
 - Brackish Main
 - Raw Main
 - Sewer Main
 - Brine Main
 - Recycled Main
 - Water Main
- 2 SELECT DRAWING TOOL AND SELECT AREA**
 - CLEAR
 - Rectangle
 - Polygon
- 3 SELECT SEARCH RESULTS**

<input type="checkbox"/>	ID	DRAWING #
--------------------------	----	-----------
- 4 REQUEST DRAWINGS**
 - Email
 - Expand request to include full drawing sets?
 - Email Documents

At the bottom left of the map is a zoom-in (+) button. The map shows various streets including Gloria Rd, Howard Rd, Zeiders Rd, Annie Lu Cir, Keller Rd, Scenic View Dr, Escondido Expy, Antelope Rd, Walt Rd, Joan Dunn Ln, Triple C Ranch Rd, and others. Landmarks like Oak Meadows Elementary School and Loma Linda University Medical Center - Murrieta are also visible.

EMWD Water Map

emwd Public Map Portal Instructions

Find address or place

Select Drawings

1 SELECT LAYERS

- Brackish Main
- Raw Main
- Sewer Main
- Brine Main
- Recycled Main
- Water Main

2 SELECT DRAWING TOOL AND SELECT AREA

CLEAR Rectangle Polygon

3 SELECT SEARCH RESULTS

<input type="checkbox"/>	ID	DRAWING #

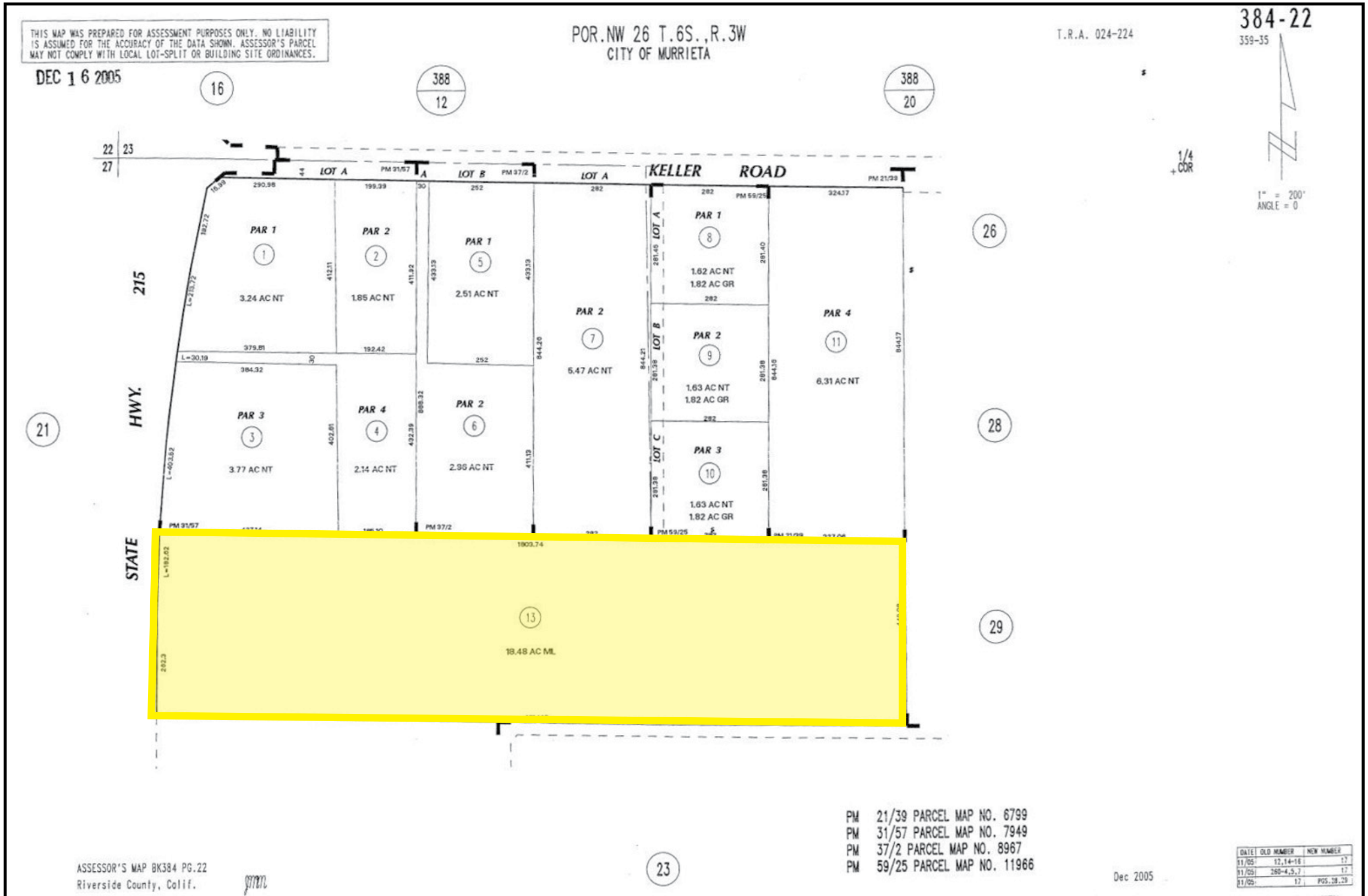
4 REQUEST DRAWINGS

Expand request to include full drawing sets?

Email Documents

Map labels: Howard Rd, Keller Rd, Scenic View Dr, Escondido Expy, Warner Pl, Whitewood Rd, Loma Linda University Medical Center - Murietta, Oak Meadows Elementary School, Mapleton Park, etc.

Assessor's Map





Antelope Road

Keller Road

Brians Way

Triple C Ranch Road

Whitewood Road

02

MARKET OVERVIEW

Aerial Map



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Albertsons Shopping Center
- 02 Orchard Shopping Center
- 03 Costco
- 04 Heritage Market Place
- 05 French Valley Village Center
- 06 Gateway Plaza
- 07 Murrieta Gateway Center
- 08 Murrieta Town Center
- 09 Murrieta Springs Plaza
- 10 The Plaza at Silver Hawk

MEDICAL FACILITIES

- 11 Inland Valley Medical Center
- 12 Kaiser Permanente
- 13 Loma Linda
- 14 Kaiser Permanente

EDUCATION

- 15 Murrieta Valley High School
- 16 Thompson Middle School
- 17 Antelope Hills Elementary School
- 18 Vista Murrieta High School
- 19 Alta Murrieta Elementary School

ENTERTAINMENT

- 20 Los Alamos Hills Sports Park
- 21 Spencer Crossing Sports Park

GOVERNMENT FACILITIES

- 22 Murrieta City Hall & Parks Dept.

Location Overview

MURRIETA

Murrieta is a city in southwestern Riverside County, California, United States. The population of Murrieta was 103,466 at the 2010 census. Murrieta experienced a 133.7% population increase between 2000 and 2010, according to the most recent census, making Murrieta one of the fastest-growing cities in the state. This population boom in 2010 surpassed the population of the historically larger and more commercial city of Temecula to the south for the first time since the incorporation of either city.

Temecula and Murrieta together form the southwestern anchor of the Inland Empire region. Largely residential in character, Murrieta is typically characterized as a commuter town, with many of its residents commuting to jobs in San Diego County, Orange County, Los Angeles County, Temecula, and Camp Pendleton.

The city of Murrieta is situated just 100 miles outside of Los Angeles and is well loved by residents for its gorgeous surrounding vineyards and idyllic scenery. Not just known for its grapes, the area around the city is said to be some of the most picturesque in the region, and for anyone who likes to get outdoors then this is not to be missed.



Murrieta City Hall

2025 Summary

Population	112,539
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Households	35,452
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Median Age	36
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Median Household Income	\$106,925
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Average Household Income	\$129,765
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Location Overview

RIVERSIDE COUNTY

The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula's Wine Country to the south.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metropolitan area covers more than 27,000 square miles (70,000 km²) and has a population of approximately 4 million. Most of the area's population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy, and wine-making. Agriculture declined through the 20th century, and since the 1970s a rapidly growing population, fed by families migrating in search of affordable housing, has led to more residential, industrial, and commercial development.

The Inland Empire is poised for extreme growth. The Inland Empire has added over half a million people in the past five years bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lowers housing prices coupled with efficient and multiple transportation routes. In fact, the Riverside-San Bernardino Primary Metropolitan Statistical Area is California's 2nd and the nation's 12th most populous region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to contribute to the sustained economic growth of the Inland Empire. These include:

- The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people. The Inland Empire is also one of America's most unique regions, featuring impeccable mountains, lakes, deserts, and ample recreation and sporting activities, all within an hour's drive to the shores of the Pacific Ocean.
- Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place live, work or visit.



Location Overview

RIVERSIDE COUNTY DEMOGRAPHICS

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California's fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region's economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties. In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario international Airport, Palm Springs International Airport and San Bernardino International Airport.

2025 Summary

Population	2,529,933
Households	797,569
Median Age	37.6
Median Household Income	\$89,672
Average Household Income	\$93,172





Antelope Road

Keller Road

Brians Way

Whitewood Road

03

OFFERING GUIDELINES

Submit offers in writing to:

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PURCHASE PRICE

Please submit all-cash offer.

CLOSING

The seller will entertain offers for either a quick close or entitlement contingent close.

OFFER DETAILS

Please submit offer in the form of a Letter of Intent. Bids should identify the proposed Buyer, its principals and/or material aspects of its corporate organization. Buyer's submission should include information regarding Buyer's relevant experience and financial wherewithal, and its intended equity and debt sources for consummating the Transaction. Seller expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice.

"AS-IS" SALE: NO REPRESENTATIONS & WARRANTIES

The Property is being sold "as-is" with no representations or warranties from either the Seller or its Affiliates. The information provided is intended to help a Buyer develop an offer to purchase the Property, but the buyer must not rely on anything other than its own due diligence.

Confidentiality and Disclosure

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker Commercial SC ("CBC SC") and should not be made available to any other person or entity without the written consent of CBC SC. This Offering Summary has been prepared to provide summary, unverified, information to prospective clients.

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