FOR SALE or GROUND LEASE

1.1± Acre Pad
Approved for 3,328± SF
Drive-Thru Restaurant

Sale: $1,300,000 ~~$1,500,000~~
Ground Lease: ContactBroker

Murrieta Commons Drive-Thru Pad

39360 Los Alamos Road & Whitewood Road, Murrieta, CA 92563

Scott Forest
Senior Vice President
CA License # 01396577
(951) 491-6300
sforest@westmarcre.com

Exclusively Listed By: Scott Forest (DRE# 01396577) | (951) 491-6300 | sforest@westmarcre.com | www.westmarcre.com

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PRIME LOCATION APPROVED FOR DRIVE-THRU RESTAURANT

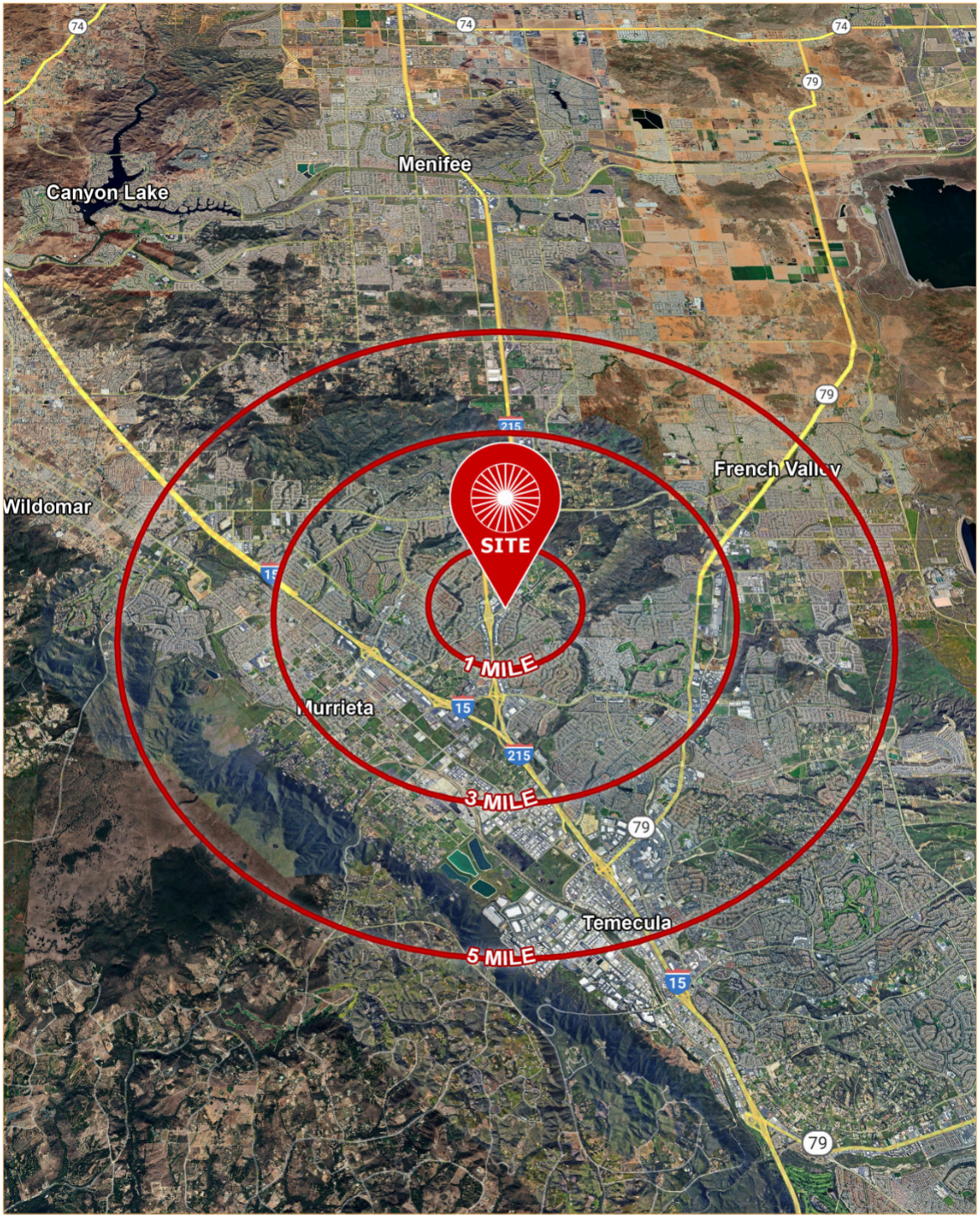
- Conceptual Video: https://youtu.be/lqj-ZDfyqbk
- Rare restaurant pad, ready to break ground. Will be delivered with approved CUP
- Excellent visibility from Los Alamos Road just East of I-215 interchange
- Freestanding Pad at entrance to the 233,300± SF Murrieta Commons Shopping Center anchored by entertainment and retail uses

JOIN:

Mor furniture for less · Sit'n Sleep YOUR MATTRESS SUPERSTORE · 7 ELEVEN · MiGUEL'S JR HOMESTYLE MEXICAN FOOD · IN-N-OUT BURGER · Shell · ARCADE MONSTERS · MATTRESS FIRM · Bank of America

Other Retailers at Interchange Include:

GROCERY OUTLET · STARBUCKS COFFEE · TACO BELL



Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population *(Estimated)*	15,128	97,118	197,878
2029 Population *(Projected)*	15,712	101,780	208,287
Daytime Employee Population	4,281	31,533	73,229
Average Household Income	$121,994	$118,224	$125,118

Traffic Counts

Source: CoStar 2025 Estimate	ADT
Los Alamos Road West of Whitewood Road	23,055
Whitewood Road South of Los Alamos Road	14,345

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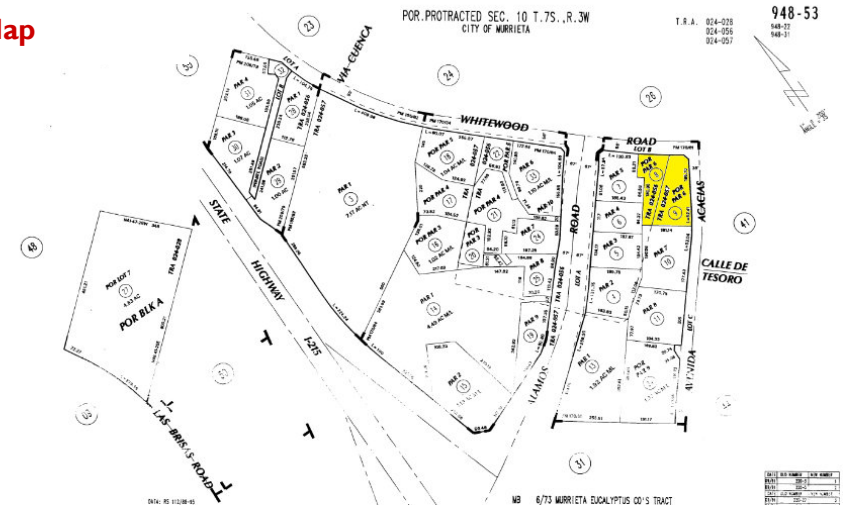
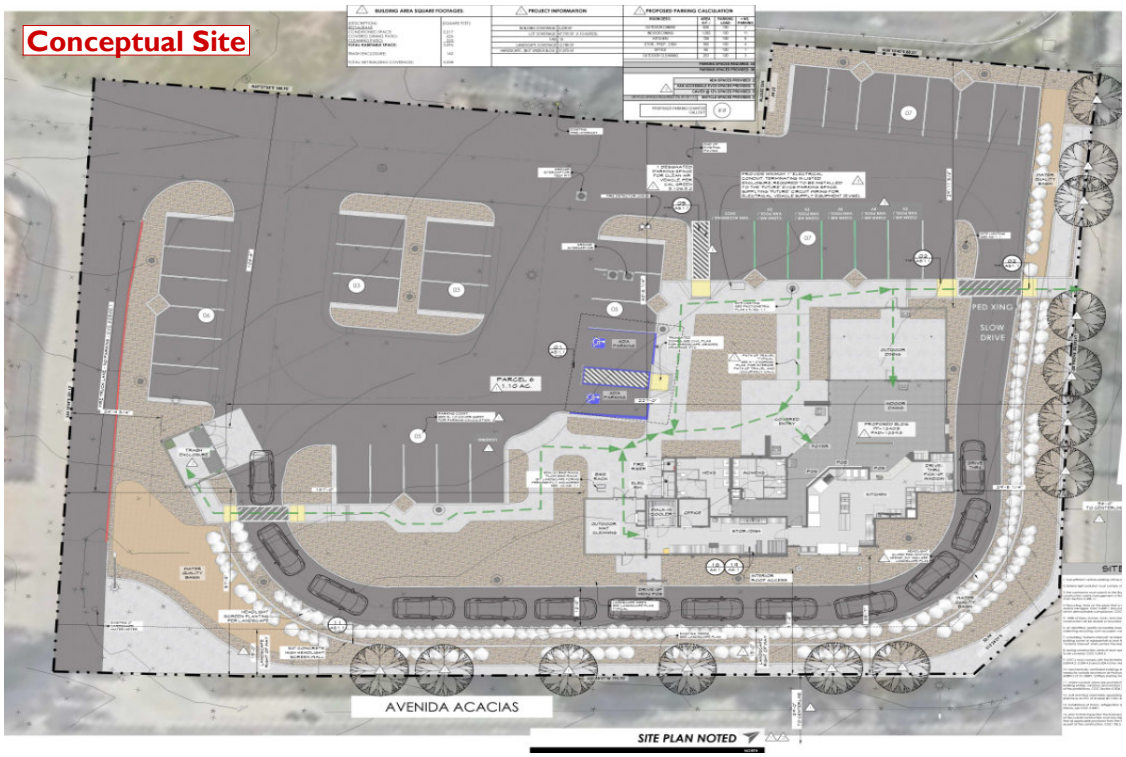
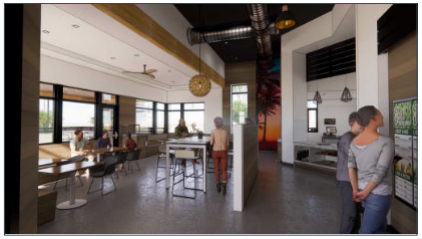
Parcel Map



Conceptual Site



Conceptual Renderings



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