



OFFERING MEMORANDUM

Jackson Mobility bldg

23735 Jackson Avenue
Murrieta, CA 92562

\$4.995M
PRICE

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Executive Summary

23735 Jackson Avenue · Murrieta, CA 92562

 ASKING PRICE

\$4,995,000

 PRICE/SF

\$357.58

 BUILDING SF

13,969

 YEAR BUILT

2010

EXECUTIVE SUMMARY

Chase Group Business Brokers is pleased to exclusively offer for sale the **Jackson Mobility Building**, a premier single-tenant commercial retail property located at 23735 Jackson Avenue in the heart of Murrieta, California. Comprising a ±13,969-square-foot building situated on approximately 1.41 acres, this asset presents an outstanding investment opportunity for both institutional and private capital looking to acquire a high-utility retail footprint in one of Southern California's steadiest growth corridors.

Investment Highlights

- **Specialized Grocery/Retail Infrastructure:** Originally custom-built for the Fresh & Easy grocery chain, the facility retains specialized, high-value infrastructure. It features an expansive loading dock, heavy power, and specialized layout capabilities perfectly suited to support a modern grocery store, ethnic market, or high-volume retail operator.
- **Strategic Regional Connectivity:** Positioned immediately off the Interstate 15 and Interstate 215 interchange, the property provides seamless regional access to Riverside, San Diego, and Orange Counties, making it an ideal destination for local shoppers and regional commuters

PROPERTY DATA

Building SqFt	13,969
Year Built	2010
Lot Size (Acres)	1.410
Parcel ID	949680003
Zoning	—
County	Riverside
Frontage	0
Coordinates	33.584929,-117.219523

Investment Highlights

The Opportunity of the Year in Inland Empire Retail

Unlock the massive potential of this premier commercial property located in the heart of Murrieta's bustling commercial and medical corridor. Originally built to the exacting, high-capacity standards of national grocery giant **Fresh & Easy**, and currently operating as **Active Mobility**, this freestanding building is engineered for high-volume success.

- **Built for Powerhouse Logistics:** Features a **dedicated loading dock**, a rare and highly coveted asset for retail spaces of this size. Seamlessly manage heavy inventory, daily medical supplies, or high-volume consumer goods.
- **National Anchor Synergy:** Positioned directly adjacent to a high-volume **CVS Pharmacy**, ensuring a steady, built-in stream of daily foot traffic and excellent neighborhood visibility.
- **Grocery-Grade Buildout:** Benefit from the robust utility infrastructure, high ceilings, and efficient layout originally designed for a national grocery chain.
- **Healthcare Corridor Advantage:** Located just down the street from **Inland Valley Regional Hospital**, a prominent trauma center and major medical hub. This positions the property perfectly for medical supply retail, wellness centers, high-volume pharmacies, or health-conscious food concepts capitalizing on the heavy daily traffic of healthcare professionals, patients, and visitors.
- **Surrounding Master-Planned Communities:** Situate your business at the gateway to Murrieta's most established residential neighborhoods, including **Bear Creek**, **The Colony**, and the rapidly growing residential developments along the I-15 and I-215 corridors. You are directly serving an affluent, dense population with strong purchasing power.

Asking Price	\$4,995,000
Price/SF	\$357.58
Building SF	13,969
Year Built	2010

Location Highlights

Strategic Regional Connectivity

The property features a highly accessible location in Murrieta's commercial corridor, positioned near the boundary of Temecula.

- **Immediate Freeway Access:** Situated moments from the Interstate 15 (I-15) and Interstate 215 (I-215) interchange, providing a seamless logistical gateway to San Diego, Riverside, and Orange Counties.
- **Major Arterial Frontage:** Positioned directly on Jackson Avenue, a core north-south commercial artery carrying substantial local and commuter traffic daily.
- **Substantial Daily Traffic:** The nearby major intersection at California Oaks Road and Jackson Avenue sees heavy daily volume, with California Oaks Road acting as a principal retail thoroughfare drawing roughly 37,000 cars per day.

Proximity to Key Retail Centers & Conveniences

The location is highly central, offering tenants and clients rapid access to dominant regional shopping, dining, and daily conveniences.

- **Major Wholesale Clubs:** Located less than 10 minutes from Sam's Club on the Temecula side and Costco Wholesale to the north, creating a highly commercialized standard of convenience.
- **Regional Shopping Destination:** Minutes from Promenade Temecula, a premier regional indoor/outdoor mall featuring major department stores, dining, and entertainment.



LOCATION

Address	23735 Jackson Avenue
City	Murrieta
State	California
Zip Code	92562
County	Riverside
APN / Parcel #	949680003
Coordinates	33.584929,-117.219523

TRANSIT

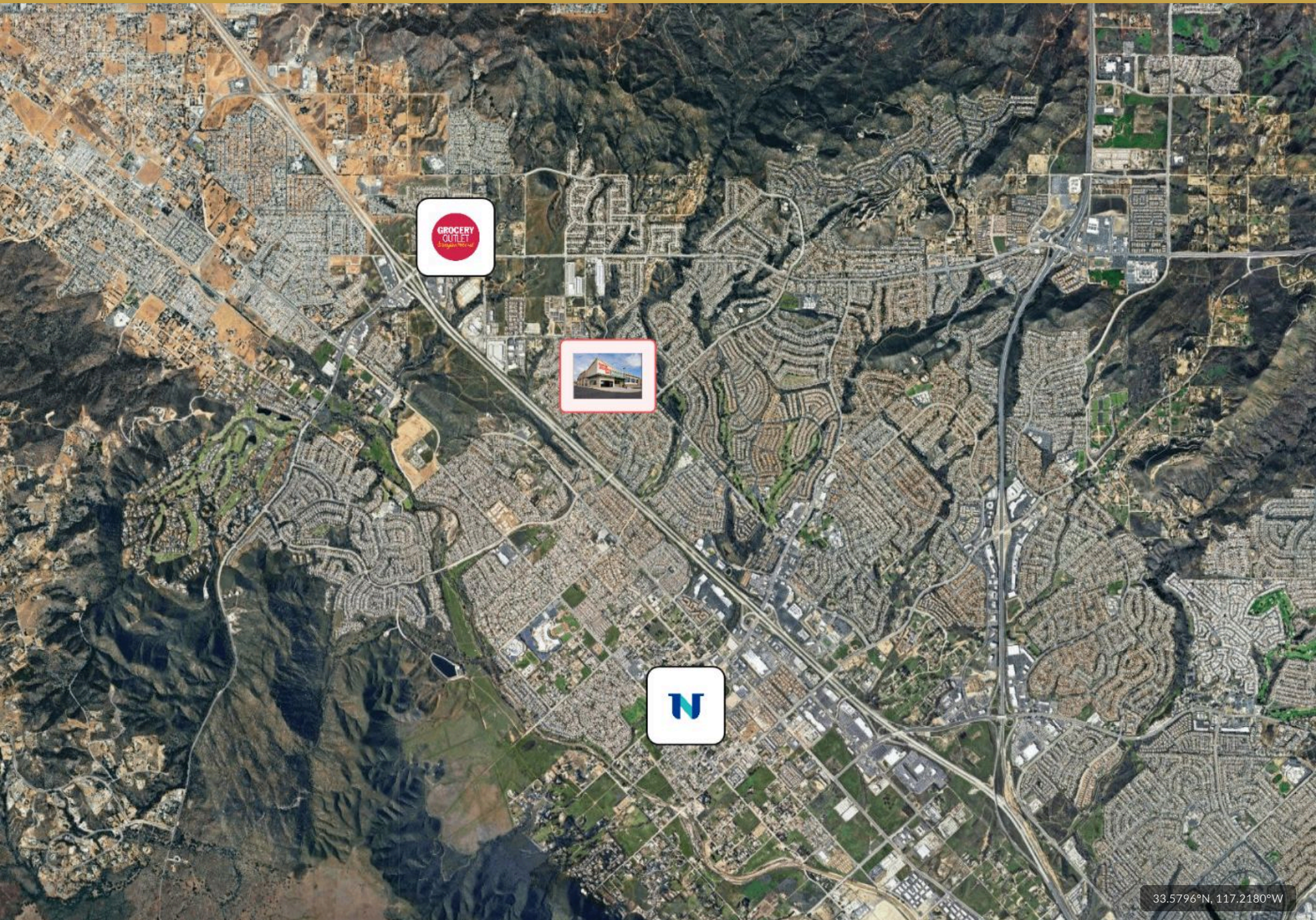
California Oaks FS Morning Dove	1.2 mi
Nutmeg + Jackson	143 ft
Nutmeg + Saratoga Springs	0.1 mi

AIRPORTS

Riverside Municipal Airport	28.4 mi
Hemet Valley Hospital Helipad	18.8 mi
Camp Pendleton TACAN NFG	23.5 mi

HIGHWAYS

115	0 ft
210	0 ft

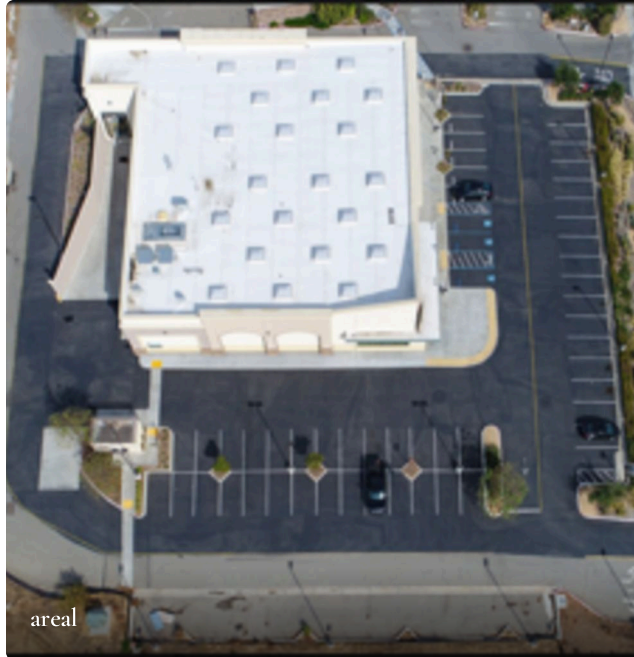


33.5796°N, 117.2180°W

Front Elevation



Front



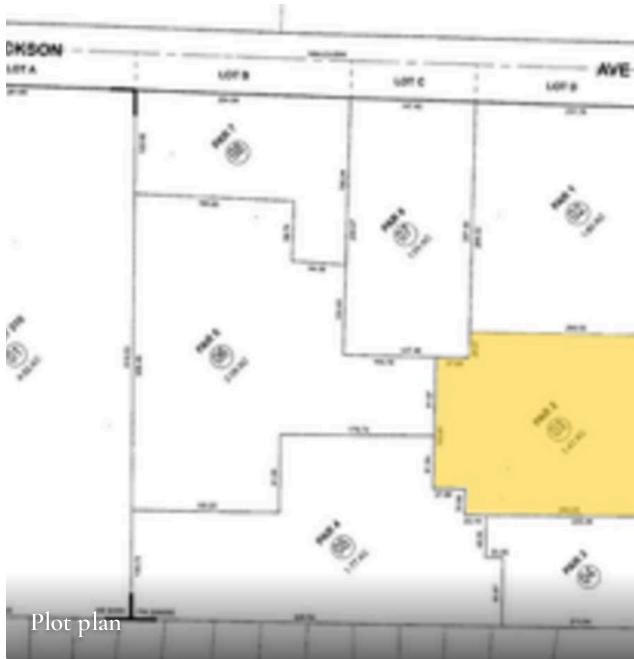
areal



loading dock



front w/out marquee



Plot plan



Side

Tenant Profiles



Mobility Center
Healthcare

Owner user,

Market Overview



POPULATION 103,466	AREA 33.6 sq mi
ELEVATION 1,096 ft	TIME ZONE UTC-08:00
COUNTY Riverside County	INCORPORATED 1991
STATE California	

Market Overview: Murrieta, CA

Murrieta is a city in southwestern Riverside County, California, United States. The population of Murrieta was 110,949 as of the 2020 census. Murrieta experienced a 133.7% population increase between 2000 and 2010, making it one of the fastest-growing cities in the state during that period. Largely residential, Murrieta is typically characterized as a bedroom community. Murrieta is bordered by the city of Temecula to the south, the cities of Menifee and Wildomar to the north, and the unincorporated community of French Valley to the east. Murrieta is at the center of the Los Angeles-San Diego mega-region. Murrieta is named for Juan Murrieta, a Californio ranchero who founded the town. edit Loma Linda University Medical Center - Murrieta edit According to the city's 2024 Comprehensive Annual Financial Report, the top employers in the city are: ^ "2024 Comprehensive Annual Financial Report, Fiscal Year Ended June 30, 2024" . City of Murrieta . Retrieved June 1, 2025 .

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	15,427	Population	81,680	Population	151,746
Median HH Income	\$104,343	Median HH Income	\$114,109	Median HH Income	\$112,719
Households	5,333	Households	27,282	Households	49,088

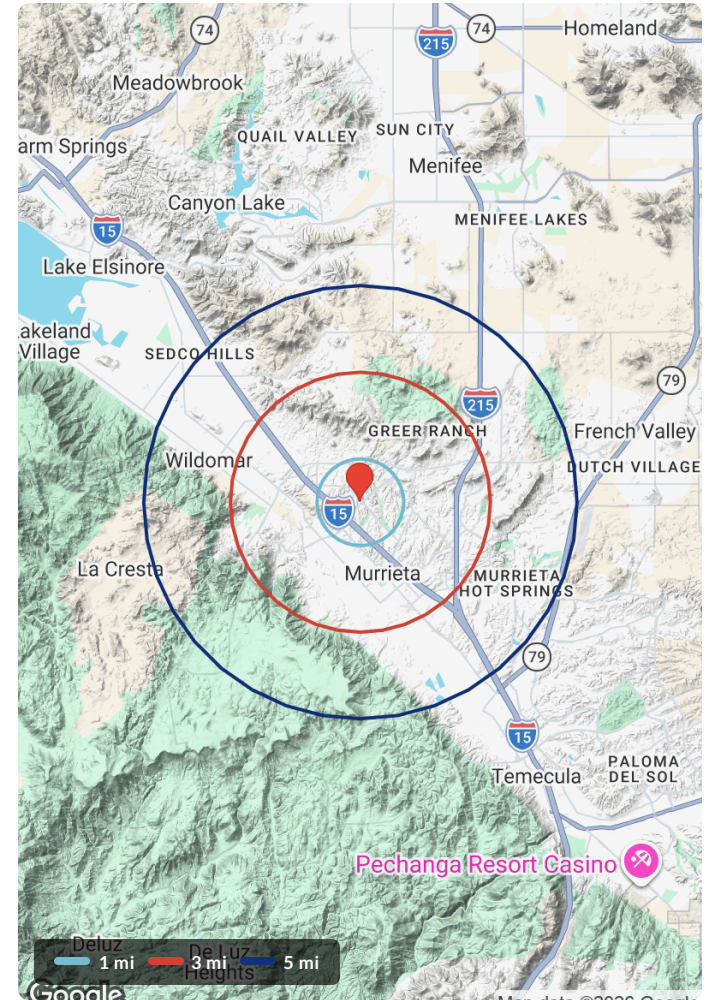
Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,287	41,957	70,314
2010 Population	14,682	75,480	136,805
2025 Population	15,427	81,680	151,746
2030 Population	15,985	87,825	161,198
2025-2030 Growth Rate	0.71 %	1.46 %	1.22 %
2025 Daytime Population	10,854	73,952	132,968

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,182	13,577	23,005
2010 Total Households	4,998	24,172	43,069
2025 Total Households	5,333	27,282	49,088
2030 Total Households	5,556	29,972	52,909
2025 Avg. Household Size	2.88	2.98	3.08
2025 Owner Occupied Housing	4,044	18,547	34,476
2030 Owner Occupied Housing	4,074	19,057	35,498
2025 Renter Occupied Housing	1,289	8,735	14,612
2030 Renter Occupied Housing	1,482	10,915	17,411
2025 Vacant Housing	190	1,170	2,171
2025 Total Housing	5,523	28,452	51,259

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	251	1,208	2,229
\$15,000-\$24,999	176	776	1,340
\$25,000-\$34,999	247	920	1,592
\$35,000-\$49,999	334	1,582	3,057
\$50,000-\$74,999	745	3,528	6,368
\$75,000-\$99,999	764	3,353	6,466
\$100,000-\$149,999	1,210	6,057	10,414
\$150,000-\$199,999	778	4,162	7,367
\$200,000 or greater	828	5,696	10,255
Median HH Income	\$104,343	\$114,109	\$112,719
Average HH Income	\$124,185	\$141,524	\$140,894



\$104,343 MEDIAN HH INCOME (1-MI)	\$124,185 AVG HH INCOME (1-MI)
75.8% OWNER OCCUPIED (1-MI)	24.2% RENTER OCCUPIED (1-MI)
3.4% VACANCY RATE (1-MI)	0.71 % 2025-2030 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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DISCLAIMER

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