

±2.65 AC - Development Opportunity

28330 JOAN DUNN LANE, MURRIETA, CA 92563



Whitewood Rd



SC

\$1,690,700
OFFERING PRICE

±2.65 AC
TOTAL LAND AREA

ZONED
OFFICE RESEARCH



PROPERTY OVERVIEW

The subject property consists of a ±2.65-acre vacant land parcel located in the City of Murrieta, California, positioned on the corner of Joan Dunn Street and Devon Street, directly adjacent to Loma Linda University Medical Center – Murrieta.

Located within a well-established medical and professional corridor near Loma Linda University Medical Center, this site presents an excellent opportunity for medical, office, and research-oriented development. The property features a flat, usable configuration that supports efficient site planning and development flexibility. Its proximity to major healthcare facilities creates strong demand from medical users, including clinics, urgent care providers, specialty practices, and professional office groups.

The surrounding area is developed with a strong mix of medical campuses, professional office buildings, and supporting commercial amenities, providing long-term stability and a built-in user base. Convenient access to nearby freeways and major thoroughfares offers excellent regional connectivity throughout the Inland Empire and surrounding Southern California markets.

The property is zoned Office Research Park (ORP), allowing for a wide range of professional office, medical office, research and development, and innovation-driven uses. The ORP designation is intended to support high-quality campus-style development aligned with the City's long-term employment and economic growth vision.

The property also includes an approximately 1,952 square foot manufactured home built in 1979. The residence is currently occupied and may provide potential interim rental income or on-site occupancy while future development plans are pursued.

This offering is ideal for an owner-user seeking to establish a presence near a major medical hub or an investor/developer looking to capitalize on strong healthcare-related demand and limited available land within this highly desirable submarket.

PROPERTY AERIAL



Joan Dunn Lane

PROPERTY AERIAL



PROPERTY AERIAL



Antelope Rd



Joan Dunn Lane

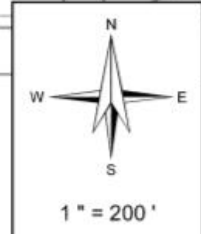
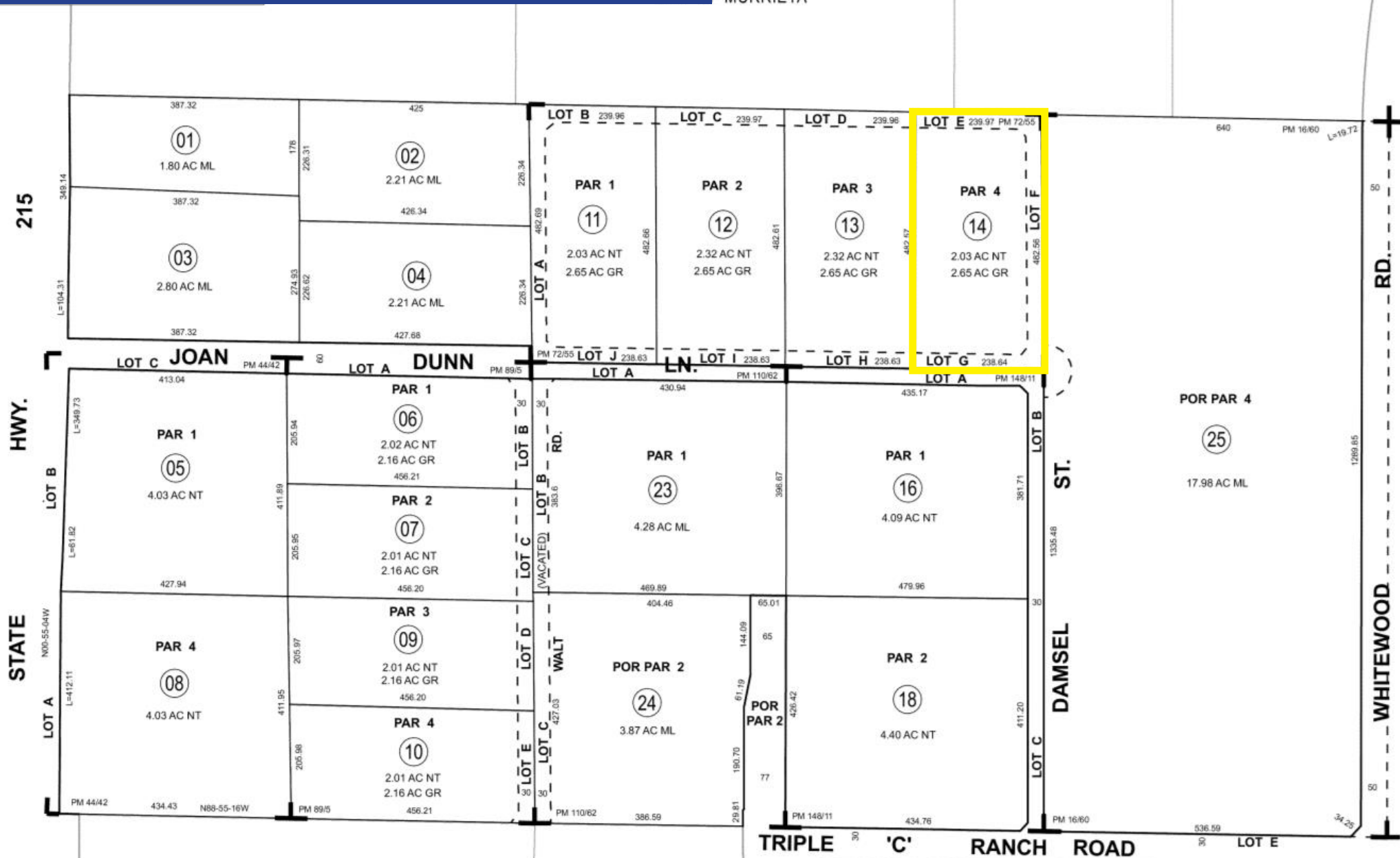
Whitewood Rd

PARCEL MAP

T.6S., R.3W.
F MURRIETA

TRA 024-336

384-24
359-37



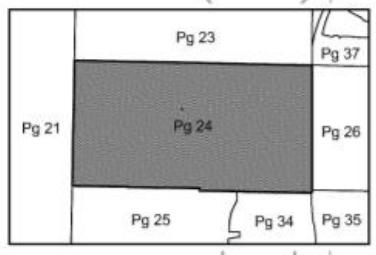
Legend

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W.
- - - Other Easements
- Lease Area
- Subdivision Tr. Mark



ASSESSOR'S MAP BK384 PG.24
Riverside County, Calif.

jasantos



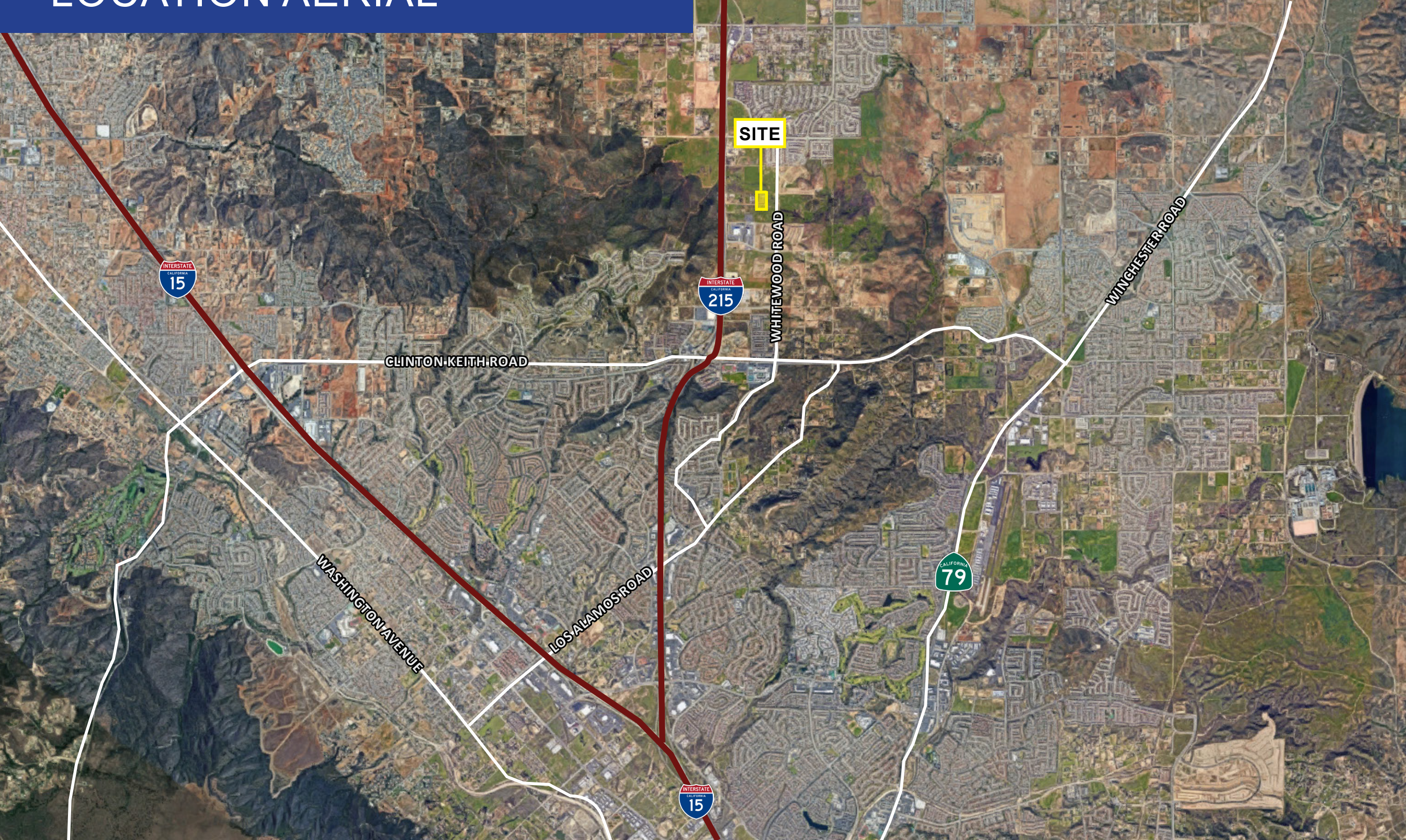
Map Reference

PM 16/60	PARCEL MAP NO. 5768
PM 44/42	PARCEL MAP NO. 10287
PM 72/55	PARCEL MAP NO. 13131
PM 89/5	PARCEL MAP NO. 13927
PM 110/62	PARCEL MAP NO. 18436
PM 148/11 - 12	PARCEL MAP NO. 21469

Date	Old Number	New Number
8/5/2009	17	20,ST
8/16/2010	ADD ASMT	21,22
8/16/2010	15,21	23
8/16/2010	20,22	24
8/29/2017	19	25,ST

Sep 2017

LOCATION AERIAL



Murrieta, CA

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.

2025 Summary

Population	112,539
Households	36,145
Median Age	38
Median Household Income	\$112,962
Average Household Income	\$132,869



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