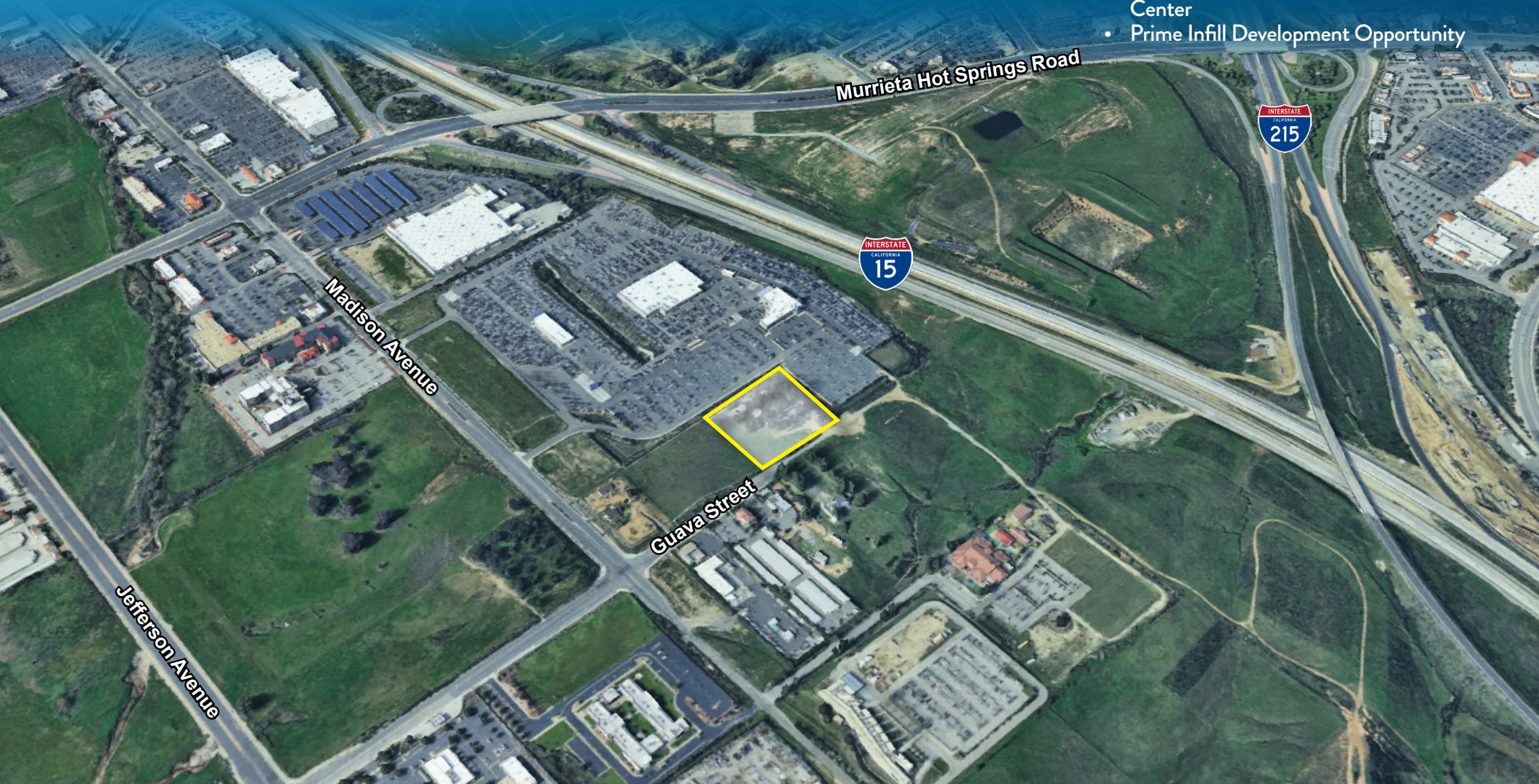


+/-2.13 Acres • For Sale

Guava Street, Murrieta, CA

PROPERTY HIGHLIGHTS

- ±2.13 Acres Fully Approved for Hotel Development
- Adjacent to the 35-Acre CarMax Superstore & Auction Facility
- Elevated Site with Visibility from Interstate 15
- Near the I-15 & I-215 Freeway Interchange
- Across from the Proposed Golden Triangle Mixed-Use Development
- Minutes from Loma Linda University Medical Center
- Prime Infill Development Opportunity



Approved Hotel Development



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Property Overview

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Executive Summary

PROPERTY OVERVIEW

The subject property consists of approximately 2.13 acres located along Guava Street within Murrieta’s Interstate 15 commercial corridor. The site is fully approved for hotel development and is immediately adjacent to the CarMax Superstore and auction facility. Its elevated position provides excellent visibility from Interstate 15, while convenient access to both I-15 and I-215 enhances regional connectivity.

Positioned across Interstate 15 from the proposed Golden Triangle mixed-use development and near major medical, retail, and hospitality destinations, the property is well suited for hotel development and represents a rare, shovel-ready hospitality opportunity in one of Southwest Riverside County’s fastest-growing commercial corridors.

PROPERTY FACTS

LOCATION: Murrieta, Riverside County, CA

TOTAL SITE AREA: ±2.13 Acres

APNs: 910-490-011

ZONING: Community Commercial (CC)

GENERAL PLAN: Commercial (C)

ZONING

The property is zoned Community Commercial (CC) with a Commercial (C) General Plan designation. The zoning accommodates a wide variety of commercial, retail, office, and hospitality uses. Most notably, the property is fully approved for hotel development, offering developers the opportunity to move directly into construction planning while benefiting from its strategic location within Murrieta’s primary commercial corridor.

EXISTING SINGLE FAMILY HOME

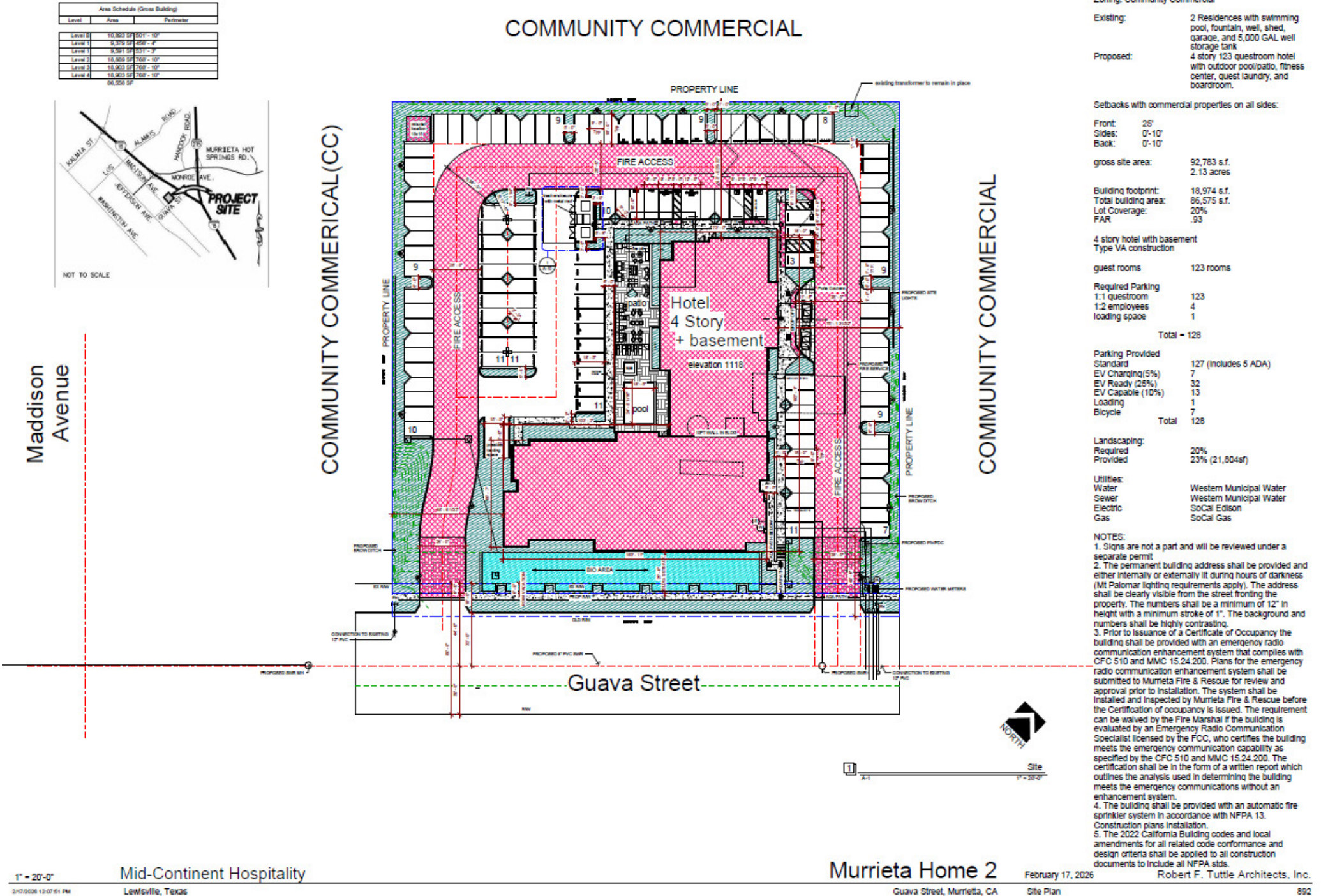
SIZE: 4 bed, 2.5 bath – approx. 2,000 SF

RENT: \$2,500 / Month

TERM: Month to Month



Approved Plans

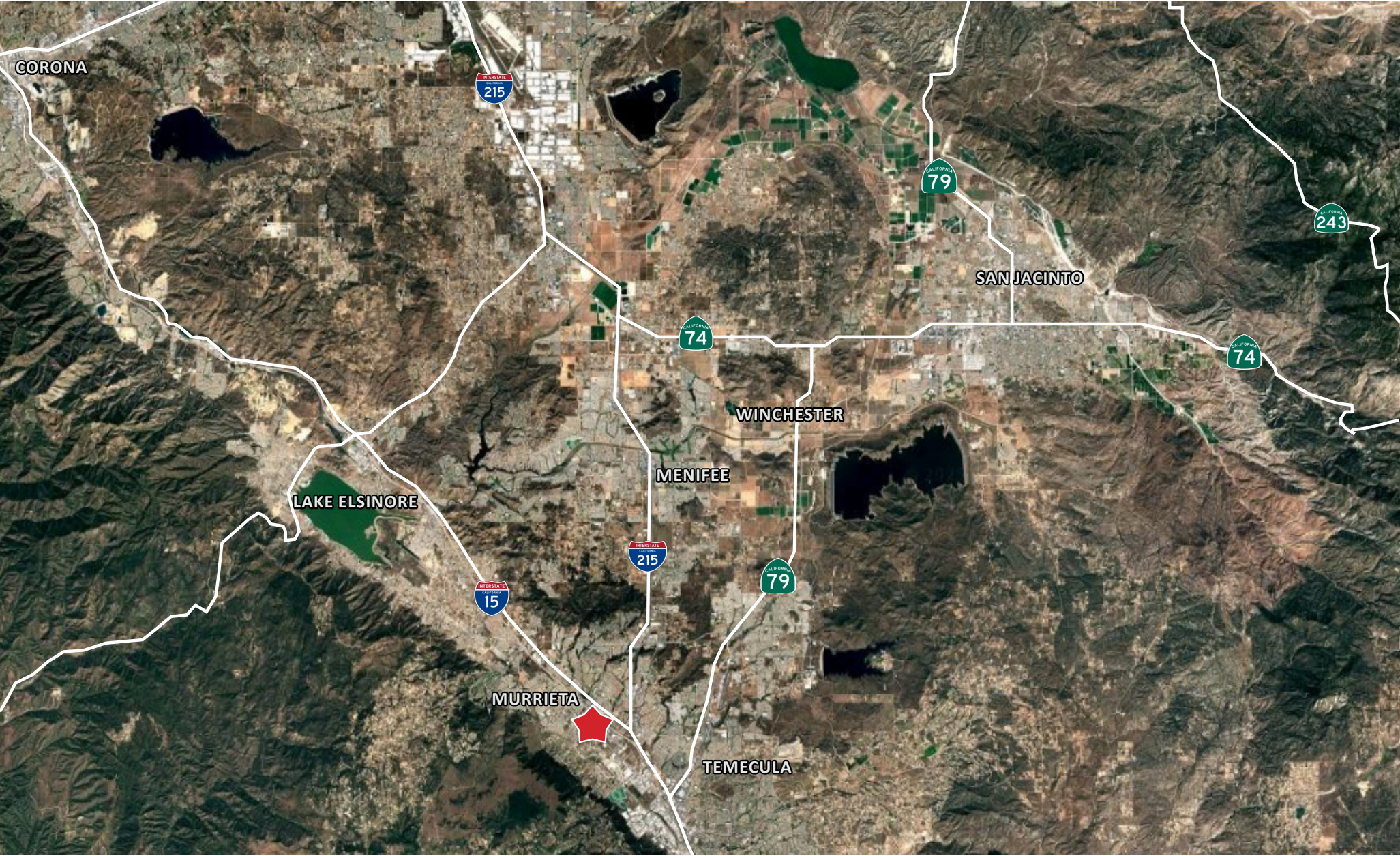




An aerial photograph of a suburban landscape. A multi-lane road runs vertically through the center. To the left of the road are some commercial buildings and a green field. To the right is a large, mostly empty parking lot with some cars parked. In the background, there are rolling hills under a clear blue sky. The text 'Market Overview' is overlaid in white on the right side of the image.

Market Overview

Location Aerial



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
- 11 Promenade Mall
- 12 Commons at Temecula
- 13 Temecula Shopping Center
- 14 Winchester Center

MEDICAL FACILITIES

- 15 Inland Valley Medical Center
- 16 Kaiser Permanente
- 17 Loma Linda
- 18 Kaiser Permanente
- 19 Temecula Urgent Care

EDUCATION

- 20 Murrieta Valley High School
- 21 Thompson Middle School
- 22 Antelope Hills Elementary School
- 23 Vista Murrieta High School
- 24 Alta Murrieta Elementary School
- 25 Mount San Jacinto College

GOVERNMENT

- 26 Los Alamos Hills Sports Park
- 27 Spencer Crossing Sports Park
- 28 Temecula DMV

ENTERTAINMENT

- 29 Murrieta City Hall & Parks Dept.
- 30 Round 1 Bowling
- 31 Edwards 21 Cinemas
- 32 Temeku Cinemas
- 33 Skyzone Trampoline Park

Location Overview

MURRIETA OVERVIEW

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



RIVERSIDE COUNTY OVERVIEW

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.

2026 Summary

Population	2,492,000
Households	791,757
Median Age	36.3
Median Household Income	\$84,505
Average Household Income	\$90,527



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