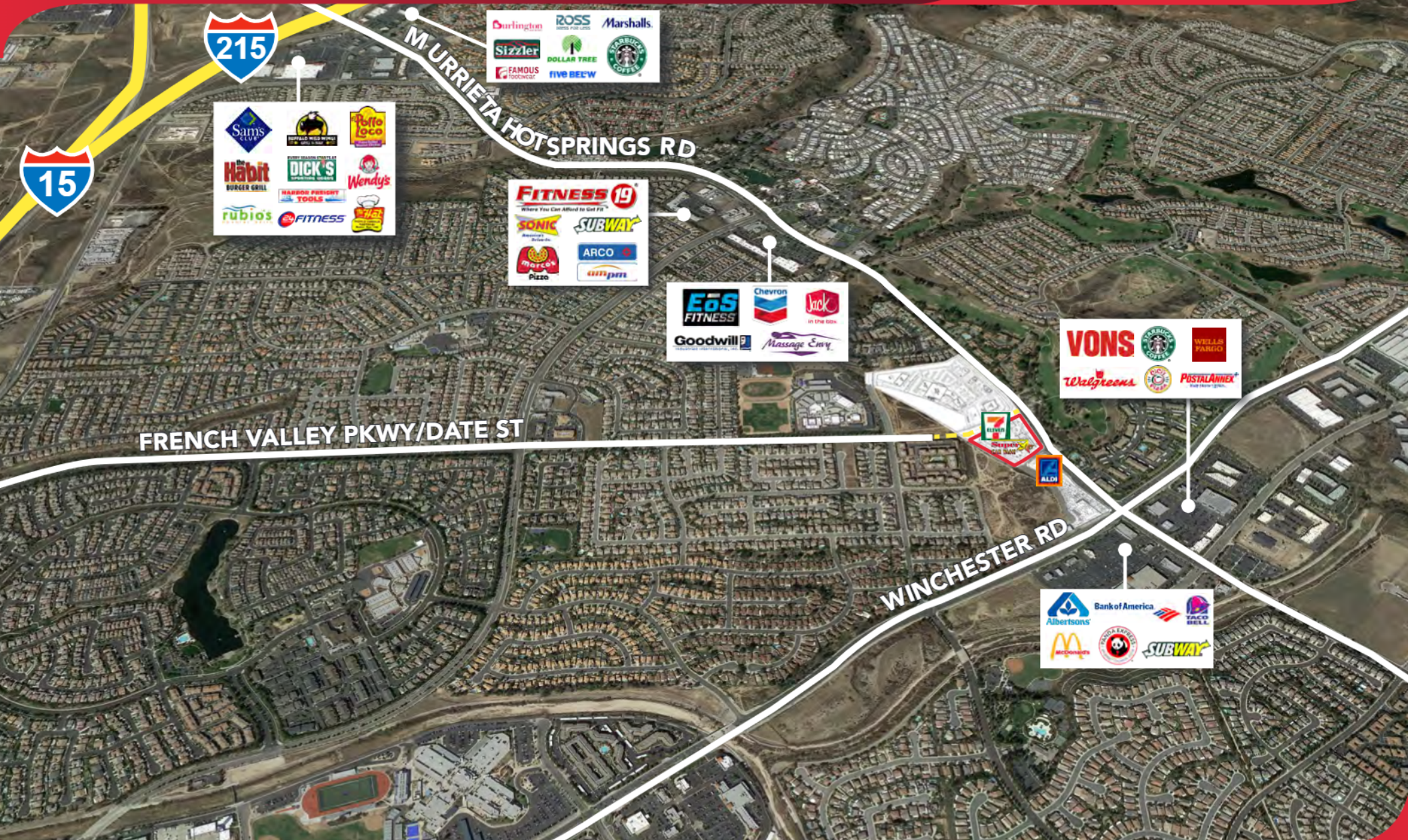


±18,295 SF NEW RETAIL DEVELOPMENT
PAD FOR GROUND LEASE OR REVERSE BUILD TO SUIT

MURRIETA SPRINGS CENTER

SEC MURRIETA HOT SPRINGS RD & DATE ST | MURRIETA, CA



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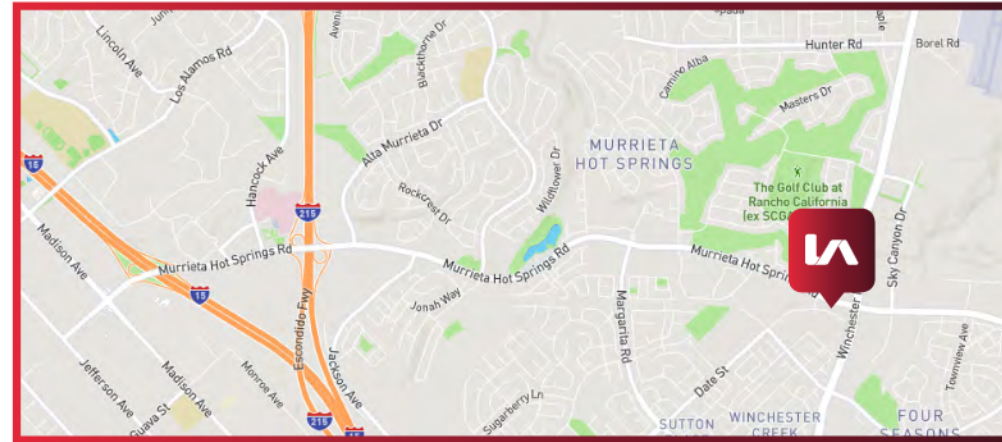
SEC MURRIETA HOT SPRINGS RD & DATE ST | MURRIETA, CA

HIGHLIGHTS:



COMING SOON

- ±18,295 SF Pad for Ground Lease or Reverse Build to Suit
- Pad Delivery is estimated for mid 2021
- Located east of the I-15/I-215 Murrieta Hot Springs Interchanges and west Hwy 79 (Winchester Rd.)
- Temecula/Murrieta are among the fastest growing regions in California.
- Approximately 2,594 more new homes in different stages of construction to the east of the site expanding the trade area further.
- The extension of Date Street will provide a connection from Murrieta Hot Springs Road to the long awaited French Valley I-15 Interchange.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Population:	25,578	101,294	213,888
Daytime Population:	4,882	54,602	76,124
Avg. Household Income:	\$105,584	\$102,308	\$111,266

Source: Regis Online

TRAFFIC COUNTS

40,000 CPD

On Murrieta Hot Springs Rd.

Source: Regis Online

44,000 CPD

On Winchester Rd.

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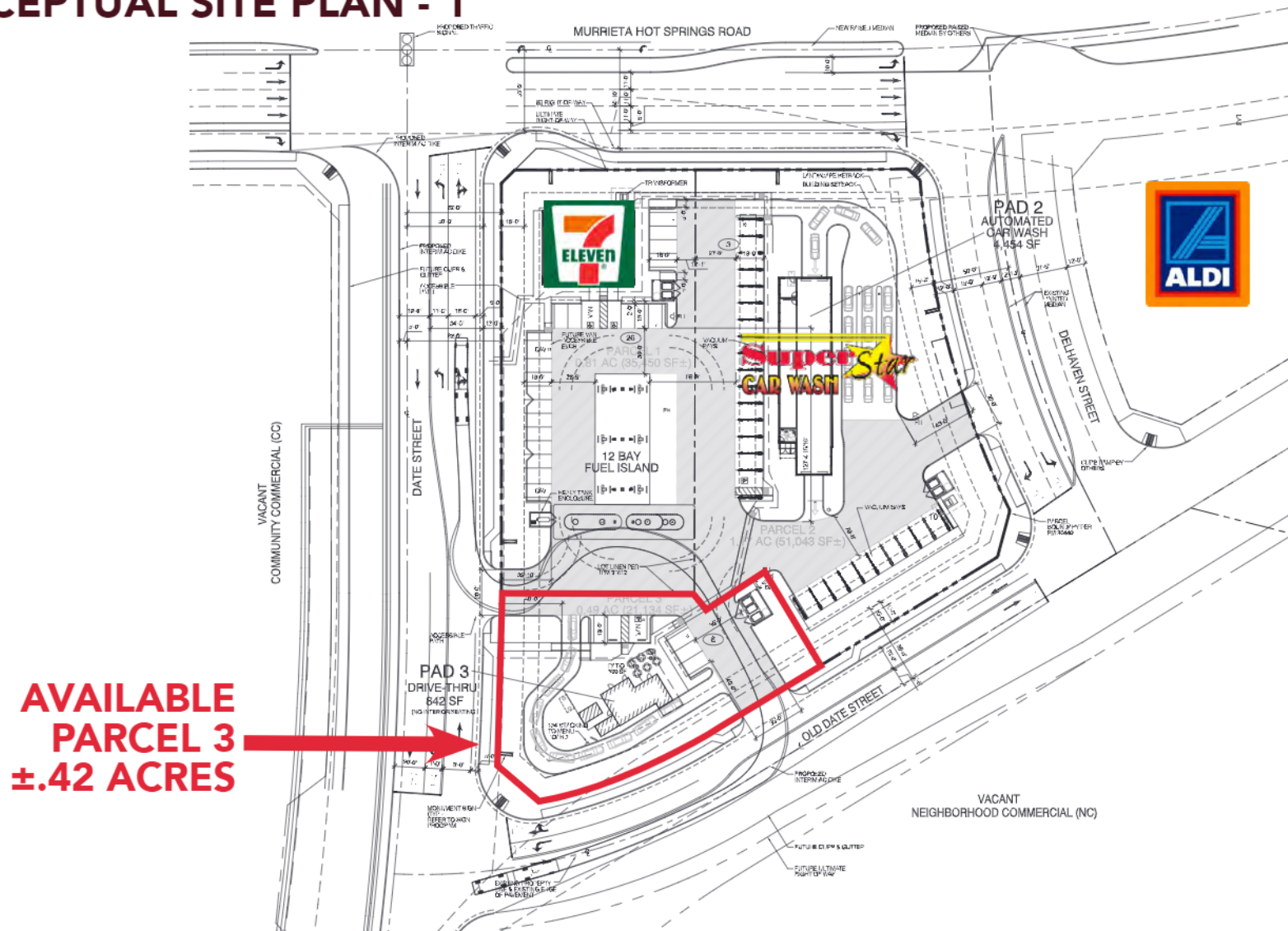
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CONCEPTUAL SITE PLAN - 1



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SEC MURRIETA HOT SPRINGS RD & DATE ST | MURRIETA, CA

Murrieta, CA 92563		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	25,578	101,294	213,888
	2025 Projected Population	26,925	106,888	225,882
	2010 Census Population	22,725	89,011	179,577
	2000 Census Population	6,812	47,440	98,741
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	13.8%	5.7%	5.8%
	2020 Median Age	34.7	34.6	35.5
HOUSEHOLDS	2020 Estimated Households	8,311	32,501	68,124
	2025 Projected Households	8,507	33,362	69,974
	2010 Census Households	7,359	28,291	57,147
	2000 Census Households	2,168	15,375	31,949
	Projected Annual Growth 2020 to 2025	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	14.2%	5.6%	5.7%
RACE AND ETHNICITY	2020 Estimated White	59.4%	62.0%	64.8%
	2020 Estimated Black or African American	7.8%	6.8%	6.2%
	2020 Estimated Asian or Pacific Islander	14.2%	12.7%	11.4%
	2020 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.8%
	2020 Estimated Other Races	17.8%	17.7%	16.8%
	2020 Estimated Hispanic	31.7%	33.0%	31.8%
INCOME	2020 Estimated Average Household Income	\$105,584	\$102,308	\$111,266
	2020 Estimated Median Household Income	\$88,958	\$86,117	\$92,757
	2020 Estimated Per Capita Income	\$34,384	\$32,960	\$35,548
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	4.6%	3.8%	3.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.0%	4.8%	4.8%
	2020 Estimated High School Graduate	25.9%	24.5%	23.1%
	2020 Estimated Some College	27.1%	27.5%	27.3%
	2020 Estimated Associates Degree Only	8.1%	9.8%	10.2%
	2020 Estimated Bachelors Degree Only	18.8%	19.0%	20.6%
	2020 Estimated Graduate Degree	11.5%	10.6%	10.7%
BUSINESS	2020 Estimated Total Businesses	764	6,808	10,071
	2020 Estimated Total Employees	4,882	54,602	76,124
	2020 Estimated Employee Population per Business	6.4	8.0	7.6
	2020 Estimated Residential Population per Business	33.5	14.9	21.2



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