

**SELLER
FINANCING
AVAILABLE**

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: Contact Broker

Mor



Sith Sleep
YOUR MATTRESS SUPERSTORE

METROFLEX

MIGUEL'S
DOMESTIC MEXICAN FOOD

IN-N-OUT
BURGER



MATTRESS FIRM



7 ELEVEN

LOS ALAMOS ROAD

Bank of America



GROCERY OUTLET



WHITEWOOD ROAD

5 MILES: 197,878

3 MILES: 97,118

1 MILE: 15,128

**POPULATION
FROM SITE**

Conceptual/Proposed Elevation

Murrieta Commons Drive-Thru Pad

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

Scott Forest

Senior Vice President
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(951) 491-6300
sforest@westmarcre.com



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

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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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:

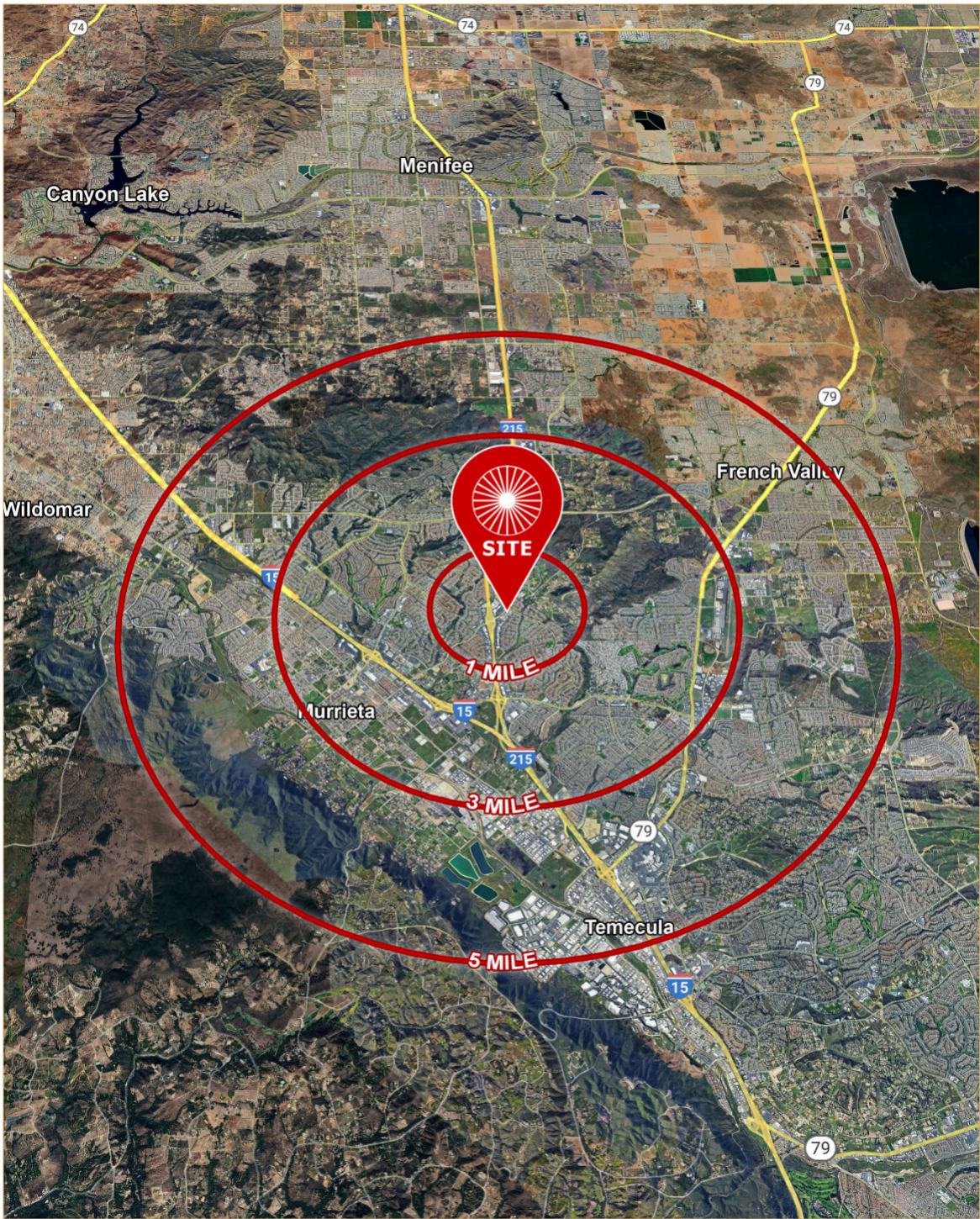


Other Retailers at Interchange Include:



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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

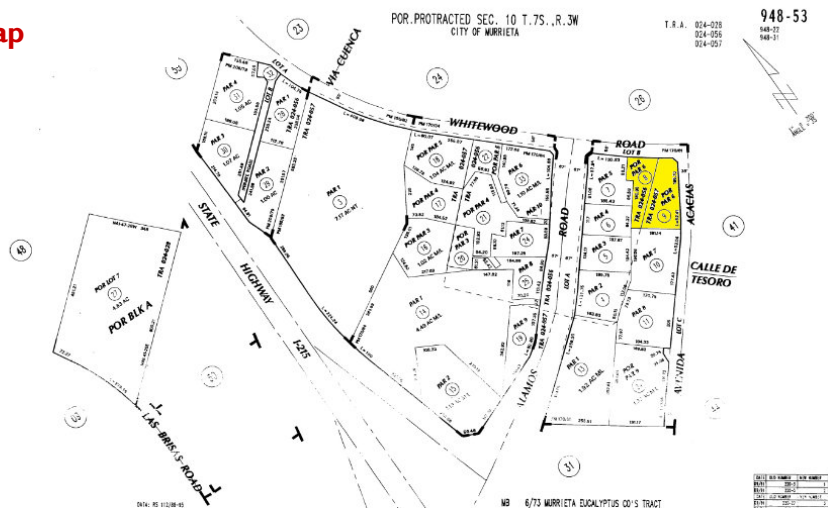
Traffic Counts

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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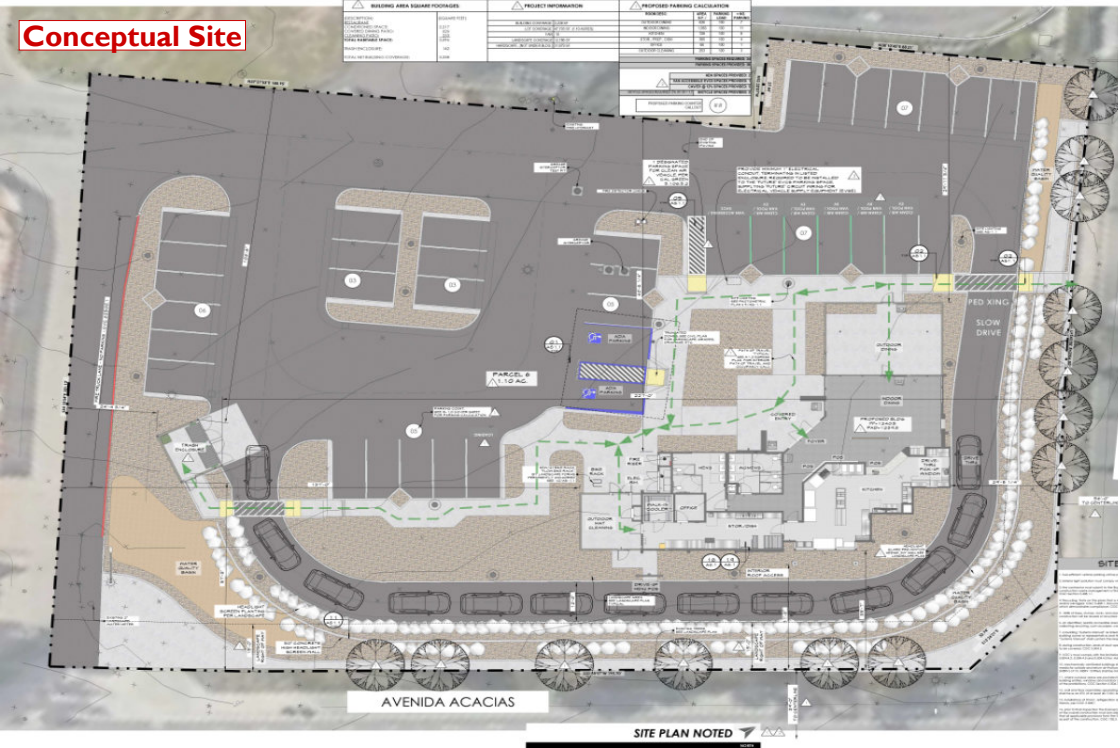
Parcel Map



Conceptual Renderings



Conceptual Site



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