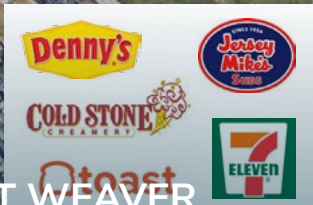
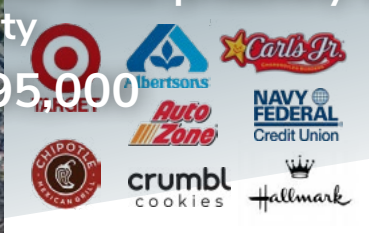


# Recorded Final Map for 4 Single-Family Lots in Murrieta

## Lincoln Ave | Murrieta, CA 92562

- Lot sizes are between 0.24 - 0.84 acres
- Four lots with rough grading plans, street improvement, and water and sewer improvement plans
- Excellent location within close proximity to I-15, I-215, and Temecula Wine County

ASKING PRICE: \$295,000



Lincoln Ave

Los Alamos Rd

Murrieta Hot Springs Rd

Walmart



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CalDRE Lic #02062959

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**AL APUZZO**  
760.448.2442  
aapuzzo@lee-associates.com  
DRE Lic# 01323215



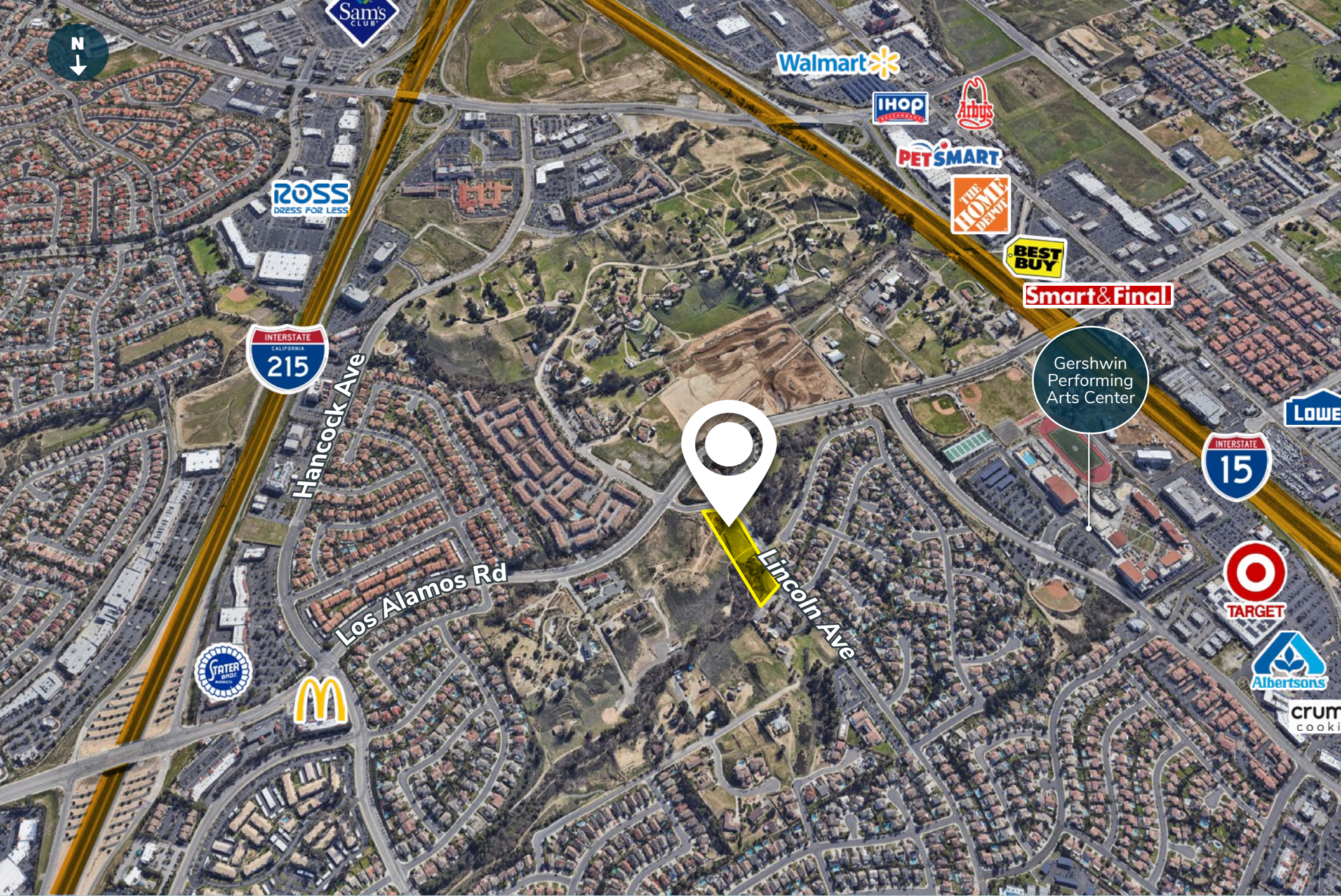


# contents

- 3** aerials
  - 6** location map
  - 7** property information
  - 8** parcel map
  - 9** grading plans
  - 10** street improvement plans
  - 11** water & sewer improvement plans
  - 12** tax map
  - 13** new home summary
  - 14** cma
  - 15** demographics
  - 16** education
- 







Gershwin Performing Arts Center





Lowe's

Reading Cinemas at Cal Oaks Plaza

Gershwin Performing Arts Center

4

3

1

2

1

2

3

4

1

2

3

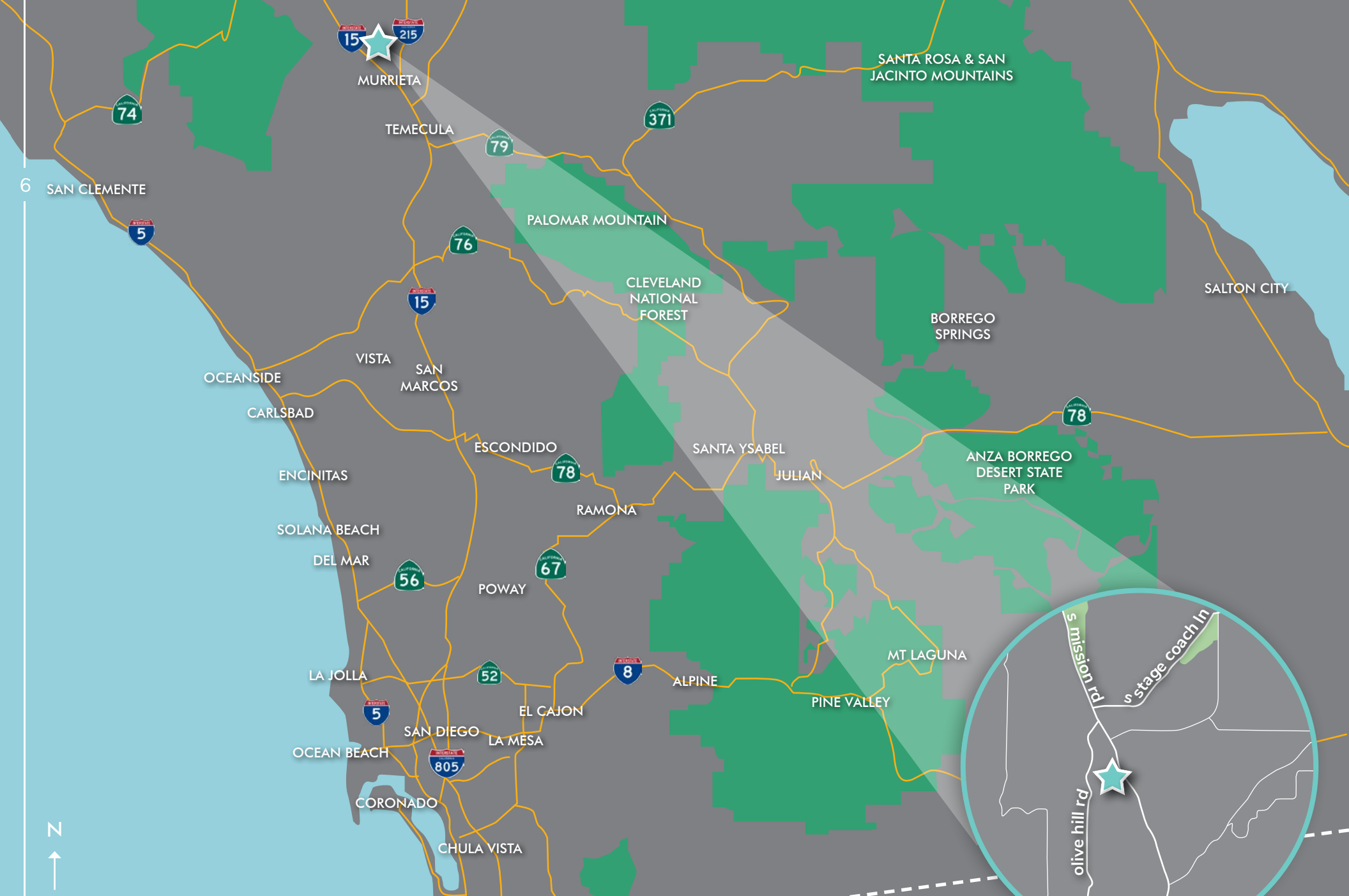
4





lincoln ave





location map



# property information

## location:

The subject property is located on the northwest side of the Lincoln Ave and Los Alamos intersection in Murrieta, California. It is approximately 1.2 miles west of I-215, less than a mile east of I-15, and is approximately 4 miles north of Temecula. .

## property profile:

The subject property is centrally located in the City of Murrieta surrounded by single-family homes and new residential developments. The property has a final map for four lots, rough grading plans, street improvement plans, and water and sewer improvement plans allowing a buyer to fast-track the approval and building process.

## jurisdiction:

City of Murrieta

## APN:

949-130-070 → 0.27 acres  
949-130-071 → 0.84 acres  
949-130-072 → 0.60 acres  
949-130-073 → 0.24 acres  
TOTAL → 1.95 gross acres

## zoning:

Single-Family Residential (SF-1)

## general plan:

Single-Family Residential (SFR)

## maximum height:

35'

## entitlements:

The subject property has a recorded Final Map for 4 lots, rough grading plans, street improvement plans, and water and sewer improvement plans.

## school district:

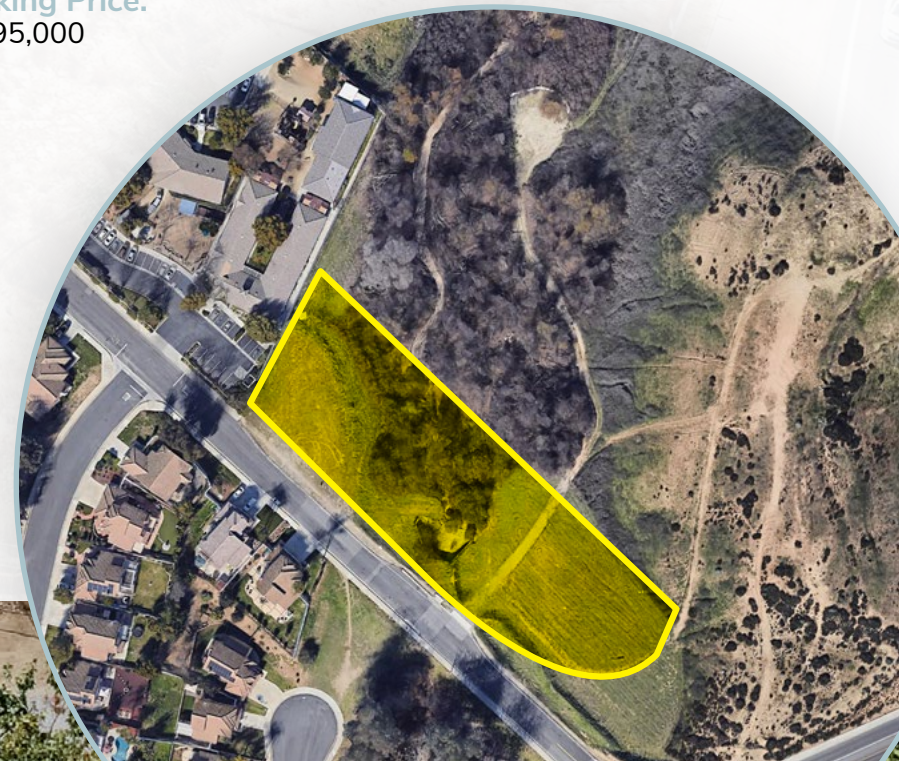
Murrieta Valley Unified School District

## services:

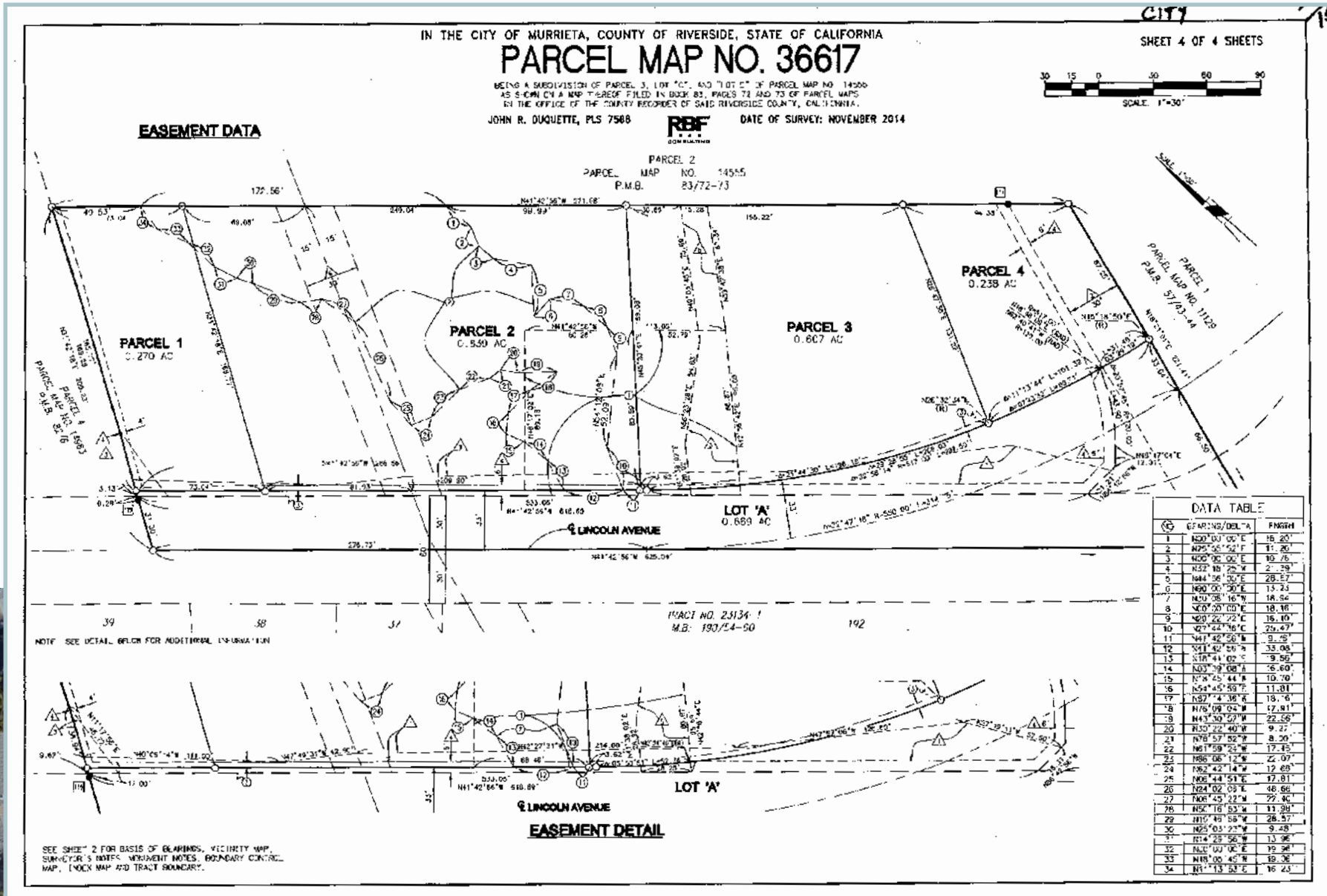
Water/Sewer:	EMWD
Gas/Electric:	Southern Cal Gas Company
Fire:	Murrieta Fire Department
Police:	Murrieta Police Department

## Asking Price:

\$295,000











### CONSTRUCTION NOTES

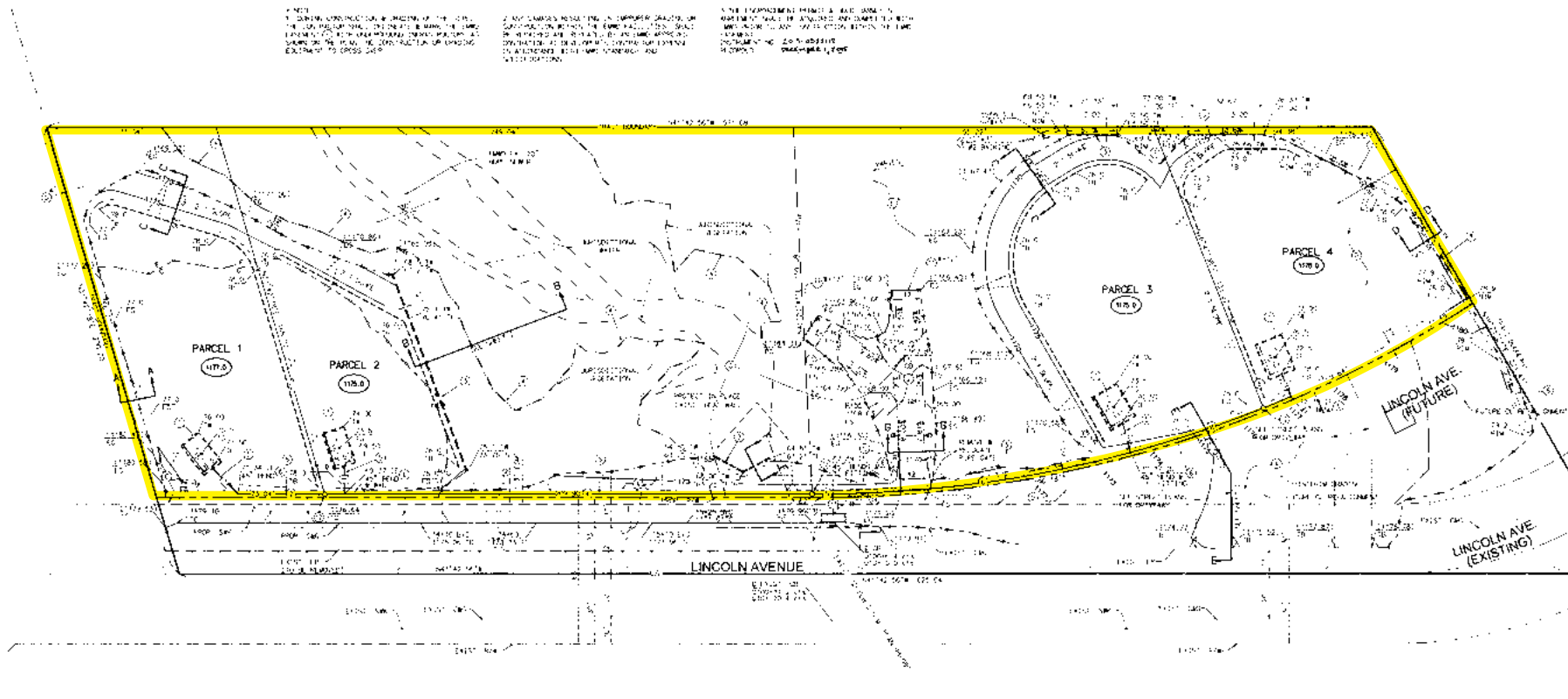
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MURRIETA SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
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### EASEMENT NOTES

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EASEMENT NOTES			
NO.	DESCRIPTION	DATE	BY
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2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
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9	...	...	...
10	...	...	...



**REVISIONS**

NO.	DESCRIPTION	DATE
1	...	...
2	...	...

**CITY OF MURRIETA**

**ROUGH GRADING PLAN**

**17PM 36617**

**PLAN VIEW**

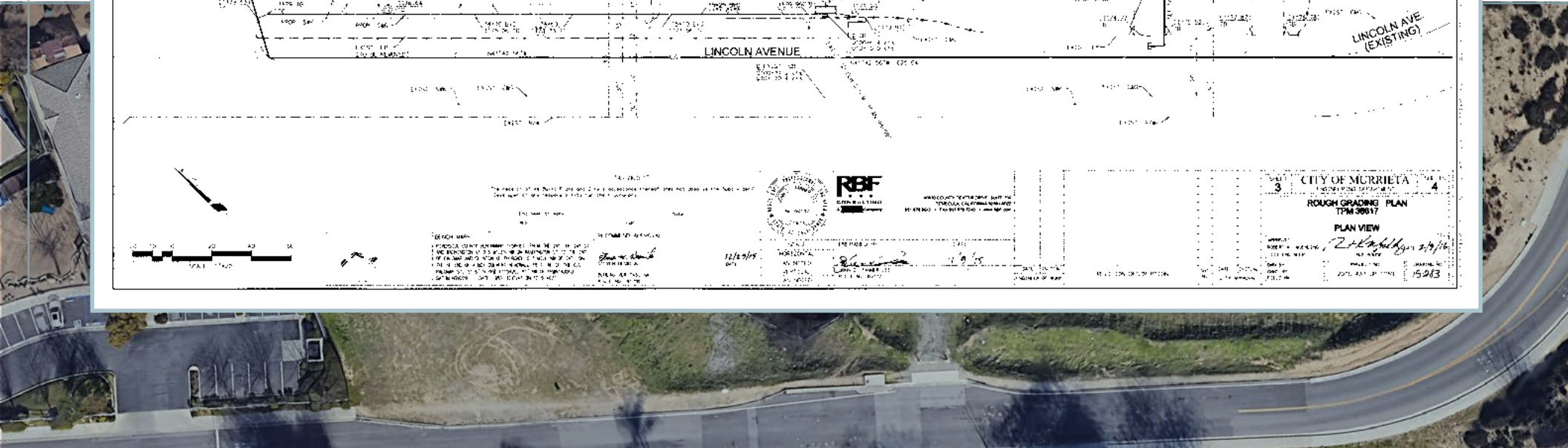
DATE: 12/12/19

SCALE: AS SHOWN

PROJECT NO: 17PM 36617

DATE: 12/12/19

SCALE: AS SHOWN









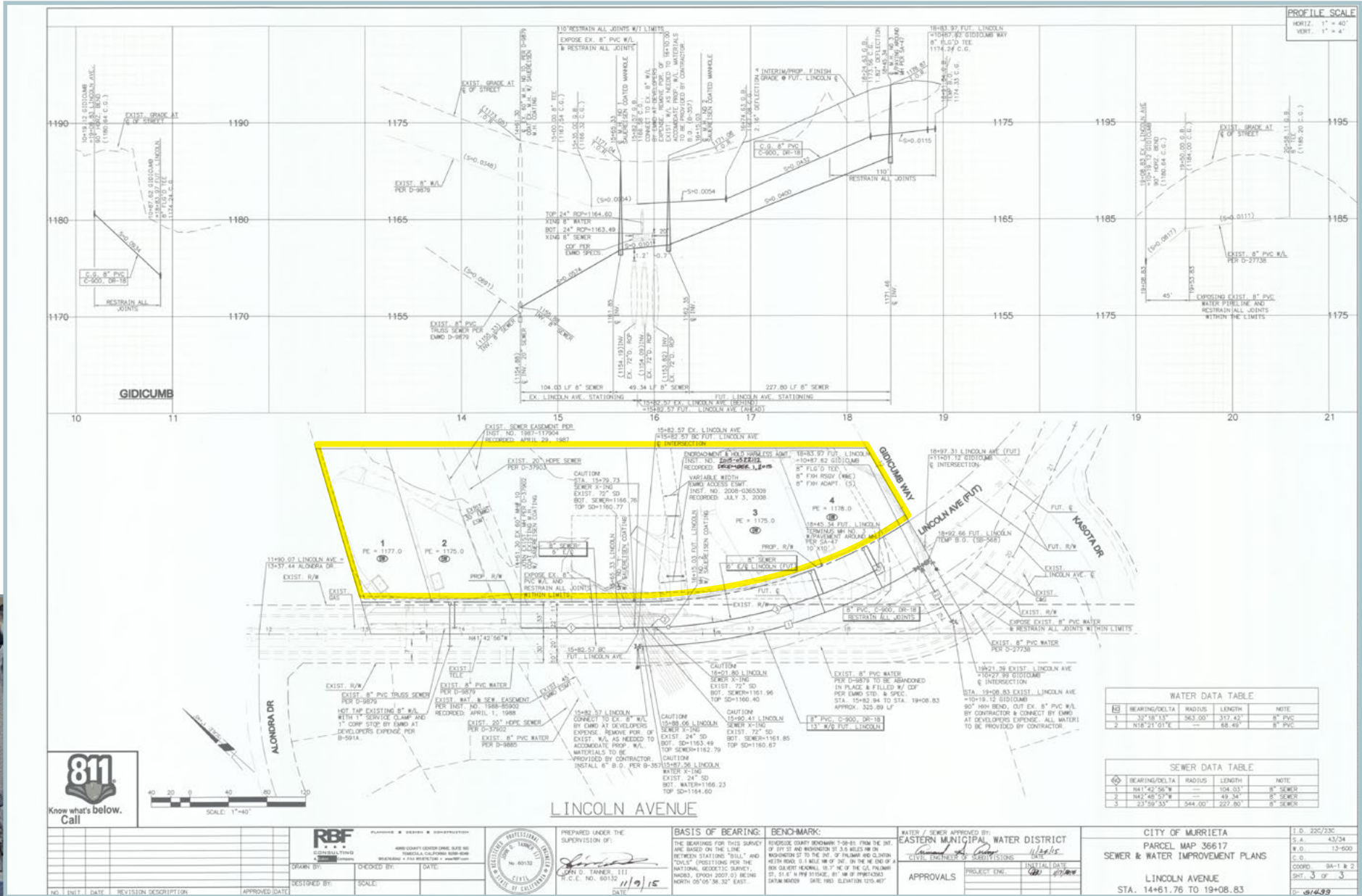
# water & sewer improvement plans



## LINK TO FULL FULL WATER AND SEWER IMPROVEMENT PLANS

<http://lee-associates.com/elee/sandiego/LeelandTeam/LincolnAve/Murrieta366174lots.pdf>

11



SCALE: 1"=40'

NO.	DATE	REVISION DESCRIPTION	APPROVED DATE

**RBF** PLANNING • DESIGN • CONSTRUCTION

4000 UNIVERSITY CENTER DRIVE, SUITE 100  
MURRIETA, CALIFORNIA 92562  
TEL: 951-261-1111 FAX: 951-261-1112

DESIGNED BY: \_\_\_\_\_ SCALE: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PREPARED UNDER THE SUPERVISION OF:

*[Signature]*  
JOHN D. TANNER, III  
P.E., No. 50133  
DATE: 11/9/15

**BASIS OF BEARING:**  
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE LINE BETWEEN STATIONS "TOLL" AND "TOLL" (POSITIONING PER THE NATIONAL GEODETIC SURVEY), MARKED, EPOCH 2007.0, BEING NORTH 05°05'38.32" EAST.

**BENCHMARK:**  
FEDERATE QUART BENCHMARK 15-85, FROM THE INT. OF 271 ST AND WASHINGTON ST, 3.5 MILES NW ON INTERSECTION TO THE END OF PALMER ROAD, 0.3 MILES WEST, 0.1 MILE NW OF INT. IN THE NE CORNER OF A BOX QUARTER, BEARING 107°16'10" OF THE OLD PALMER ST. 01.6' W FROM 315.62, BY 1/4" OF 1997-2003 SURVEY MARKS DATE 1985 ELEVATION 475.40'

WATER / SEWER APPROVED BY:  
**EASTERN MUNICIPAL WATER DISTRICT**

*[Signature]*  
CIVIL ENGINEER OF QUALIFICATIONS

APPROVALS: PROJECT ENG. DATE: 11/9/15

CITY OF MURRIETA  
PARCEL MAP 36617  
SEWER & WATER IMPROVEMENT PLANS

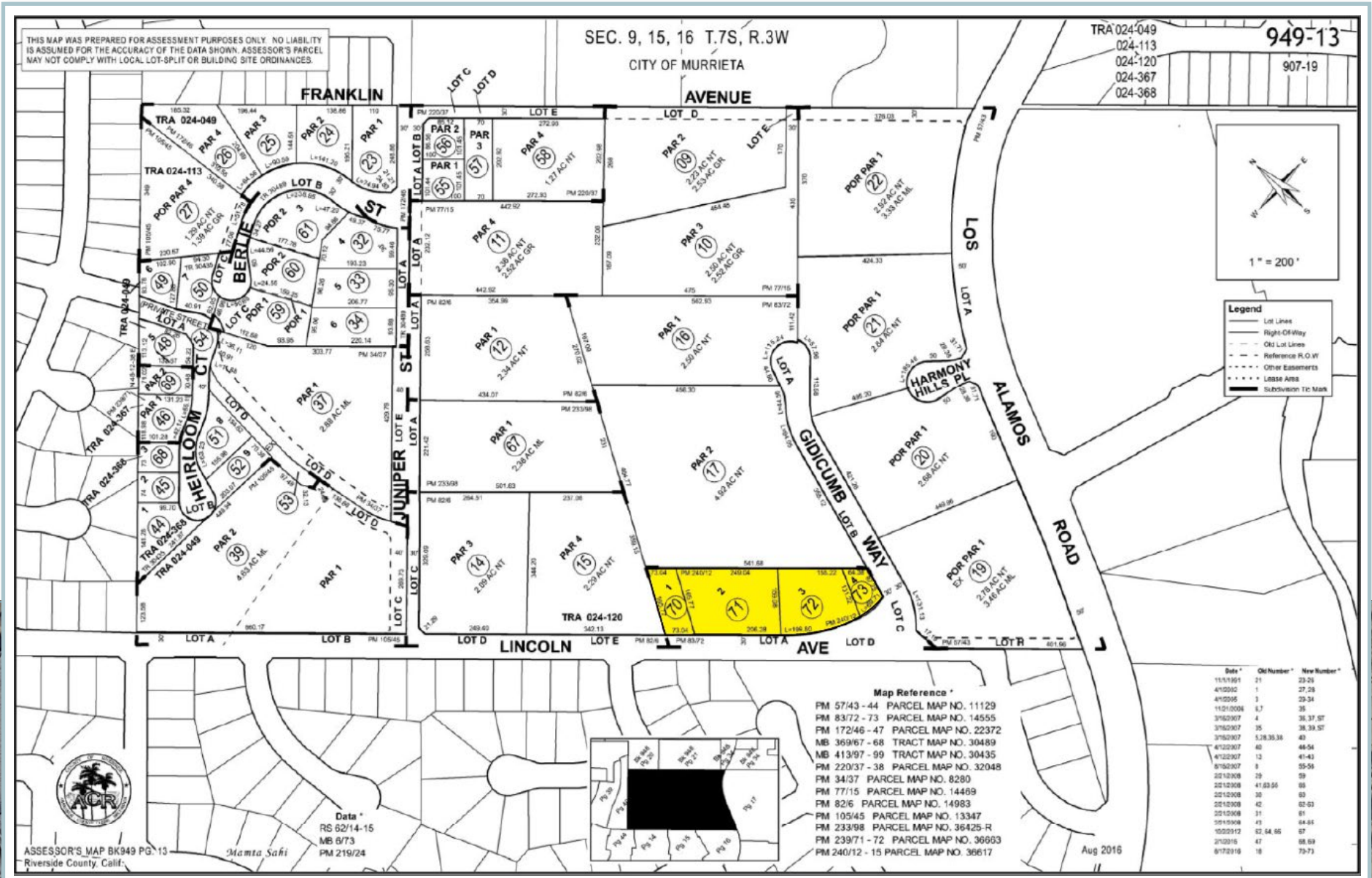
LINCOLN AVENUE  
STA. 14+61.76 TO 19+08.83

S.D. 222/230  
S.A. 43/24  
S.D. 13-5000  
C.O. \_\_\_\_\_  
COORD. 9A-1 & 2  
SHT. 3 OF 3  
11/9/15



# tax map

12





# new home summary

13



	Country Roads	Willow Springs/Serenity	Boulder Creek
project name:			
builder name:	KB Home	Lennar	Beazer Homes
city:	Murrieta	Murrieta	Wildomar
open date:	4/2/2022	2/11/2023	4/30/2022
product type:	Detached	Detached	Detached
typical lot size:	6,200	4,000	9,000
min unit size:	1,958	2,202	2,316
max unit size:	2,772	2,700	3,462
min. price:	\$688,990	\$615,490	\$649,990
max. price:	\$749,990	\$671,759	\$709,990
min. \$/sf:	\$270.56	\$248.80	\$205.08
max. \$/sf:	\$351.88	\$279.51	\$280.65
total units planned:	47	70	108
zip code:	92563	92563	92595





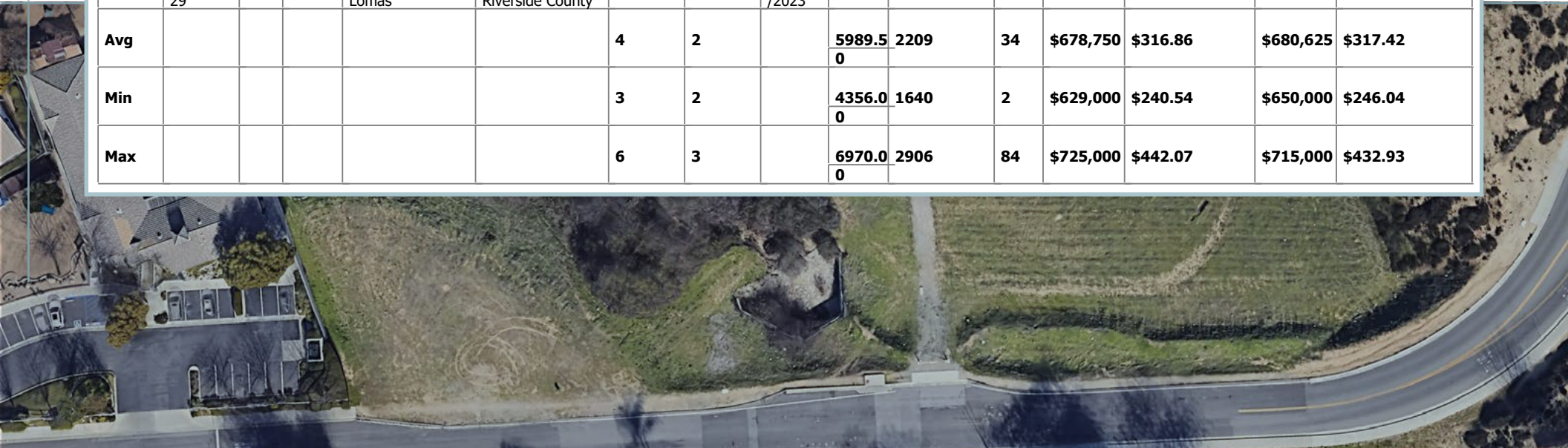
**RESIDENTIAL Summary Statistics**

<b>High</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>
<b>LP:\$725,000</b>	<b>\$629,000</b>	<b>\$678,750</b>	<b>\$680,000</b>
<b>SP:\$715,000</b>	<b>\$650,000</b>	<b>\$680,625</b>	<b>\$680,000</b>

**RESIDENTIAL - Sold**

**Number of Properties: 8**

<b>Num</b>	<b>MLS #</b>	<b>Statu s</b>	<b>PropSu bT</b>	<b>Address</b>	<b>MLSAreaMjr</b>	<b>TotalBdr ms</b>	<b>TotalBath s</b>	<b>CloseDate</b>	<b>LotSzS qft</b>	<b>LivingArea</b>	<b>DOM</b>	<b>LP</b>	<b>LP/LivingArea</b>	<b>SP</b>	<b>SP/LivingArea</b>
1	230005389 SD	S	SFR	24289 Red Spruce Ave.	SRCAR - Southwest Riverside County	5	3	6/28 /2023	4,356.00	2365	54	\$699,000	\$295.56	\$675,000	\$285.41
2	SW22196626	S	SFR	40275 Via Reata	SRCAR - Southwest Riverside County	6	3	1/12 /2023	6,969.00	2906	62	\$699,000	\$240.54	\$715,000	\$246.04
3	SW23166893	S	SFR	24306 Red Spruce	SRCAR - Southwest Riverside County	5	3	9/26 /2023	5,227.00	2365	2	\$685,000	\$289.64	\$685,000	\$289.64
4	SW23197212	S	SFR	39994 Fairwood	SRCAR - Southwest Riverside County	4	3	12/6 /2023	6,970.00	2454	10	\$649,000	\$264.47	\$650,000	\$264.87
5	SW23177422	S	SFR	40060 Milkwood	SRCAR - Southwest Riverside County	4	3	10/31 /2023	5,227.00	2160	11	\$669,000	\$309.72	\$685,000	\$317.13
6	SW23155967	S	SFR	40051 Zamura	SRCAR - Southwest Riverside County	3	2	11/7 /2023	5,663.00	1775	33	\$675,000	\$380.28	\$675,000	\$380.28
7	SW23082169	S	SFR	25069 Via Las Lomas	SRCAR - Southwest Riverside County	4	3	7/21 /2023	6,534.00	2012	16	\$629,000	\$312.62	\$650,000	\$323.06
8	SW22249229	S	SFR	25172 Via Las Lomas	SRCAR - Southwest Riverside County	3	2	3/13 /2023	6,970.00	1640	84	\$725,000	\$442.07	\$710,000	\$432.93
<b>Avg</b>						<b>4</b>	<b>2</b>		<b>5989.50</b>	<b>2209</b>	<b>34</b>	<b>\$678,750</b>	<b>\$316.86</b>	<b>\$680,625</b>	<b>\$317.42</b>
<b>Min</b>						<b>3</b>	<b>2</b>		<b>4356.00</b>	<b>1640</b>	<b>2</b>	<b>\$629,000</b>	<b>\$240.54</b>	<b>\$650,000</b>	<b>\$246.04</b>
<b>Max</b>						<b>6</b>	<b>3</b>		<b>6970.00</b>	<b>2906</b>	<b>84</b>	<b>\$725,000</b>	<b>\$442.07</b>	<b>\$715,000</b>	<b>\$432.93</b>





# 2023 demographics

## 1 mile



population  
16,742



estimated households  
6,655



average household income  
\$112,670



median household income  
\$83,086



total employees  
3,059

## 3 miles



population  
88,695



estimated households  
29,135



average household income  
\$149,495



median household income  
\$108,672



total employees  
23,135

## 5 miles



population  
162,093



estimated households  
51,959



average household income  
\$153,369



median household income  
\$109,378



total employees  
51,109



## Murrieta Valley Unified School District

The Murrieta Valley Unified School District is the public school system in the city of Murrieta, California. It is the third largest public school district in Riverside County. The Murrieta Valley Unified School District is committed to equal opportunity for all individuals in education and in employment and does not discriminate on the basis of actual or perceived differences.

<https://www.murrieta.k12.ca.us/>

## Murrieta Mesa High School

Murrieta Mesa High School is ranked 605th within California. Students have the opportunity to take Advanced Placement® coursework and exams. The AP® participation rate at Murrieta Mesa High School is 36%. The total minority enrollment is 64%, and 35% of students are economically disadvantaged. Murrieta Mesa High School is 1 of 4 high schools in the Murrieta Valley Unified School District.

<https://www.murrieta.k12.ca.us/mmhs>

### 1 Murrieta Elementary School

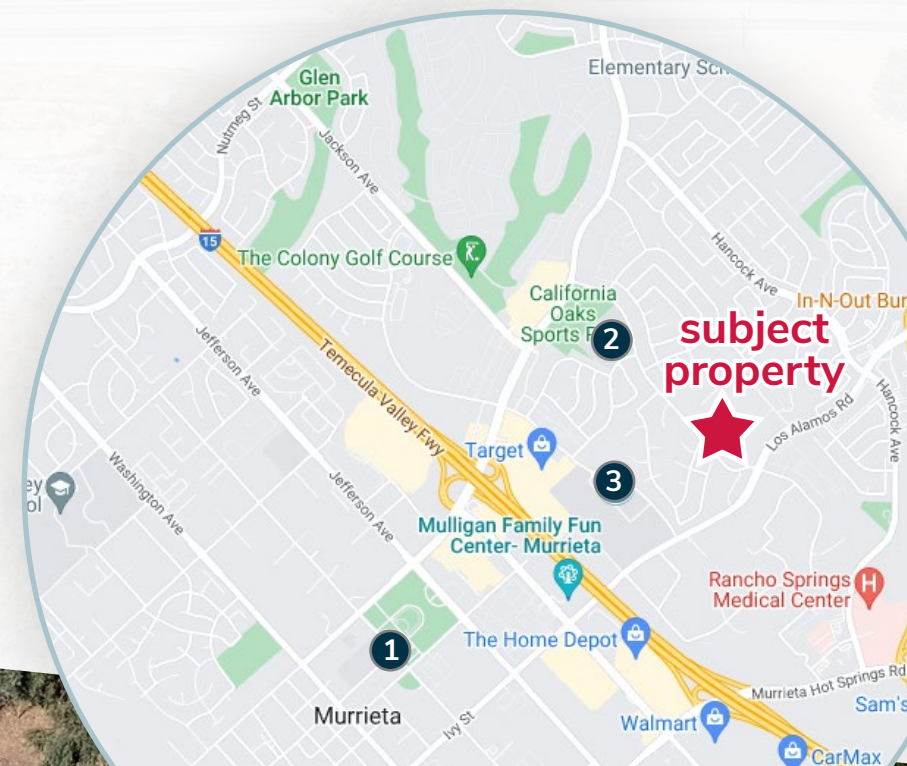
24725 Adams Ave  
Murrieta, CA 92562

### 2 Shivelea Middle School

24515 Lincoln Ave  
Murrieta, CA 92562

### 3 Mureitta Mesa High School

24801 Monroe Ave  
Murrieta, CA 92562





**LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:**

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As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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