

2.77 Acres of Industrial Land in the South Murrieta Business Corridor

41280 Elm Street | Murrieta, CA 92562

- o Two Parcels Available- Approximately 2.24 Acres and 2.77 Acres
- o Existing Home on the Property
- o Permitted Uses Include Industrial, Manufacturing, Research and Development, Brewery and Some Automotive Use
- o Located Along Jefferson Avenue and Elm Street, Less than 1 Mile West of the I-15 and 6 miles from the French Valley Airport

ASKING PRICE: \$675,000



subject property

**ALSO AVAILABLE
2.24 AC**



Guava St

Jefferson Ave

Elm St

Jackson Ave

Date St



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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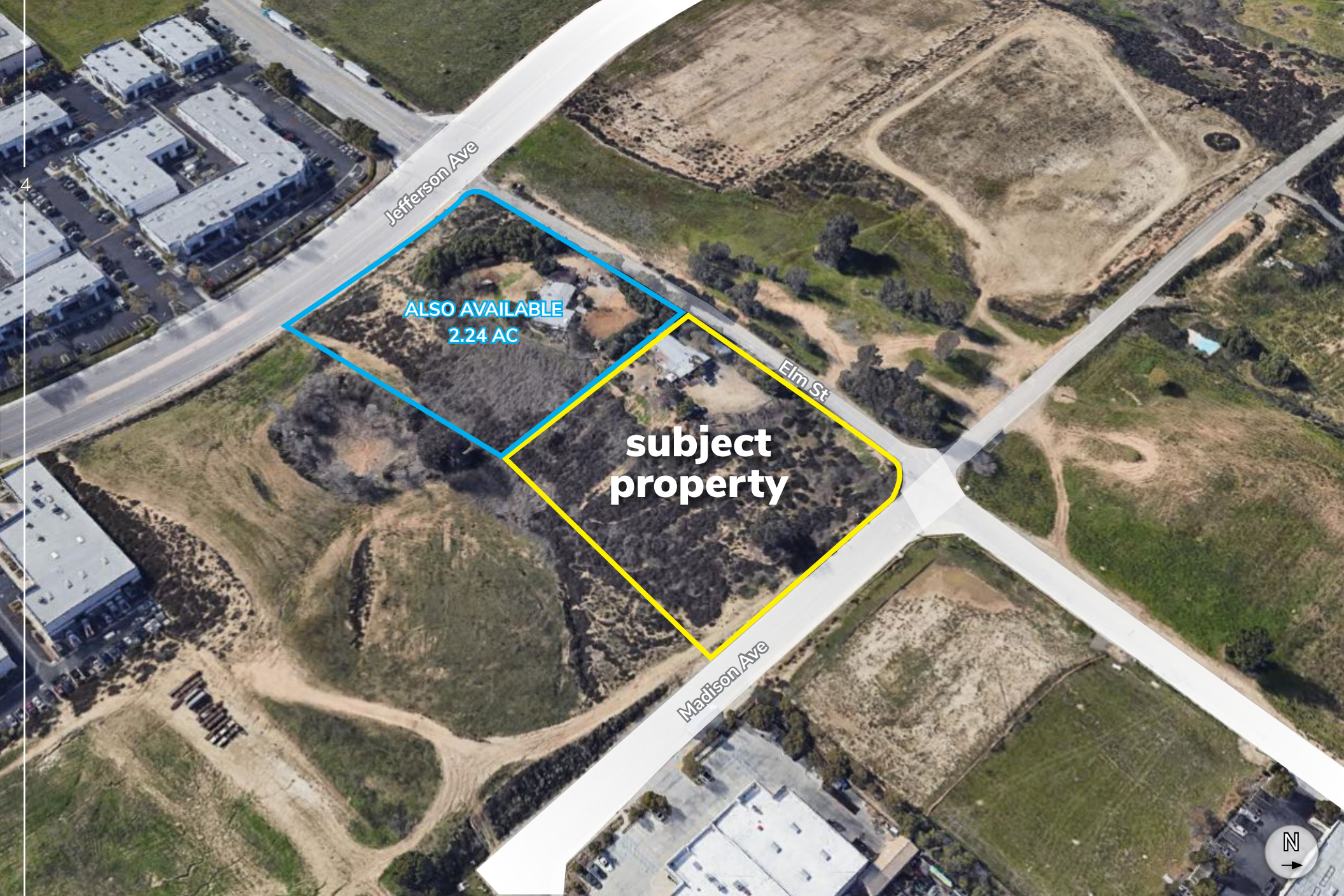


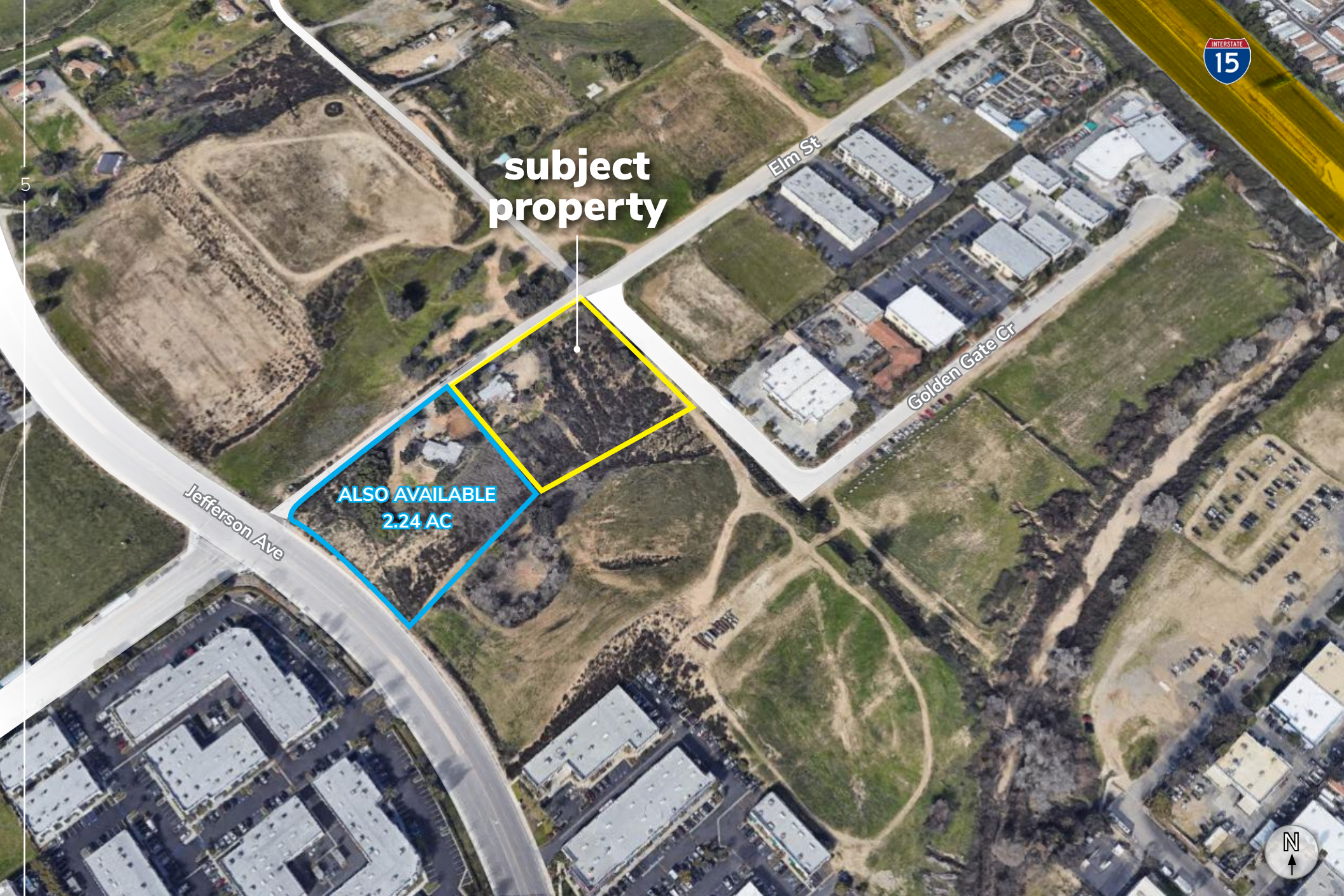
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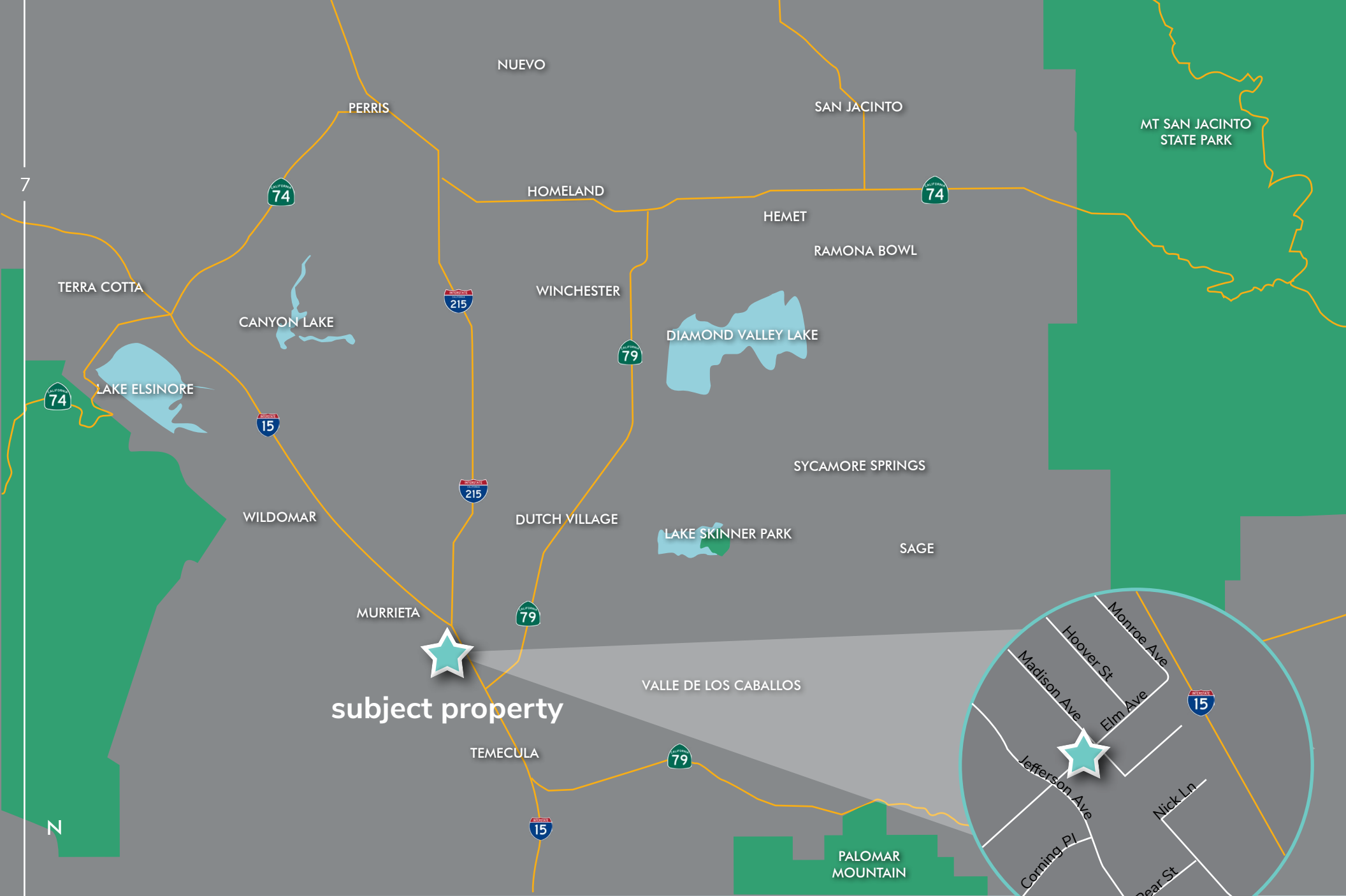
FLOOR DECOR TILE • WOOD • STONE

five BELOW

ROSS DRESS FOR LESS

Starbucks COFFEE

DOLLAR TREE



location map

property information

location:

The subject property is located at 41280 Elm Street in Murrieta, CA within the South Murrieta Business Corridor. Located just east of I-15 and along Jefferson Avenue, one of the main roads through the City, the subject property offers high visibility and heavy traffic counts.

property profile:

The subject property is zoned for industrial use and currently has a single-family residence offering buyers an opportunity to receive a passive income while getting plans approved from the City of Murrieta. The home is approximately 1,272 square feet and is leased for \$800 a month. The adjacent parcel located at 41350 Elm Street is also available for sale.

The Business Park zone offers a wide range of industrial and commercial uses. Future use may either be industrial, manufacturing, research and development, office, some automotive uses, restaurant, brewery and more.

jurisdiction:

City of Murrieta

apn:

910-230-001

acreage:

2.77 acres

zoning:

Business Park

[Click here to view Zoning Map](#)

general plan:

Business Park (BP)

[Click here to view General Plan Map](#)

current use:

Single-family residential

permitted use:

Industrial, light manufacturing, offices, research and development, restaurant or brewery

[Click here to view full list of permitted uses](#)

max height:

50'

FAR:

0.4-0.6

school district:

Murrieta Valley Unified

services:

Electric	Southern California Edison
Gas	SoCal Gas
Water	Rancho California Water District
Sewer	Eastern Municipal Water District
Fire	Murrieta Fire Department
Police	Murrieta Police Department

ASKING PRICE:

\$675,000

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sales comparables

1 41590 Date St - SWC Jefferson & Date (Lease/Ground Lease/BTS)

SOLD

Murrieta, CA 92562

Riverside County



Sale Date: 01/09/2019 (131 days on mkt) Land Area: 1.05 AC (45,738 SF)
Sale Price: \$1,000,000 - Confirmed Lot Dimensions: -
\$/AC Land Gross: \$952,401.81 (\$21.86/SF) Proposed Use: Auto Repair ...
Density: - Zoning: BP (Business Park)
Topography: Level Sale Conditions: -
Parcel No: 909-352-001
Financing: Down payment of \$1,000,000 (100.0%)
Comp ID: 4632485 - Research Status: Confirmed

2 Eastman Dr

SOLD

Murrieta, CA 92562

Riverside County



Sale Date: 06/19/2018 (3393 days on mkt) Land Area: 1.70 AC (74,052 SF)
Sale Price: \$824,000 - Full Value Lot Dimensions: -
\$/AC Land Gross: \$484,705.88 (\$11.13/SF) Proposed Use: Commercial
Density: - Zoning: BP
Topography: - Sale Conditions: -
Parcel No: 909-300-013
Financing: Down payment of \$824,000 (100.0%)
Comp ID: 4322930 - Research Status: Full Value

3 41505 Hilbe Dr

SOLD

Murrieta, CA 92562

Riverside County



Sale Date: 08/05/2019 Land Area: 1.87 AC (81,457 SF)
Sale Price: \$1,092,000 - Confirmed Lot Dimensions: -
\$/AC Land Gross: \$583,958.66 (\$13.41/SF) Proposed Use: Commercial ...
Density: - Zoning: BP
Topography: - Sale Conditions: -
Parcel No: 909-300-014
Financing: Down payment of \$922,000 (84.4%)
Comp ID: 4868143 - Research Status: Confirmed

4 26175 Madison Ave - 3.7 AC Business Park Property in Murrieta CA

SOLD

Murrieta, CA 92562

Riverside County



Sale Date: 04/05/2019 (213 days on mkt) Land Area: 3.74 AC (162,914 SF)
Sale Price: \$650,000 Lot Dimensions: -
\$/AC Land Gross: \$173,797.22 (\$3.99/SF) Proposed Use: Commercial ...
Density: - Zoning: BP
Topography: Rolling Sale Conditions: -
Parcel No: -
Financing: -
Comp ID: 4729146 - Research Status: Research Complete

2023 demographics

1 mile



population

4,114



estimated households

1,385



average household income

\$167,237



median household income

\$128,019



total employees

7,620

3 miles



population

74,317



estimated households

25,387



average household income

\$130,629



median household income

\$101,653



total employees

47,820

5 miles



population

180,792



estimated households

60,059



average household income

\$138,969



median household income

\$107,256



total employees

64,946



for more information, please contact

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