

\$100,000 PRICE REDUCTION
NEW OFFERING PRICE \$849,000

EASTMAN DRIVE

±0.73 ACRE RETAIL / FLEX DEVELOPMENT OPPORTUNITY

NWQ Jefferson Avenue & Eastman Drive | Murrieta, California

FLEXIBLE BUSINESS PARK ZONING



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THE OPPORTUNITY

NOW \$849,000

An exceptional ± 0.73 acre infill commercial development site in Murrieta's growing Jefferson Avenue corridor. The property offers flexibility for retail, office, light industrial, flex and automotive oriented users, on a site with easy access and good visibility from Jefferson Ave.

KEY POSITIONING

- Prime location near Jefferson Avenue and Eastman Drive
- Business Park zoning with flexible commercial and light industrial uses
- Potential for drive thru retail, auto service, office or flex development
- Strong Murrieta trade area demographics
- Convenient access to I 15 and I 215

OFFERING PRICE

\$849,000

LOT SIZE

± 0.73 AC

ZONING

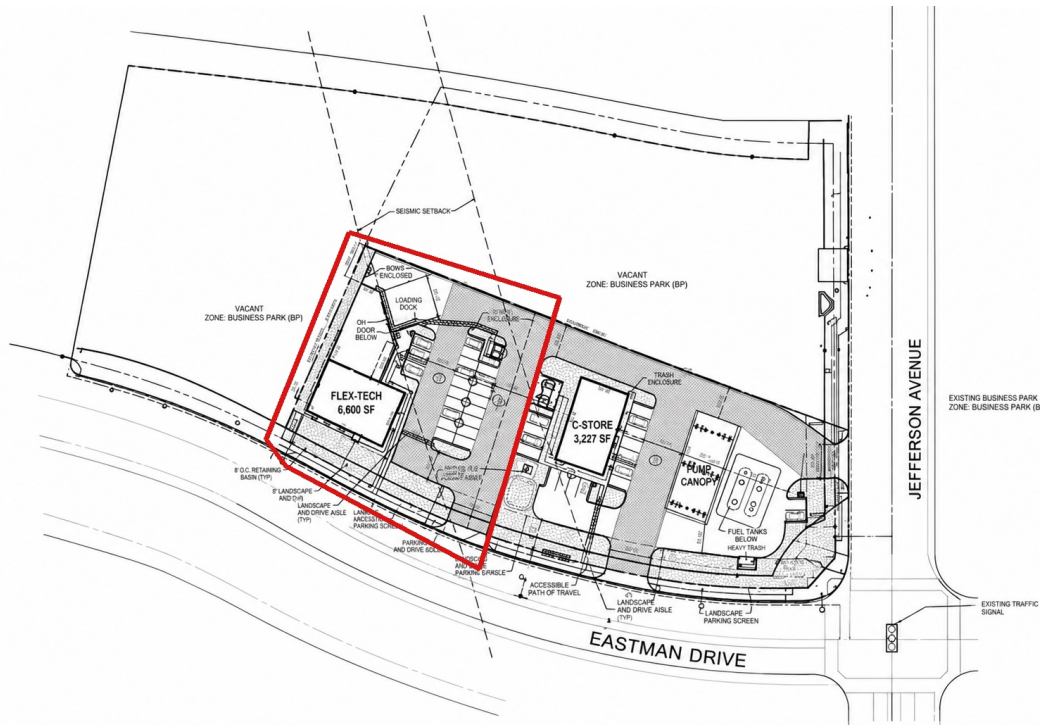
BUSINESS PARK

APN

909-300-069

PROPOSED DEVELOPMENT CONCEPTS

Conceptual planning only. Buyer to verify all uses, approvals and development requirements.



SITE FLEXIBILITY

OFFICE / FLEX

A ±6,600 SF office and flex building concept has been proposed for the site.

CONVENIENCE / RETAIL

The proposed site plan illustrates a convenience store and related site improvements.

MULTIPLE USE OPTIONS

Business Park zoning provides flexibility for a range of commercial and light industrial uses, subject to governmental review.

IMPORTANT DISTINCTION

The concepts shown and discussed in this brochure are proposed development concepts and are not represented as current approvals. The property was previously proposed for an approximately 6,600 SF office and flex building. Any future project is subject to the buyer's independent investigation and applicable governmental review.

POTENTIAL USES

Retail • Office • Flex • Light Industrial • Automotive • Drive Thru

LOCATION & ACCESS



MURRIETA, CALIFORNIA

Located near the northwest quadrant of Jefferson Avenue and Eastman Drive, the site benefits from visibility within an established commercial and business corridor and convenient regional freeway access.

TRAFFIC COUNTS

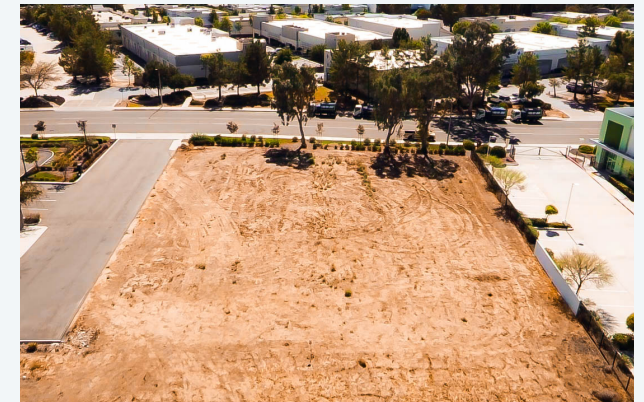
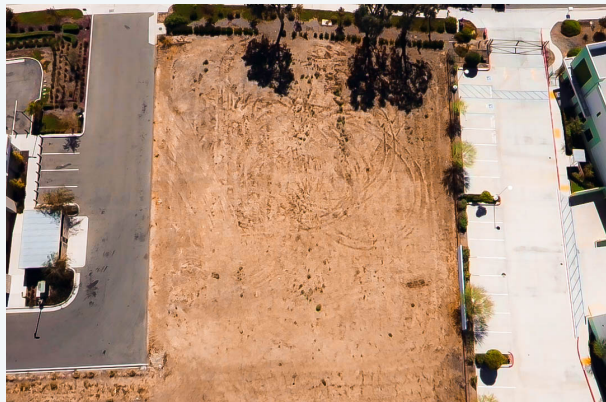
29,547 CPD Jefferson Ave @ Eastman Dr

95,004 CPD I 15 @ French Valley Pkwy

Source cited in existing brochure: Regis Online

TRADE AREA

Murrieta is positioned between San Diego, Orange County and the Inland Empire, with continued residential and commercial growth.



EASTMAN DRIVE | MURRIETA

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±0.73 Acre Retail / Flex Development Opportunity

Sale or Ground Lease



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The information contained herein has been obtained from the seller and other sources deemed reliable, but has not been independently verified. Prospective buyers should independently verify all information, zoning, uses, proposed plans, entitlements and development requirements during due diligence.