+/-1 Acre • For Sale

Monroe Avenue, Murrieta, CA



I-15 Freeway Frontage Land

COLDWELL BANKER COMMERCIAL LAND TEAM

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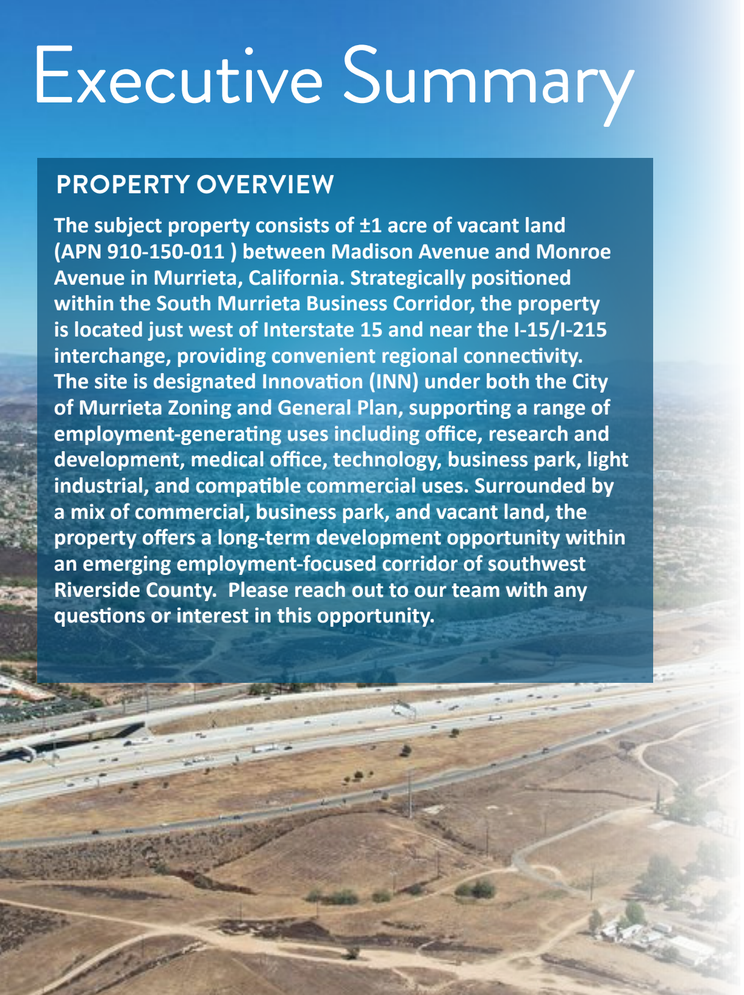
Property Overview



Executive Summary

PROPERTY OVERVIEW

The subject property consists of ±1 acre of vacant land (APN 910-150-011) between Madison Avenue and Monroe Avenue in Murrieta, California. Strategically positioned within the South Murrieta Business Corridor, the property is located just west of Interstate 15 and near the I-15/I-215 interchange, providing convenient regional connectivity. The site is designated Innovation (INN) under both the City of Murrieta Zoning and General Plan, supporting a range of employment-generating uses including office, research and development, medical office, technology, business park, light industrial, and compatible commercial uses. Surrounded by a mix of commercial, business park, and vacant land, the property offers a long-term development opportunity within an emerging employment-focused corridor of southwest Riverside County. Please reach out to our team with any questions or interest in this opportunity.



PROPERTY FACTS

LOCATION: Murrieta, Riverside County, CA

TOTAL SITE AREA: ±1 Acre

APNs: 910- 150-011

ZONING: Innovation

GENERAL PLAN: Innovation

ZONING

The Innovation designation is intended to accommodate a flexible mix of employment-generating uses, including technology, research and development, advanced manufacturing, office, and other innovative commercial and industrial activities. This zoning supports the City's broader objective of attracting high-quality businesses and fostering job creation and economic growth. The designation provides flexibility for a range of potential development concepts, subject to applicable City development standards, entitlements, and approvals. Prospective buyers should verify permitted uses, development requirements, and site-specific considerations directly with the City of Murrieta.

PURCHASE PRICE

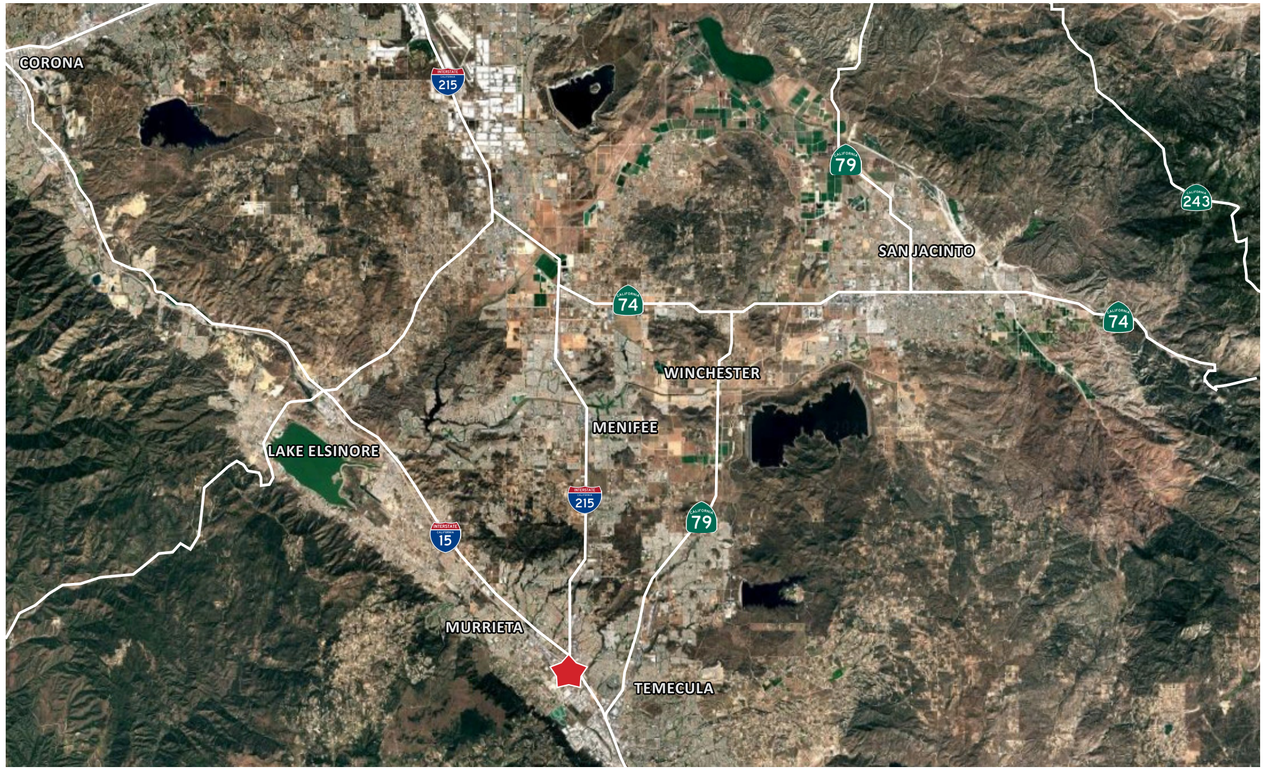
$219,000 (+/- $5 PSF)



Market Overview



Location Aerial



Surrounding Retail & Public Works



SHOPPING CENTERS

01 Albertsons Shopping Center
02 Orchard Shopping Center
03 Costco
04 Heritage Market Place
05 French Valley Village Center
06 Gateway Plaza
07 Murrieta Gateway Center
08 Murrieta Town Center
09 Murrieta Springs Plaza
10 The Plaza at Silver Hawk
11 Promenade Mall
12 Commons at Temecula
13 Temecula Shopping Center
14 Winchester Center

MEDICAL FACILITIES

15 Inland Valley Medical Center
16 Kaiser Permanente
17 Loma Linda
18 Kaiser Permanente
19 Temecula Urgent Care

EDUCATION

20 Murrieta Valley High School
21 Thompson Middle School
22 Antelope Hills Elementary School
23 Vista Murrieta High School
24 Alta Murrieta Elementary School
25 Mount San Jacinto College

GOVERNMENT

26 Los Alamos Hills Sports Park
27 Spencer Crossing Sports Park
28 Temecula DMV

ENTERTAINMENT

29 Murrieta City Hall & Parks Dept.
30 Round 1 Bowling
31 Edwards 21 Cinemas
32 Temeku Cinemas
33 Skyzone Trampoline Park

Location Overview

MURRIETA OVERVIEW

Murrieta is a city in southwestern Riverside County, California, United States. The population of Murrieta was 103,466 at the 2010 census. Murrieta experienced a 133.7% population increase between 2000 and 2010, according to the most recent census, making Murrieta one of the fastest-growing cities in the state. This population boom in 2010 surpassed the population of the historically larger and more commercial city of Temecula to the south for the first time since the incorporation of either city.

Temecula and Murrieta together form the southwestern anchor of the Inland Empire region. Largely residential in character, Murrieta is typically characterized as a commuter town, with many of its residents commuting to jobs in San Diego County, Orange County, Los Angeles County, Temecula, and Camp Pendleton.

The city of Murrieta is situated just 100 miles outside of Los Angeles and is well loved by residents for its gorgeous surrounding vineyards and idyllic scenery. Not just known for its grapes, the area around the city is said to be some of the most picturesque in the region, and for anyone who likes to get outdoors then this is not to be missed.

2025 Summary	
Population	112,539
Households	36,145
Median Age	38
Median Household Income	$112,962
Average Household Income	$132,869


Murrieta City Hall

RIVERSIDE COUNTY OVERVIEW

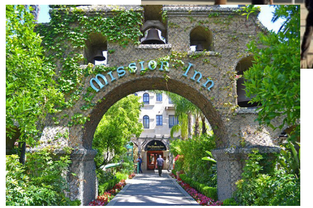
Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California's fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region's economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario international Airport: Palm Springs International Airport and San Bernardino International Airport.

2026 Summary	
Population	2,492,000
Households	791,757
Median Age	36.3
Median Household Income	$84,505
Average Household Income	$90,527





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