

FOR SALE

# BENTON ROAD 2.47 ACRE SITE

COMMERCIAL OPPORTUNITY ACROSS FROM GROCERY ANCHORED CENTER



- Infill Parcel in Area of Rapid Growth
  - Close Proximity to Home Depot Anchored “Murrieta Marketplace” and new terminal end of Clinton Keith Road Extension
  - Trade Area Growth Estimates of 60% (2014-2017)
  - Across from French Valley Village Center Anchored by Stater Bros and CVS
  - Flat, Corner Lot
  - M-SC Zoning (per Specific Plan 265,A1) - Also includes Commercial Uses such as Restaurants, Banks, Offices, Day Care Centers, and Churches. Craft Brewing and Winery Operations Permitted Subject to CUP.
- **\$1,640,000**

### Demographics

Source: CoStar 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	6,191	57,600	153,882
2022 Population (Projected)	6,736	61,958	164,411
Daytime Employee Population	1,573	6,431	28,593
Average Household Income	\$98,296	\$101,444	\$96,794

### Traffic Counts

Source: Caltrans 2015	ADT
Winchester Road & Benton Road	22,800



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

EXCLUSIVELY LISTED BY:

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