

# Murrieta Crossings

SEC of I-215 and Los Alamos Road  
Murrieta, CA



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## Property Description:

- Shopping Center includes over ±230,000 SF of freeway visible retail space
- Immediate Occupancy available starting at ±6,000 SF
- High foot traffic from existing retailers
- Major freeway visibility, pylon & building signage available
- Ideal for neighborhood and promotional retailers
- Current Tenants Include:



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## Demographics & Traffic Counts:

	1 Mile	3 Miles	5 Miles
Pop 2013:	17,934	97,782	176,638
Pop 2018 (Est):	19,331	105,522	192,344
2013 Median HH Income:	\$69,617	\$76,899	\$79,947

Los Alamos Rd	23,000 ADT (2008)
Interstate I-215	93,000 ADT (2010)



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*Availability:*

Suite	Tenant	SF	Suite	Tenant	SF
A1	Julian Charter School	1,504	G	Sit' n Sleep (NAP)	12,000
A2	Julian Charter School	1,504	H	Primia Furniture (NAP)	40,000
A3	Moondoggies Pet Grooming	1,620	I	NAP	10,000
A4	Martial Arts	2,130	J	Leased	5,792
A5-7	Julian Charter School	8,260	K	Epic Rollertainment	28,080
B1	Youfit	10,000	<b>L1</b>	<b>AVAILABLE</b>	<b>6,000</b>
B2	Youfit	9,961	L2	CA Veterinary Specialist	11,044
C1	Antigravity Sports	24,103	M	Mor Furniture (NAP)	38,000
C2	Antigravity Sports	10,000	N	In-N-Out (NAP)	
E	Total Impact Martial Arts	4,106	O	Miguel's JR (NAP)	5,000
F	Ace's Comedy Club	5,400			



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## Location:

Centrally located in the retail hub of Temecula/ Murrieta Valley, a vibrant commercial and residential development corridor. Los Alamos Road is a primary east-west corridor that connects the I-15 to the I-215 Freeway.



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LOS ALAMOS ROAD



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*City Of Murrieta:*

## *City Highlights*

- Murrieta is a young affluent community in close proximity to San Diego, Los Angeles and Orange County.
- Murrieta boasts an exceptional school district that continually exceeds the state's exemplary marks and have easy access to many colleges and universities in the Southern California region.
- Murrieta has grown over 400 percent in population in just 20 years and 134 percent in the past 10 years.
- Murrieta boasts an educated, high-income population comparable to communities in nearby San Diego and Orange County.
- Murrieta is very close to Southern California's beaches and its mountains, within minutes of large lakes for recreation, the region's many wonderful wineries, or the largest Indian casinos in the nation, Pechanga.
- Loma Linda University Medical Center recently opened the first phase of their new 50-acre Loma Linda University Medical Center - Murrieta campus.
- Murrieta recently opened the International Business Center in City Hall to help facilitate exporting and growth for our local businesses.

*"The Valley has a wide range of new shopping, dining and recreational options, a diverse choice of housing and a world-class educational system"*



## COMMUNITY SAFETY

According to 2008 FBI statistics, Murrieta is the second safest city in the United States with populations over 100,000. Murrieta's safe environment is particularly attractive to the City's growing business community.

Murrieta's safety is attributed to the City having its own police department, creating a partnership with the community. The focus of The Murrieta Police Department is on crime prevention with the philosophy of "Working Together to Keep Murrieta Safe." Murrieta places a strong emphasis on hiring experienced police officers. In addition, many of the officers

live and are encouraged to participate in the community. The City also has a number of interactive programs to encourage community participation. In addition the City of Murrieta has its own fire department, which is the primary provider of fire suppression, pre-hospital emergency medical care, disaster preparedness coordination, hazard mitigation and fire prevention services. The department continues to grow with the City and has added two new fire stations in the last several years. The Murrieta Fire Department is a true community partner when it comes to the safety of our residents, businesses and visitors.

## INCOME LEVELS

- Murrieta had a Median Household Income of \$97,200 in 2009, compared to \$74,900 for Riverside County, \$82,800 for the state of California as a whole, and \$69,400 for the United States.
- Murrieta trade-area residents enjoy higher incomes, are more inclined to be homeowners and reside in higher-value homes than regional norms.
- Forty-six percent of the trade-area residents are categorized as "Wealthy, Upscale or Upper Middle" for income levels, according to the PRIZM lifestyle segmentation, with high percentages of "Upward Bound" and "Up-and-Comers."
- 63 percent of the Murrieta work force is "White Collar" compared to 55 percent for Riverside County as a whole.
- 80 percent of Murrieta's housing is Owner-Occupied as compared to 70 percent for the county as a whole.
- The estimated median housing value in Murrieta as of 2009 was \$388,400.
- The median income in Murrieta after the deduction of median mortgage payments was \$60,190.
- Since Murrieta residents have higher income levels, combined with housing costs much more affordable than those in nearby Orange and San Diego counties, this translates into higher discretionary spending potential in Murrieta.

## REGIONAL ECONOMIC GROWTH OPPORTUNITIES

- An analysis of the surrounding regional economy indicates that the City of Murrieta has the potential to attract firms that offer higher-skilled jobs, especially due to its educated and skilled resident labor force, land-use development opportunities, existing regional freeway accessibility and future transit development programs, including high-speed rail.
- Given that Murrieta has a significant share of residents with both higher education and higher skill levels, there is the potential for growth in the export-base industries within the City.
- Additionally, the mismatch between the type of local jobs and the resident labor force skills is evident in the high share of out-commute to work (about 86 percent of resident labor force). The diversification of the economic base through the attraction of export-base jobs will also help address this imbalance, especially given the impetus and recent legislation to reduce vehicle miles traveled and greenhouse gas emissions.

\*Source: Speer Consulting, Claritas and City of Murrieta

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## Murrieta/Temecula Valley:

### TOP EMPLOYERS IN MURRIETA/TEMECULA AREA

The Murrieta/Temecula area has attracted a large number of employers in a variety of industries/businesses/organizations. These include:

<p><b>LOMA LINDA UNIVERSITY MEDICAL CENTER</b> Murrieta</p> <p><b>RANCHO SPRINGS MEDICAL CENTER</b> Murrieta</p> <p><b>INLAND VALLEY MEDICAL CENTER</b> Wildomar</p> <p><b>ABBOTT VASCULAR</b> Temecula</p> <p><b>PROFESSIONAL HOSPITAL SUPPLY</b> Temecula</p>	<p><b>INTERNATIONAL RECTIFIER</b> Temecula</p> <p><b>MILLIPORE</b> Temecula</p> <p><b>SOUTHWEST TRADERS</b> Temecula</p> <p><b>MURRIETA VALLEY UNIFIED SCHOOL DISTRICT</b> Murrieta</p> <p><b>TEMECULA VALLEY UNIFIED SCHOOL DISTRICT</b> Temecula</p>	<p><b>PLANT CML</b> Temecula</p> <p><b>CRYOQUIP</b> Temecula</p> <p><b>MILLGARD WINDOWS</b> Temecula</p> <p><b>SCOTT'S</b> Temecula</p> <p><b>SAM'S CLUB</b> Murrieta</p>
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### WORK FORCE

The Murrieta/Temecula Twin Cities area has emerged as a center for job growth due to the migration of new residents to this area from neighboring San Diego. As is common in newly developing areas of Southern California, this has initially caused the growth of retail and other population-serving businesses to grow in the community. The City of Murrieta — in conjunction with the City of Temecula — have since begun to undertake a proactive joint program to attract additional high technology firms and advanced manufacturing firms to the Twin Cities area. These efforts have been supported by the proximity to San Diego, the high quality of life, the affordable housing, affordable land and buildings, the highly acclaimed school systems, the well-educated work force as well as the moderating effect of the sea breezes coming through the gap in the mountains between this area and San Diego compared to other Inland areas.



According to a report prepared by the firm of Economics and Politics, Inc. in 2013, the

average pay per worker in the area is below levels in neighboring San Diego. The area's pay per worker was \$28,876. This contrasts favorably with the San Diego County figure of \$49,084.

### UNEMPLOYMENT LEVELS

In August 2013, Murrieta's unemployment rate was 7.1 percent, while Temecula's unemployment rate was 7.4 percent, according to the state Employment Development Department. This contrasts sharply with the unemployment rate for Riverside and San Bernardino counties as a whole, which was at the rate of 10.4 percent. San Diego County's unemployment rate was 7.4 percent. The lower unemployment numbers for Murrieta reflect Murrieta's close economic ties to North San Diego County and, particularly, to the high technology corridor centered near Rancho Bernardino — 42 miles south of Murrieta on I-15 in San Diego County.



### INCENTIVES AND BUSINESS SUPPORT SERVICES\*

There are many incentives and services available to help business to locate in Murrieta. The City of Murrieta Economic Development team would be delighted to help work with your firm to open the doors to these potential incentives for your business. These incentives and business services include:

- CITY OF MURRIETA FAST TRACK PERMITTING/BUSINESS OMBUDSMAN SERVICES
- MARKETING ASSISTANCE

The City of Murrieta is focused on helping you to expedite your permits. The City of Murrieta Economic Development Department is there to meet with businesses to discuss potential marketing strategies to grow your company. This service is provided by a marketing expert and is at no cost to the business.

- CITY OF MURRIETA RED TEAM ASSISTANCE
- The City of Murrieta Economic Development Department will put together Regional Economic Development (RED) Assistance Teams for businesses that will include local stakeholders and senior decision-makers from the public and private sector. The RED Team will help to identify the resources necessary to address issues impacting a company's success and growth within the City of Murrieta.

\*Source: Speer Consulting, Claritas and City of Murrieta

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LOS ALAMOS ROAD

FOR MORE INFORMATION CONTACT:

CYNDI LIGHT    
Vice President  
951.297.7427  
cyndil@cbcsocalgroup.com  
CalBRE # 01717659

STEVE CASTELLANOS  
Sales Associate  
951.297.7448  
stevec@cbcsocalgroup.com  
CalBRE # 01922901

COLDWELL BANKER COMMERCIAL  
SUDWEEKS GROUP  
CalBRE 01909862  
One BetterWorld Circle, 301  
Temecula, CA 92590

