

# MURRIETA

An aerial photograph of Murrieta, California, showing a large commercial lot highlighted in orange. The lot is situated on a corner of a multi-lane road. To the right of the lot is a large parking lot filled with cars, and further right are several commercial buildings. In the background, there are mountains under a cloudy sky. The word "MURRIETA" is overlaid in large white letters at the top of the image.

**41225 GUAVA STREET**  
MURRIETA, CA 92562



**MANZANITA CAPITAL**  
OFFERING MEMORANDUM




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# 41225 GUAVA STREET

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An aerial photograph of a commercial and industrial area. A multi-lane road runs vertically on the left side of the image. To the right of the road is a large, paved parking lot filled with many cars. Further right are several large, single-story industrial buildings with white roofs. In the foreground, there are more industrial buildings and a large area of dirt and gravel. The background shows a suburban residential area with houses and trees, and distant mountains under a cloudy sky.

# INVESTMENT OVERVIEW



## 1. INVESTMENT OVERVIEW

Address:	41225 Guava Street Murrieta, CA 92562
County:	Riverside County
Lease Price:	Negotiable
Lot Size (Acres):	Approximately 1.75 AC
APN:	910-490-019
Zoning:	Community Commercial (CC)
Utilities:	Water: Onsite Well Sewer: Onsite Septic Tank Electricity: Edison Gas: Onsite Propane

\*Buyer to verify actual square footage

Zoning: CC (Community Commercial) District  
[https://codelibrary.amlegal.com/codes/murrieta/latest/murrieta\\_ca/0-0-0-24495](https://codelibrary.amlegal.com/codes/murrieta/latest/murrieta_ca/0-0-0-24495)





## 1. INVESTMENT OVERVIEW

Manzanita Capital is pleased to present this premier hard-corner pad offers an exceptional ground lease opportunity in a highly trafficked retail corridor, neighboring major anchors like CarMax Supercenter and Walmart. Located just blocks from the I-15 Freeway and I-215 interchange, the property delivers unbeatable visibility and accessibility, making it an ideal choice for a wide range of commercial uses. With flexible CC (Community Commercial) zoning, tenants and developers can explore opportunities for retail, dining, recreational, or service-based concepts. **PLEASE DO NOT DISTURB CURRENT TENANT.**

Positioned at the prominent intersection of Guava Street and Madison Avenue, this large lot offers strong traffic exposure, a prime Murrieta location, and the infrastructure needed to support development with onsite utilities, including well water, septic, propane, and Edison electrical service. Its strategic placement and versatile zoning create a unique opportunity to establish a highly visible presence in one of Southern California's most dynamic growth areas.

**41225 Guava St, Murrieta**





41225 Guava St, Murrieta

Residence INN.  
BY MARRIOTT

COURTYARD  
BY MARRIOTT

Denny's

7  
ELEVEN

Jersey Mike's  
SUBS

COLD STONE  
CREAMERY

SUBWAY

WELLS  
FARGO

Arby's

AMERICA'S  
TIRE

BEST  
BUY & Smart  
Final.

SPORTSMAN'S  
WAREHOUSE

Murreita Springs Plaza

PETSMART

BEHR

McDonald's

IHOP  
RESTAURANT

SHELL

THE HOME  
DEPOT

CARmax

Walmart

Guava  
STREET  
selfstorage

SRS  
BUILDING PRODUCTS





# INVESTMENT HIGHLIGHTS



## 2. INVESTMENT HIGHLIGHTS



### **PRIME LOCATION**

Prime Locations Blocks from the Interstate 15 and Interstate 215 Freeway



### **LARGE LOT**

Large Lot on Hard Corner of Guava Street and Madison Avenue



### **VERSATILE ZONING**

Flexible Zoning, Recreation, Residential, Retail and more. See Zoning for Further Details (subject to city approval)







41225 Guava St, Murrieta





41225 Guava St, Murrieta



The property lot sits on an elevated site positioned above the street level surface.





An aerial photograph of a property. In the foreground, there is a large, flat, dry area with sparse green shrubs. A fence line runs across the middle ground. Behind the fence, there is a dirt lot with a small, single-story building with a brown roof and white walls. To the left of the building, there are several palm trees and some vehicles, including a white truck and a blue car. To the right of the building, there is a paved road with a yellow center line. In the background, there are more buildings, a body of water, and mountains under a cloudy sky.

# PROPERTY PHOTOS







### 3. PROPERTY PHOTOS







# CITY OF MURRIETA

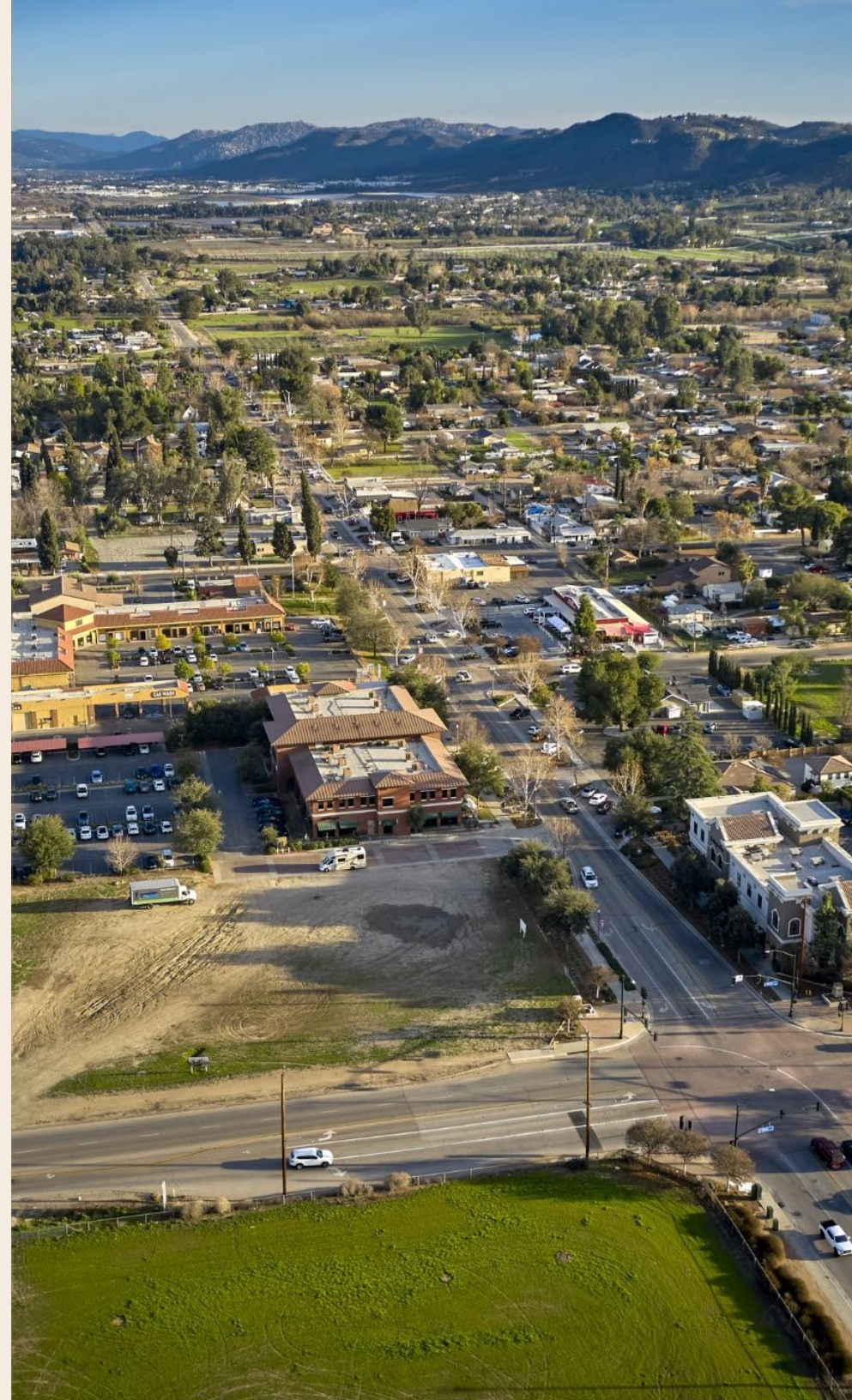


#### 4. CITY OF MURRIETA

## MURRIETA

The City of Murrieta, located in Southwest Riverside County, is one of Southern California's fastest-growing and most desirable communities. Strategically positioned between Los Angeles, San Diego, and Orange counties, Murrieta offers excellent freeway access via the I-15 and I-215, making it a key hub for business, retail, and residential growth. The city is known for its strong demographics, with a growing population, high household incomes, and a reputation as a safe, family-friendly community.

Murrieta has become a regional destination for both residents and businesses due to its expanding retail centers, healthcare facilities, and thriving professional services. The community benefits from top-rated schools, abundant parks, and a balanced quality of life that attracts both employers and families. With continued residential and commercial development, Murrieta represents a dynamic market with strong growth potential. In addition to its residential appeal, Murrieta has developed a strong commercial presence, attracting national retailers, dining establishments, and hospitality brands seeking to capitalize on the area's steady population growth and central location. Its pro-business environment, ongoing infrastructure investment, and proximity to key Southern California markets position Murrieta as a prime destination for new developments and long-term investment opportunities.





## 4. CITY OF MURRIETA

### TOURISM IN MURRIETA

As a tourist destination in Southern California, Murrieta is home to numerous activities and attractions. Some of the most popular are listed here.

### TOP TOURIST ATTRACTIONS



Santa Rosa Plateau  
Ecological Reserve



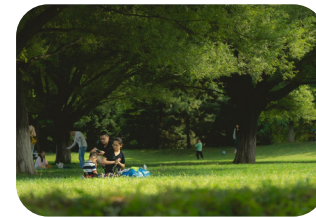
Tenaja Falls



Mulligan Family Fun Center



Susie Q Ranch



Copper Canyon Park



Veterans Memorial &  
Historical Sites



Local Breweries & Craft  
Beer Scene



Temecula Wine Country/  
Frangipani Winery



#### 4. CITY OF MURRIETA

##### TOP EMPLOYERS IN MURRIETA

Rank	Employer	# of Employees
1	Murrieta Valley Unified School District	±2,210
2	Rancho Springs Medical Center	±1,788
3	Loma Linda University Medical Center-Murrieta	±1,613
4	County of Riverside	±939
5	City of Murrieta (Municipal Government)	±464
6	Target	±396
7	Costco Wholesale	±371
8	The Springs Health & Rehabilitation Center	±339
9	Oak Grove Center	±325
10	Walmart	±301



##### AIRPORTS

**63.4 miles**

John Wayne (SNA)

**76.2 miles**

Long Beach Airport

**66.4 miles**

San Diego International Airport (SAN)

**49.6 miles**

Ontario International Airport (ONT)

**88.7 miles**

Los Angeles International Airport (LAX)



## 4. CITY OF MURRIETA

### ECONOMY IN MURRIETA

Murrieta's economy is anchored by a diverse mix of sectors—including strong healthcare, education, and retail industries—which has helped transform it into one of Southwest Riverside County's fastest-growing cities. The healthcare and social assistance sector is the largest local employer, followed by retail trade and educational services. As of 2023, Murrieta's labor force totaled approximately 49,500 workers, with the majority employed in health care, education, and retail roles.

Meanwhile, the city's economic development strategy is proactively driven by innovation and entrepreneurship. The Murrieta Innovation Center serves as a key catalyst, offering startups—particularly in life sciences and health tech—access to wet lab facilities, mentorship, and industry networks. This initiative, backed by both the city and the Chamber of Commerce, is attracting new businesses, creating skilled job opportunities, and establishing Murrieta as a rising hub for technology-driven growth.



### EDUCATION IN MURRIETA

Murrieta is served by the well-regarded Murrieta Valley Unified School District, which educates roughly 22,000–23,000 K–12 students across 11 elementary schools, 4 middle schools, and 3 high schools. The district maintains a student-teacher ratio of about 24:1 and is consistently ranked among the top districts in Riverside County, with strong academics, college preparation, and graduation rates near 96–98%.

In addition to public schools, Murrieta offers private options such as Calvary Murrieta Christian Schools and access to nearby higher education institutions, including Mt. San Jacinto College and satellite campuses of the University of Phoenix and Azusa Pacific University. The city provides a full spectrum of educational opportunities, making it attractive to families and contributing to its strong community appeal.





# MURRIETA DEMOGRAPHICS



## 5. MURRIETA DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
Place of Work						
2024 Businesses	1,264		5,679		9,767	
2024 Employees	10,224		47,224		77,398	
Population						
2024 Population - Current Year Estimate	3,652		78,784		175,511	
2024 Population - Five Year projection	6,400		85,590		185,564	
Generations						
2024 Population	3,652		78,784		175,511	
Generation Alpha (Born 2017 or Later)	423	11.8%	8,039	10.2%	18,270	10.4%
Generation Z (Born 1999-2016)	972	26.6%	19,393	24.6%	43,374	24.7%
Millennials (Born 1981-1998)	1,074	29.4%	19,630	24.9%	44,642	25.4%
Generation X (Born 1965-1980)	691	18.9%	14,863	18.9%	33,876	19.3%
Baby Boomers (Born 1946-1964)	435	11.9%	13,335	16.9%	28,930	16.5%
Greatest Generations (Born 1945 or Earlier)	47	1.3%	3,525	4.5%	6,419	3.7%
Race and Ethnicity						
White	1,518	41.6%	39,112	49.6%	86,899	49.5%
Black or African American	300	8.2%	4,749	6.0%	10,562	6.0%
Asian	623	17.1%	8,886	11.3%	20,855	11.9%
Two or More Races	624	17.1%)	14,590	18.5%	31,923	18.2%



## 5. MURRIETA DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
American Indian or Alaska Native	32	0.9%	887	1.1%	1,953	1.1%
Other Race	548	15.0%	10,207	13.0%	22,479	12.8%

### Education

9-12th Grade - No Diploma	79	3.3%	1,773	3.3%	4,257	3.6%
High School Diploma	383	16.2%	10,377	19.4%	22,096	18.6%
GED or Alternative Credential	116	4.9%	1,473	2.7%	3,173	2.7%
Some College - No Degree	685	27.9%	13,394	25.0%	29,185	24.5%
Associate`s Degree	283	12.0%	6,000	11.2%	13,816	11.6%
Bachelor`s Degree	556	23.5%	12,933	24.1%	28,494	23.9%
Graduate or Professional Degree	185	7.8%	5,947	11.1%	14,631	12.3%

### Household Income

2024 Households	1,181		27,188		58,876	
2024 Average Household Income	\$117,553		\$131,526		\$138,268	
2024 Average Household Income	\$101,619		\$104,378		\$110,343	
2024 Average Value of Owner Occ. Housing Units	\$704,688		\$685,362		\$711,655	

### Daytime Population

2024 Daytime Population	13,232		99,290		191,576	
Daytime Workers	11,438	86.4%	57,633	58.0%	98,439	51.4%
Daytime Residents	1,794	13.6%	41,657	42.0%	93,137	48.6%



## 5. MURRIETA DEMOGRAPHICS



**Southwest  
HEALTHCARE**

**CARmax**

**41225 Guava St, Murrieta**

**MURRIETA  
TOWN CENTER**

**amazonfresh**

**DOLLAR TREE**

**Marshalls**

**Burlington**

**FIVE BELOW**

**FLOOR  
DECOR**

**ROSS**

**STARBUCKS  
COFFEE**

**Sizzler**

Shopping Center

**HARBOR  
FREIGHT**

**SAM'S  
CLUB**

**TRADER  
JOE'S**

**BUFFALO  
WILD  
WINGS**

**The Hat**

**Walgreens**

**Wendy's**

**Guava  
STREET  
selfstorage**



# INVEST IN WHAT YOU LOVE

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