

# CAL OAKS

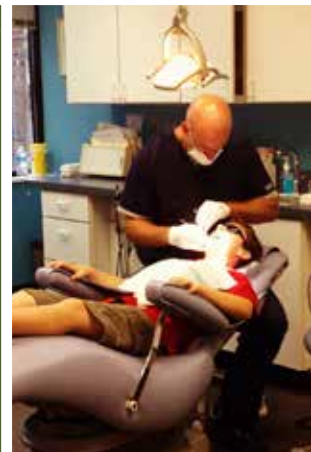
40770 CALIFORNIA OAKS ROAD :: MURRIETA, CA

FOR LEASE  
±4,142 SF



**CBRE**

COVENANT REAL ESTATE GROUP



# Property Highlights



Up to **±4,142 sq. ft.** available along California Oaks Road



Across the street from Target/Albertsons anchored center



Monument signage available along California Oaks Road



Excellent exposure



Great demographics with **close to 72,000 cars** at the intersection



Easy accessibility to Interstate 15



**6,427**

Total Square Feet

**88,564**

2018 Population\*

**71,800 ADT**

Traffic count: California Oaks Road & Monroe Avenue

**76,547**

Daytime Population\*

**124,000 ADT**

Traffic count: Interstate 15

**\$104,887**

2018 Avg HH Income\*

*\*3-mile demographics*



# Aerial

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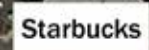
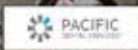
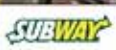
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29,200 CPD

42,600 CPD



124,000 ADT



Sunflower Rd

Malbec St

Monroe Ave

California Oaks Rd



# Site Plan

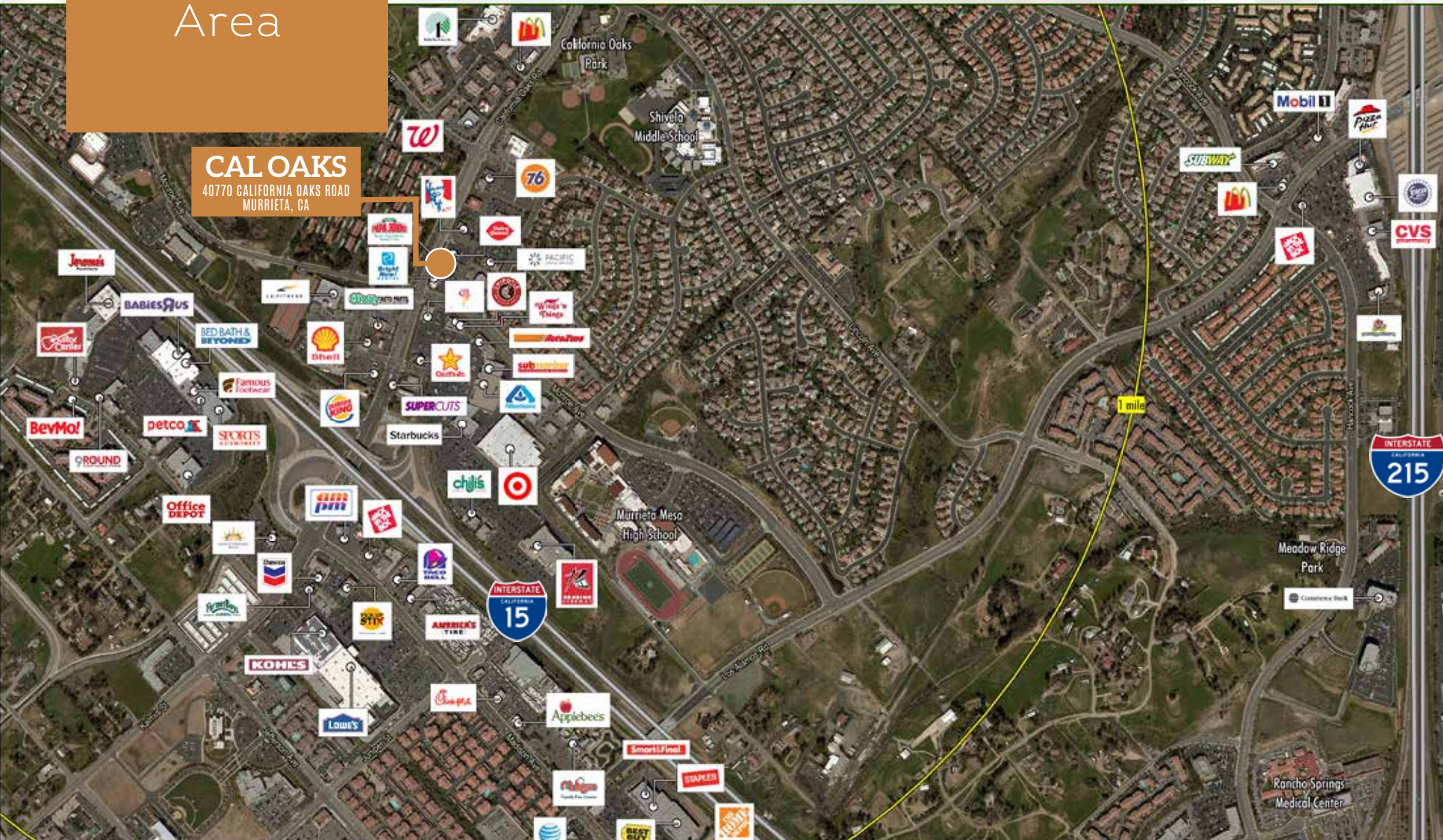




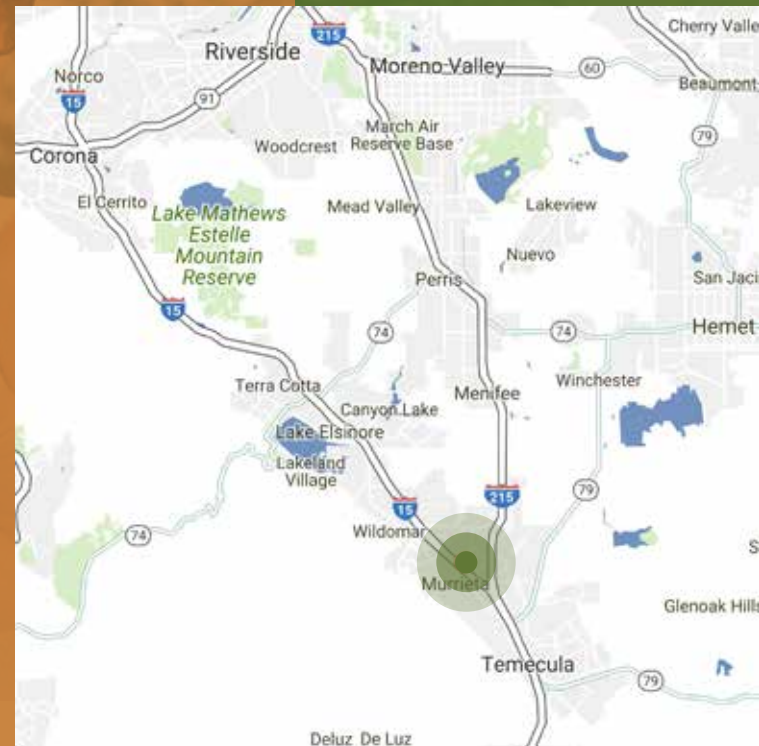
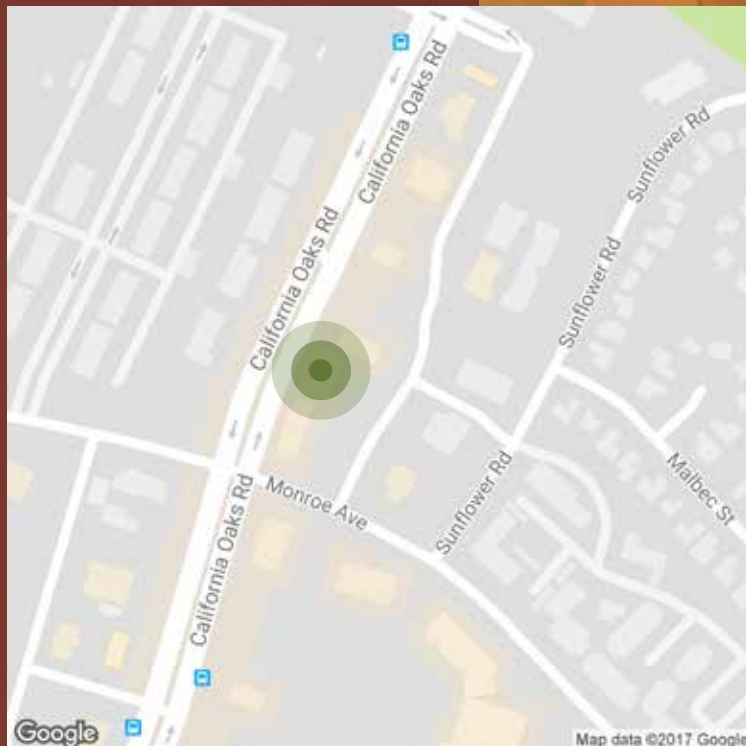
# Trade Area

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MURRIETA, CA







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REAL ESTATE GROUP

### **CBRE**

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