

DIAMOND VALLEY LAKE

FRENCH VALLEY - ±19.27 ACRES – LIGHT INDUSTRIAL LAND

JOLYNN RD, MURRIETA, CA 92563

- Located in the Borel Airpark Specific Plan
- Land Use Light Industrial/Business Park
- Excellent location along the French Valley Airport

ASKING PRICE: \$4,200,000

SKINNER RESERVIOR

FRENCH VALLEY ELEMENTARY SCHOOL

BOREL RD

AULD RD

BENTON RD



AULD RD

LEON RD

FRENCH VALLEY AIRPORT

INDUSTRY WAY

JOLYNN RD

SUBJECT PROPERTY

STATER BROS.
jiffylube
POPEYES CHICKEN & BISCUITS
FarmerBoys WORLD'S GREATEST HAMBURGERS
Chevron



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

MICHAEL STRODE
951.445.4508
mstrode@lee-associates.com
DRE Lic #00798900

CONNOR STRODE
951.445.4529
cstrode@lee-associates.com
DRE Lic #01048055

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TEMEKA HILLS GOLF & COUNTRY CLUB



CHAPARRAL HIGH SCHOOL

THE GOLF CLUB AT RANCHO CALIFORNIA

SUBJECT PROPERTY



FRENCH VALLEY AIRPORT



POURROY RD

ALLEN ST

JOLYNN RD

LEON RD

INDUSTRY WAY

AULD RD





VISTA MURRIETA HIGH SCHOOL



CLINTON KEITH RD

THE GOLF CLUB AT RANCHO CALIFORNIA



FRENCH VALLEY AIRPORT

SUBJECT PROPERTY

BENTON RD

AULD RD

INDUSTRY WAY

JOLYNN RD

LEON RD



SKINNER RESERVIOR



SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

SUBJECT PROPERTY

AULD RD

LEON RD

INDUSTRY WAY

JOLYNN RD
ALLEN ST



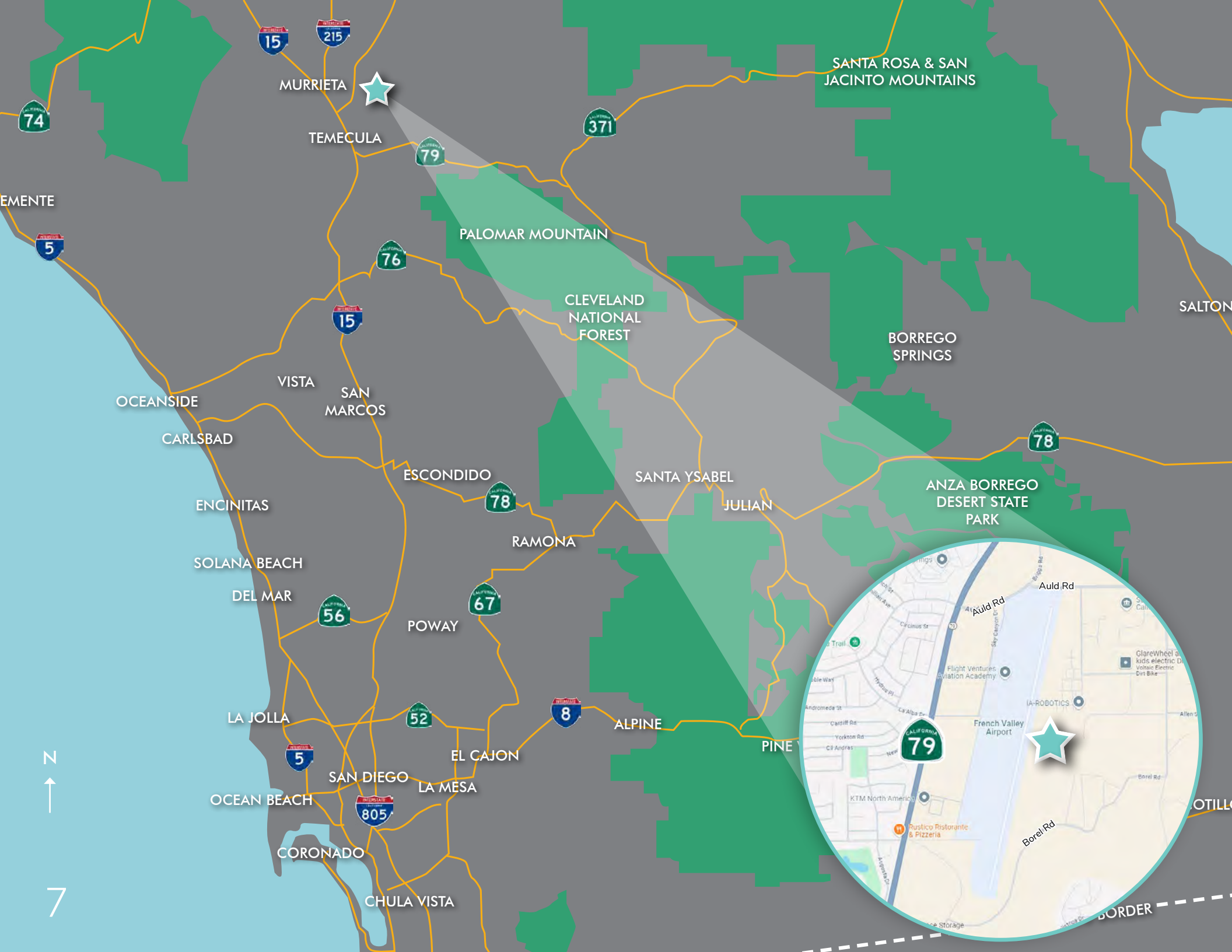
LEON RD

BOREL RD

JOLYNN RD

**SUBJECT
PROPERTY**





property information

location:

The subject property is located in the unincorporated western Riverside County in the French Valley area and a part of the Borel Airpark Center Specific Plan in Riverside County. It borders the French Valley Airport and is approximately 19.27 acres of vacant land.

property profile:

The Borel Airpark Center Specific Plan provides for a variety of commerce and job-oriented land uses to create a master-planned business park complex adjacent to the French Valley Airport. The French Valley Airport is a 261-acre general aviation airport located in the French Valley, adjacent to Winchester Road (State Route 79 North). Owned and operated by the County of Riverside, the airport's single runway is oriented roughly in a north/south direction and is expected to be a valuable asset to the businesses and residents that settle in the area.

jurisdiction:

Riverside County

apn:

963-080-003

acreage:

19.27 Acres

current zoning:

Specific Plan 265A1 – Borel Airpark
[\(Click Here to View Current Zoning\)](#)

general plan:

Business Park (BP)

[\(Click Here to View General Plan\)](#)

specific plan:

Borel Airpark Center No. 265

school district:

Temecula Valley Unified School District

services:

Water/Sewer: Eastern Municipal Water District (EMWD)

Gas: Southern California Gas Company (SCG)

Electric: Southern California Edison (SCE)

Fire: Riverside County Fire Department

Police: Riverside County Police Department



tax map

E 1/2 OF SEC. 7, T.7S., R.2W.

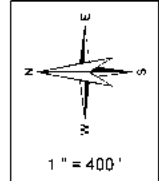
T.R.A. 094-177
094-293

963-08

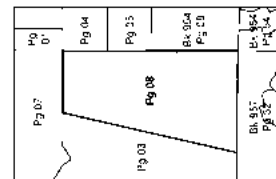
958-27

SHEET 1 OF 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LEGAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



- Legend**
- Lot Lines
 - Right Of Way
 - Other Lines
 - Reference to City
 - Other Features
 - Lease Area
 - Subdivision Mark



Data *

RS 5/24
RS 16/88
CO SUR 602-S
RD REC/ (BK 6, PG 8) 1-160
RS 74/46-50

Map Reference *

FM 137/98 - 99 PARCEL MAP NO. 20373
PM 242/48 - 55 PARCEL MAP NO 3369*
CM 251/29 - 53 PAR 5 #CME0008 01/02/19
CM 251/54 - 86 PAR 6 #CME0020 01/02/19

Date *	Old Number *	New Number *
11/13/23	11	15/21
4/1/21	11	14/21
2/4/21	14	20/21
11/2/21	15	20/14/21
1/11/22	11	31/31

Feb 2020



ASSESSOR'S MAP BK963 PG 08
Riverside County Calif

Mamta Sahi

2024 demographics

1 mile



population
6,597



estimated households
1,794



average household income
\$159,584



median household income
\$145,942



total employees
1,275

3 miles



population
84,098



estimated households
25,298



average household income
\$146,679



median household income
\$123,238



total employees
9,174

5 miles



population
189,571



estimated households
59,424



average household income
\$143,440



median household income
\$118,367



total employees
48,755

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





for more information, please contact

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