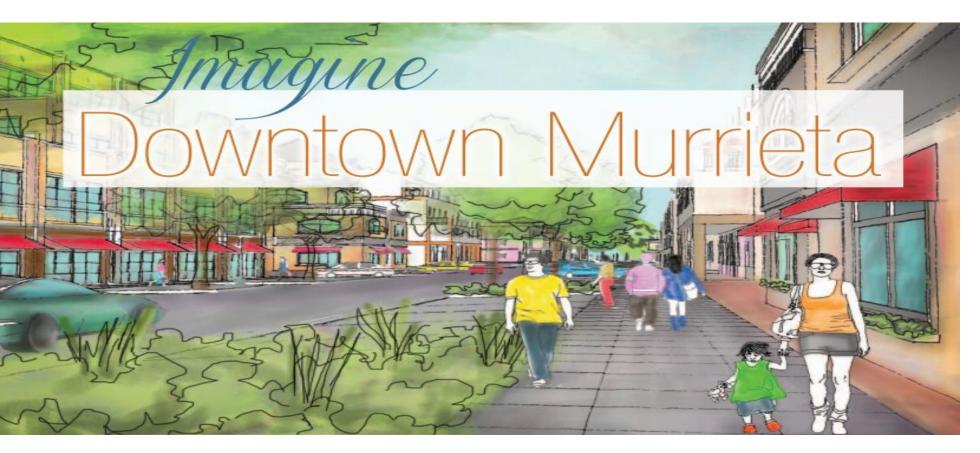


DOWNTOWN MARKETPLACE

DOWNTOWN MURRIETA, CA NEC WASHINGTON AVE & KALMIA ST





DOWNTOWN MURRIETA SATELLITE AERIAL



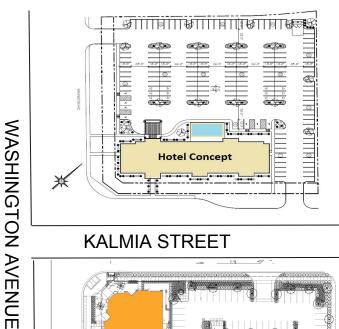




KALMIA STREET



WASHINGTON AVENUE/ KALMIA STREET

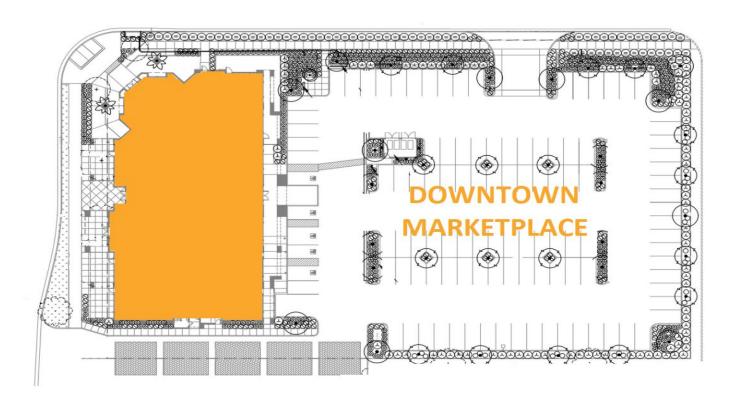


KALMIA STREET

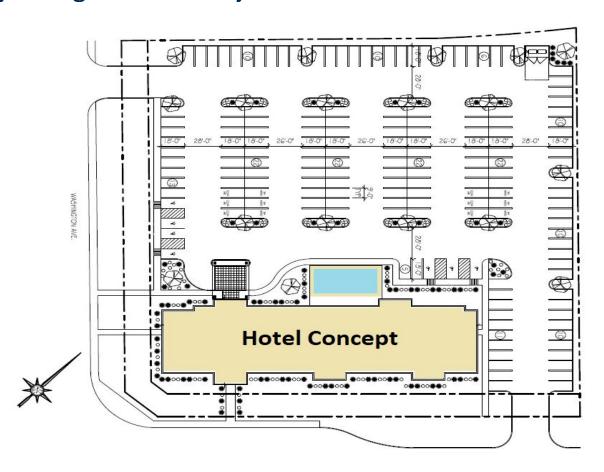




DOWNTOWN MARKETPLACE SEC WASHINGTON/KALMIA



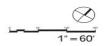
PROPOSED SITE NEC WASHINGTON/KALMIA



WYNDHAM WORLDMARK MURRIETA NWC WASHINGTON/KALMIA

LEGEND







SCHEMATIC DESIGN: SITE ILLUSTRATIVE

DECEMBER 13, 2017



WASHINGTON PLAZA SWC WASHINGTON/KALMIA





WASHINGTON PLAZA SWC WASHINGTON/KALMIA









DOWNTOWN MARKETPLACE SEC WASHINGTON AND KALMIA





NEC WASHINGTON AND KALMIA







EXTERIOR FINISH SCHEDULE

- DITERIOR CEPENT PLASTER PAINTED PRATEE PAINT COLORS 19946A CORY PASS
- GLASS:
 PPG GREYLITE 9, NON-REFLECTIVE GLASS

- ARCHITECTURAL FOAH TRM 4 CORNICES SHERIN UILLIAMS COLOR SUTTST, HIGH REPLECTIVE UNITE
- (F EXPANSION JOINT/REVEAL (F PINHAM)
- (a) PROPOSED HIGH LOCATIONS (1ST FLOOR)
 FRATZE PAINT
 COLOR: *986A, BOOT

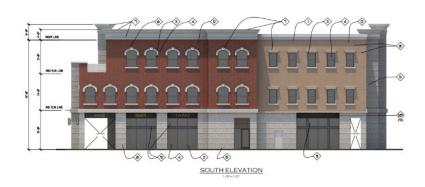
 1) LOCATION FOR ACCIDESS NUMBERS
- (E) PROPOSED SIGN LOCATIONS (IND 4 3RD FLOORS)



SWC WASHINGTON AND KALMIA







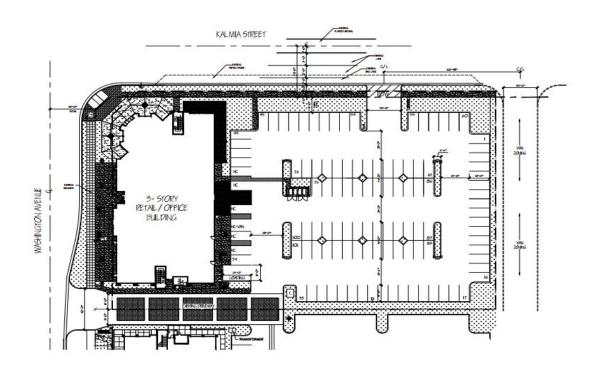
EXTERIOR FINISH SCHEDULE

- EXTERIOR CEMENT PLASTER, PAINT FRAZEE PAINT
- EXTERIOR CEMENT PLASTER, PAINTED
- COLORS 19846A CORY PASS
- HIR ARCADIA COLOR AB-6 BLACK
- GLASS:
 PPG GREYLITE 17, NON-REPLECTIVE GLASS
- DRYVIT, TERRANEO
- GLAY, THIN LAY
- COLOR: SUBNISET RE
- ARCHITECTURAL FOAM TRIM & CORNICES SHEREIN BILLIAMS COLORS SUTTST, HIGH REPLECTIVE BHTE
- DIPANSION JOINT/REVEAL (TYNIN)
- FABRIC AUNIGS
 COLOR, 4608, JET BLACK
 COLOR, 4656, SPRUCE
 COLOR, 4634, BIRKINGY
- PROPOSED SIGN LOCATIONS (IST FI
- COLOR: 1986A, BOOT

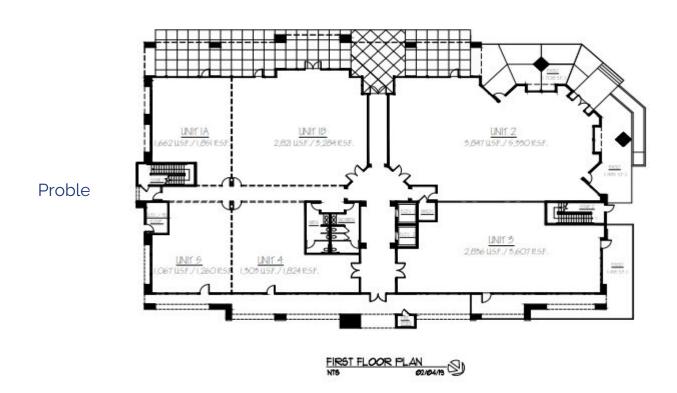
 (1) LOCATION FOR ACCIPESS NUMBERS
- (I) PROPOSED SIGN LOCATIONS (IND. 4 SPD FLOORS



SEC WASHINGTON AND KALMIA SITE PLAN

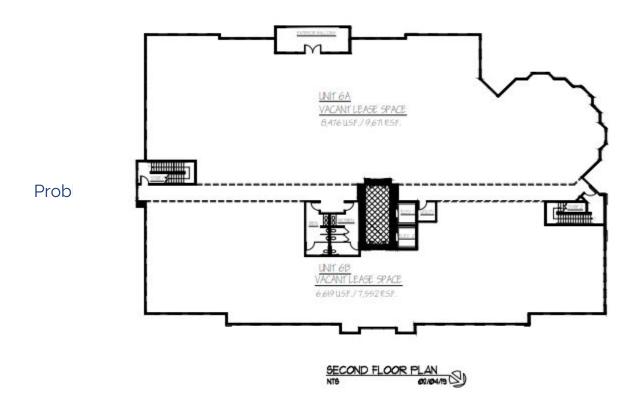


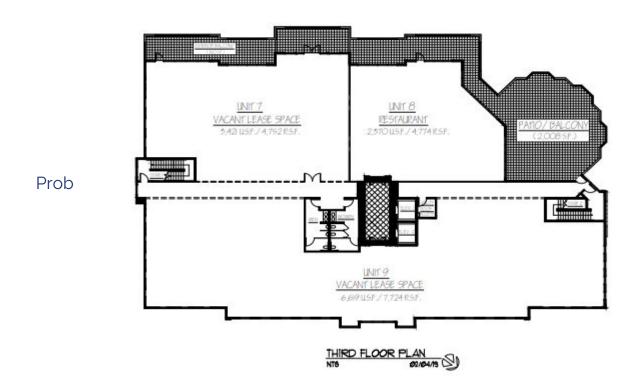






SECOND FLOOR PLAN







that share the City's vision to fulfill a beautiful, new Downtown Specific Plan.

Downtown Murrieta will feature a variety of mixed use projects, including retail,







THINGS TO DO IN MURRIETA

TOUR DE MURRIETA MARCH 10-11, 2018

YOUTH CENTER DODGEBALL TOURNAMENT MARCH 16,2018

SPRING EGGSTRAVAGANZA MARCH 31, 2018

EARTH DAY APRIL 22, 2018

FIREFIGHTERS BBQ APRIL 22, 2018

YOUTH CENTER TALENT SHOWCASE APRIL 28, 2018

YOUTH CENTER ART SHOWCASE MAY 19, 2018

SALUTE TO MILITARY MOMS & SPOUSES MAY 26, 2018

MEMORIAL DAY CEREMONY MAY 28, 2018

FATHER'S DAY WEEKEND CAR SHOW JUNE 16, 2018

FATHER'S DAY WEEKEND CAR SHOW JUNE 16, 2018

MURRIETA BIRTHDAY BASH JUNE 30, 2018

MOVIES IN THE PARK AUGUST 4-11, 2018

9-11 MEMORIAL CEREMONY SEPTEMBER 11, 2018

GET SHAMROCKED SEPTEMBER 28-29, 2018

SUSAN G. KOMEN, WALK THE CURE OCTOBER 11, 2018

MURRIETA ROD RUN OCTOBER 12-13, 2018

VETERANS DAY PARADE NOVEMBER 11, 2018

FIELD OF HONOR, MURRIETA ROTARY CLUB, NOVEMBER 2018

HOMETOWN HOLIDAY CHILDREN'S PARADE DECEMBER 1, 2018

CONCEPTUAL ILLUSTRATION FOR DOWNTOWN MURRIETA

Associa[®] **Equity Management & Realty Services**

TAKE A CLOSER LOOK AT SOME OF THE GREAT BUSINESSES THAT HAVE JOINED OUR COMMUNITY RECENTLY!





largest in the nation, featuring a retail store, an auction house and a production facility that churns out hundreds of cars per week!

At 40 acres, from application to occupancy took only 22 months and Car-Max opened their doors in February





Both KTM Sportmotorcycles and BMW Motorcycle dealerships were approved



Welcome to Murrieta!

MURRIETA SUCCESS STORIES

TAKE A CLOSER LOOK AT SOME OF THE GREAT BUSINESSES THAT HAVE JOINED OUR COMMUNITY RECENTLY!







LOMA LINDA UNIVERSITY MEDICAL CENTER - MURRIETA

Loma Linda University Medical Center - Murrieta is the second full-service hospital in the City. They were entitled with a full Environmental Impact Report in only 11 months!

The beautiful 5 story building was built in 2011 and has a 106 beds.

The hospital was the first anchor in the North Murrieta Technology Corridor!





KAISER PERMANENTE®



Kaiser Permanente's first phase of an 825,000 square foot campus is currently under construction and will serve as the second anchor in the North Murrieta Technology Corridor. Located next to the upcoming Keller Interchange off freeway I-215, it will serve as a welcome addition to Kaiser subscribers in the region.

They were fully entitled in only 14 months and are scheduled to open in 2017!



Rady Children's Hospital in San Diego has been operating in Murrieta for several years, and when they submitted an application for their own medical campus, the application was approved in 5 months!

They are currently under construction and will open in 2018.







NEIGHBORING CITY, TEMECULA CA









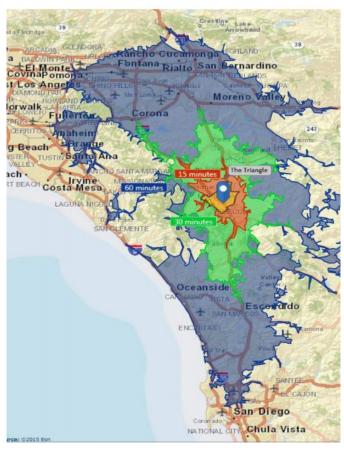


Murrieta

Within 15 minutes: 303,421 people

Within 30 minutes: 704,460 people

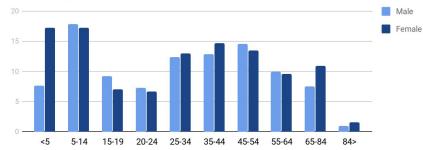
Within 60 minutes: 5,126,716 people



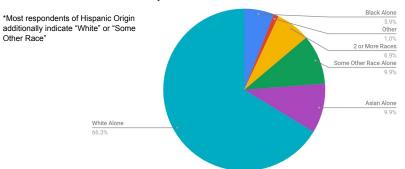


CITY POPULATION AND AGE BRACKET

Murrieta Age Breakdown

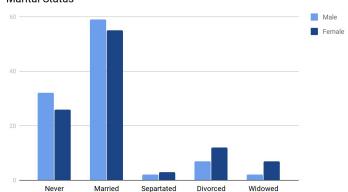


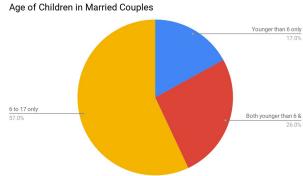
Race & Ethnicity U.S Census Bureau 2016



Hispanic Origin of Any Race: 29%

Marital Status



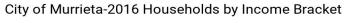


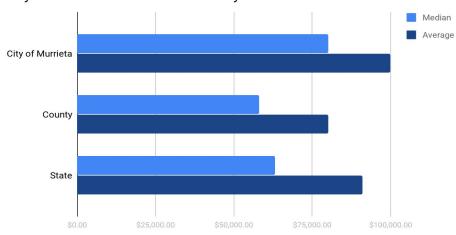
Source: The Murrieta, CA demographics data displayed above is derived from The United States Census Bureau.

Other Race"

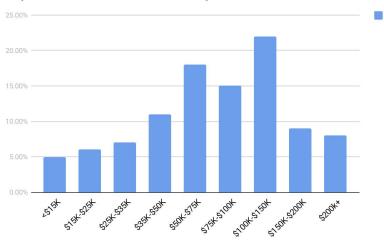


MURRIETA INCOME PROFILE





City of Murrieta-2016 Households by Income Bracket



14%

MURRIETA POPULATION PROFILE



Soccer Moms This group consists of affluent homeowners, with 2-3 vehicles per household. They spend money on home improvements, movies, electronics, toys, children's clothing and recreational activities.

- Up and Coming Families Younger, active households that commute to school and work. They shop for deals and frequent theme parks and other entertainment.
- The Elders The City's older population are retirees that live in smaller households and senior-living facilities. They tend to forgo online shopping and prefer environmentally safe products.

14%



ASSOCIA DOWNTOWN MURRIETA LAND USE

CIVIC CENTER **JEFFERSON &** JUNIPER WASHINGTON AVENUE CREEK

LAND USE ACTIVITY	RR	RS-1	RS-2	RMF	MU	CI
ADMISTRATIVE AND PROFESSIONAL OFFICES					P1	Р
Offices (such as, accounting, engineering, real estate and medicine)					P1	Р
Financial Institutions (no drive through)						
EATING/DRINKING ESTABLISHMENTS						
Resturants (without drive through)					P2	P2,3
Bars/Nightclubs					C	
Tasting Facility (may include Brewery/Winery/Distillery)					C4	
SERVICES						
Auditoriums/Conferences/Meeting Facilities					С	Р
Bed and Breakfast					С	
Church/Places of Worship	С	C	C	C	С	
Day Care	С	С	C	C	С	
Day Spa					Р	
Farmers Market					Р	Р
General Merchandise (such grocery, bakery, antiques, hobby, art, clothing, flowers)					P4	
Hotel					P	Р
Indoor Recreation					Р	Р
Libraries					P	Р
Museums					P	Р
Nursery (retail only)					Р	
Personal Services (such as barber, beauty, tanning, tailor, travel)					P	
Professional Studios (such as art, dance, karate, music, writing, educational, tutoring	g)				P	
Schools (Private)					С	С
Schools (Public)	P	P	P	P	Р	Р
Telecommunications	С	С	С	С	С	С
Theater					Р	Р
PUBLIC FACILITES						
Parks/Community Gardens	Р	P	P	P	Р	Р



DOWNTOWN MURRIETA LAND USE

Equity Management & Realty Services



LAND USE ACTIVITY CONTINUED

Public Parking Facilites					P	Р
Public Safety Facilities	P	Р	Р	Р	Р	Р
RESIDENTIAL						
Single-Family-Detached	P	P	P			
Single-Family-Attached			P			
Multi-Family				P	P1	
Home Occupations	P	P	P	P		
Residential Care Home (up to 8)	P	P	P			
Residential Care Home (up to 14)	P	P	P			
Accessory Dwelling Units	P	Р	Р			
Accessory Structures	P	P	P	P		



P means a permitted use approved by the Director

C means a conditionally permitted use and requires a Minor Conditional Use Permit approved through an administrative hearing

Blank means the use in prohibited

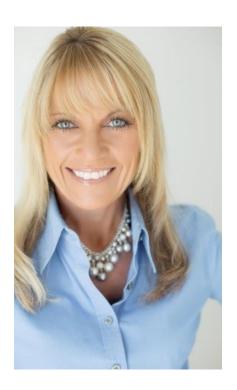
- Use is limited to either second floor (or higher) in locations that front upon
 Washington Avenue
- Outdoor Dining or Sidewalk Cafes are permitted in conjunction with a restaurant subject to the review and approval of Development Plan application.
- 3. Use in permitted as an accessory use.
- Use shall include a retail element dedicated to the sale of any items produced on-site.



Kelli Jones

Commercial Agent

Prior to joining Associa Equity Management & Realty Services, Kelli was a commercial real estate agent for Dendy Real Estate and a Vice President of CB Richard Ellis and Voit Commercial. She has worked in the Inland Empire area for over 26 years specializing in a diverse blend of capabilities. Her expertise includes leasing and sales of retail, industrial, office and vacant land as well as landlord and tenant representative. Kelli has also assisted in the entitlement and development process of large commercial developments including the development of Westside Business Centre, Temecula's premier 550 acre industrial park where she closed \$28,500,000 finished industrial pads. She was also involved with the development, leasing and sales of major shopping centers in the city of Murrieta, Temecula and the County of Riverside, Los Angeles and Orange County. Kelli is currently providing full service commercial real estate services which consists of vacant land for sale, ground up development leasing and sales and leasing of office, retail and industrial for Associa Equity Management & Realty Services.



DRE# 01300697





42430 WINCHESTER RD., TEMECULA CA 92590 WWW.EQUITYMGT.COM DRE# 01957511

FOR MORE INFORMATION, PLEASE CONTACT:

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KJONES@EQUITYMGT.COM

951.326.7227

DRE# 01300697