

MURRIETA BUSINESS CENTER

MIXED USE SUITES FOR LEASE

26658 JEFFERSON AVENUE | MURRIETA, CA

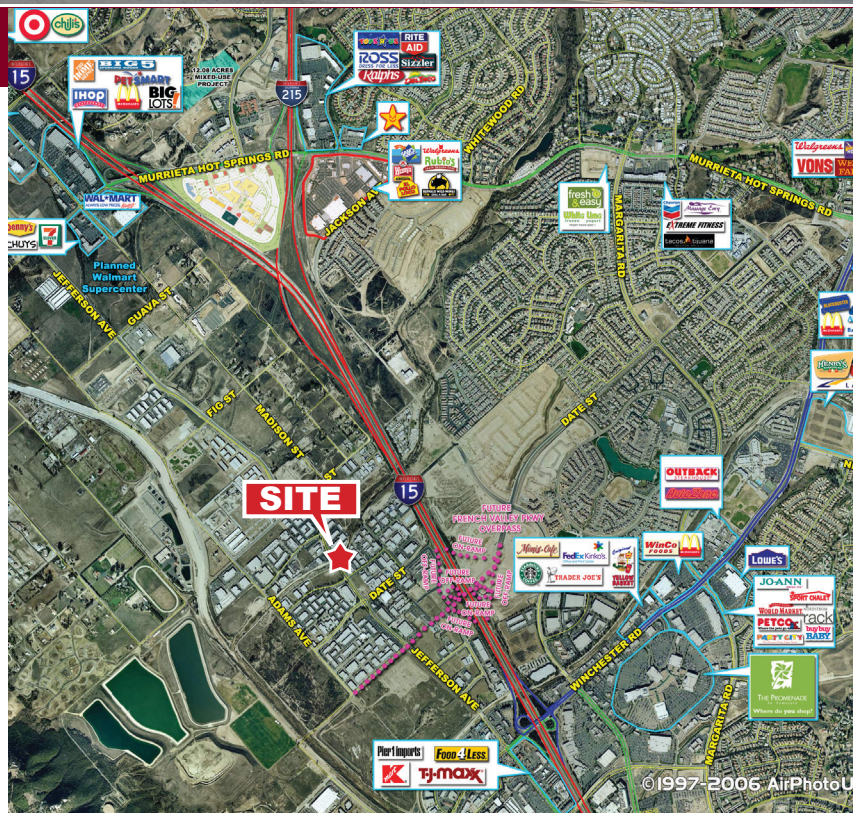


FEATURES

- Great Signage Opportunity
- ±675 SF 100% Improved Space Available - #103 = \$1.00 PSF
- ±1,311 SF 100% Improved Space Available - #104 = \$0.85 PSF
- ±1,600 SF Industrial Space Available - #110 = \$0.85 PSF
- Signalized Intersection Offering Excellent Access and Exposure
- Strong Demographics / High Income Area
- Frontier FIOS Now Available
- Skylights, Sprinklered

\$0.85 - \$1.00 PSF NNN*

(NNN estimated \$0.29 PSF)



Demographics	1 Mile	3 Miles	5 Miles
2018 Population:	3,298	76,857	182,592
2023 Population:	3,495	81,651	193,739
Avg. HH Income:	\$86,147	\$85,859	\$94,689



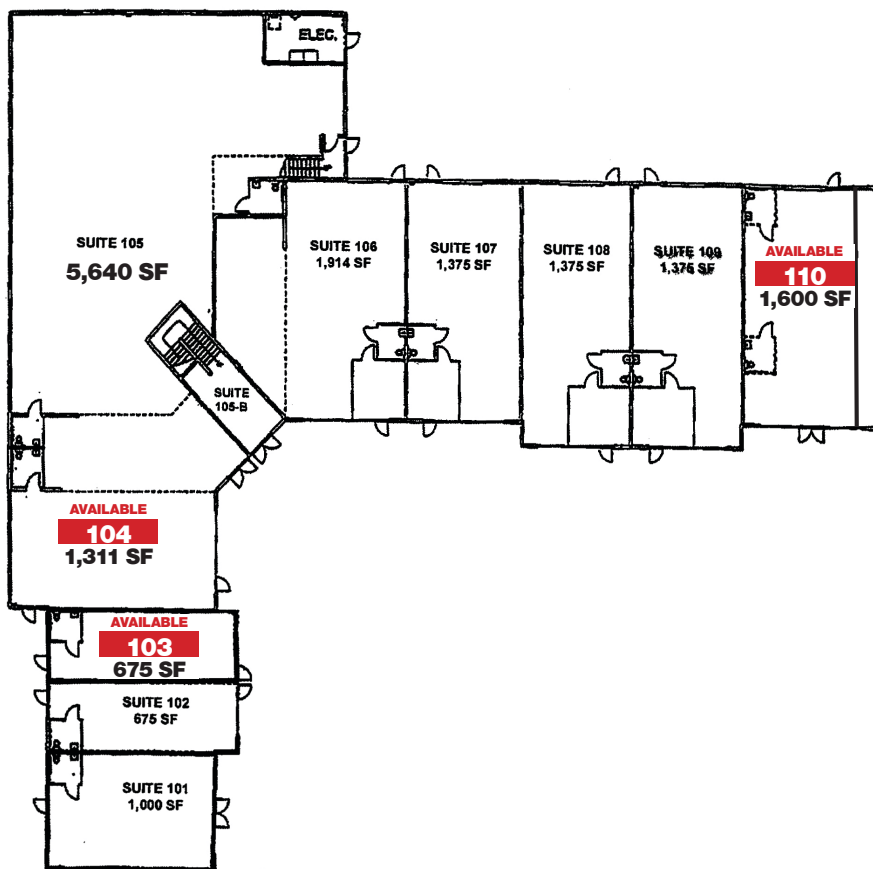
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TENANT LIST & AVAILABILITY

SUITE	SIZE	TENANT
101	1,000 SF	TROPHY/AWARD
102	675 SF	ELECTRONICS REPAIR
103	675 SF	AVAILABLE
104	1,311 SF	AVAILABLE
105A	5,640 SF	LEASED
106	1,914 SF	TINTMAN
107	1,375 SF	TINTMAN
108	1,375 SF	LEASED
109	1,375 SF	TATTOO
110	1,600 SF	AVAILABLE

REV.04/14/2020



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