

MURRIETA BUSINESS CENTER

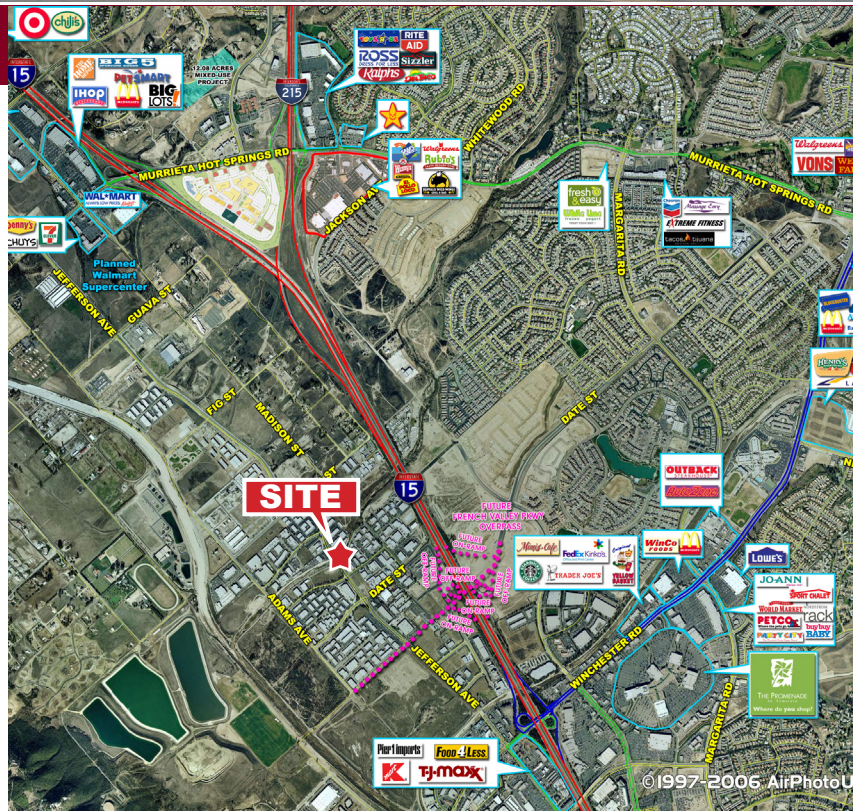
SHOWROOM & INDUSTRIAL SUITES FOR LEASE

26658 JEFFERSON AVENUE | MURRIETA, CA



FEATURES

- Great Signage Opportunity
- ±1,311 SF 100% Improved Space Available - #104 = \$0.85 PSF
- ±1,600 SF Office and Warehouse Space Available - #110 = \$1.25 PSF
- Signalized Intersection Offering Excellent Access and Exposure
- Strong Demographics / High Income Area
- Frontier FIOS
- Skylights, Sprinklered



LEASE RATES STARTING AT:

\$0.85 PSF NNN*
(NNN estimated \$0.31 PSF)

Demographics	1 Mile	3 Miles	5 Miles
2020 Population:	3,244	77,262	184,604
2025 Population:	3,351	80,260	191,722
Avg. HH Income:	\$131,364	\$99,489	\$109,260

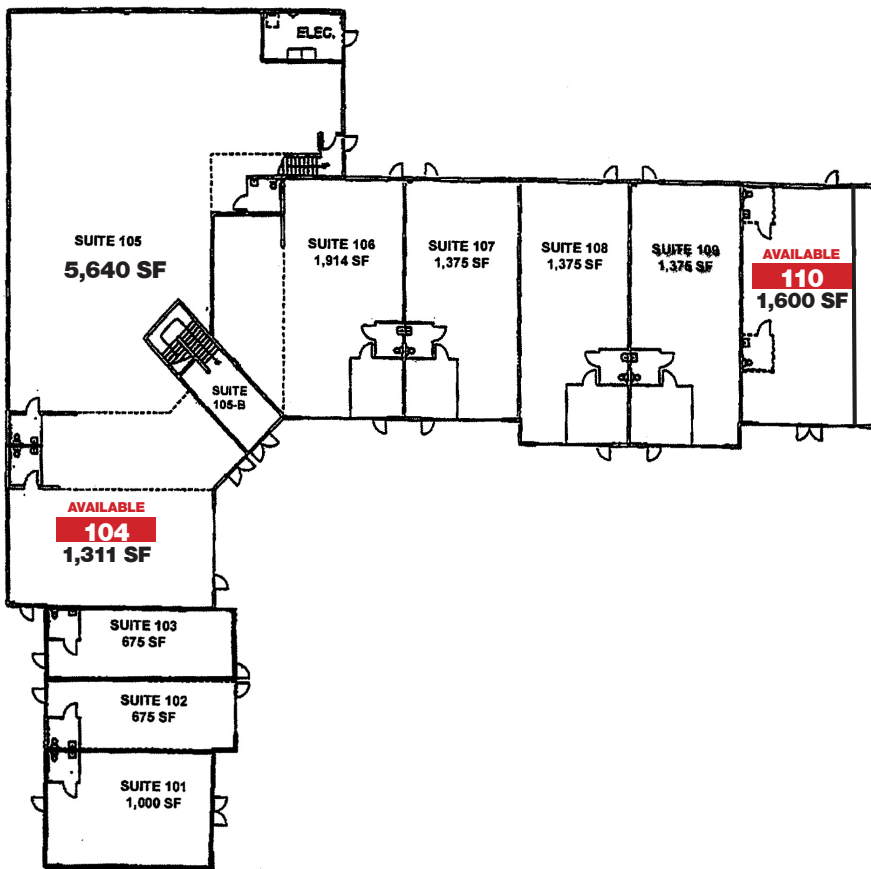
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TENANT LIST & AVAILABILITY

SUITE	SIZE	TENANT
101	1,000 SF	TROPHY/AWARD
102	675 SF	ELECTRONICS REPAIR
103	675 SF	TROPHY/AWARD
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. 01/20/2021



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