



PROFESSIONAL
OFFICE SPACE
FOR LEASE

SOUTHWEST TOWER
25186 HANCOCK AVE | MURRIETA, CA 92562



25186

25

STOP

STOP

NO PARKING

SOUTHWEST TOWER

25186 HANCOCK AVE | MURRIETA, CA 92562



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PROPERTY OVERVIEW

- Southwest Tower is a Class A professional and medical office building
- Space available for lease ranges from $\pm 1,045$ to $\pm 2,088$ sf
- High-end common area finishes
- 3-story, elevator served
- Building top signage available
- Excellent Interstate 215 frontage and visibility (93,000 ADT, Caltrans - 2017)
- Within walking distance to numerous restaurants and retail establishments
- Ample Parking
- Centrally located between I-15 and I-215 freeways with convenient access
- FiOS internet connected and available



MAIN LOBBY



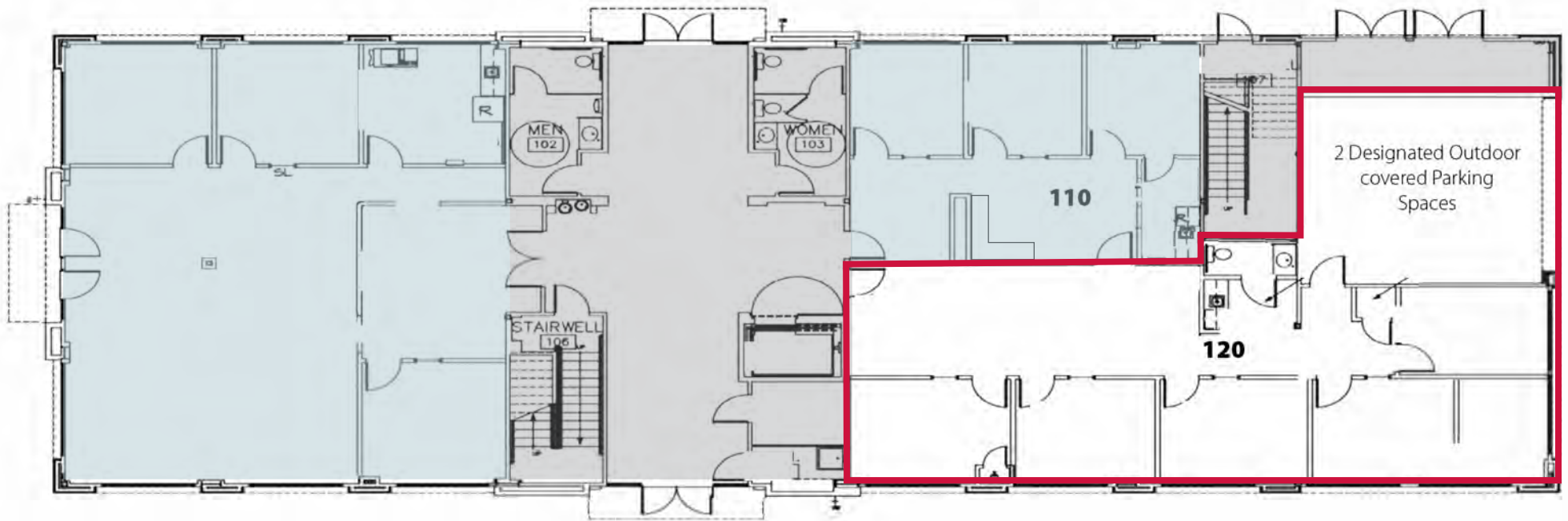


AVAILABILITY

FIRST FLOOR

SUITE	RENTABLE SQUARE FOOTAGE	LEASE RATE	AVAILABILITY	COMMENTS
120	1,592	\$2.10 PSF, MG*	IMMEDIATE	Large open reception area, 3 private offices, conference room, coffee bar, 1 restroom and 2 Designated Outdoor Covered Parking Spaces.

*Tenant pays for separately metered electrical. Janitorial service included.



Available



Leased



Common Areas

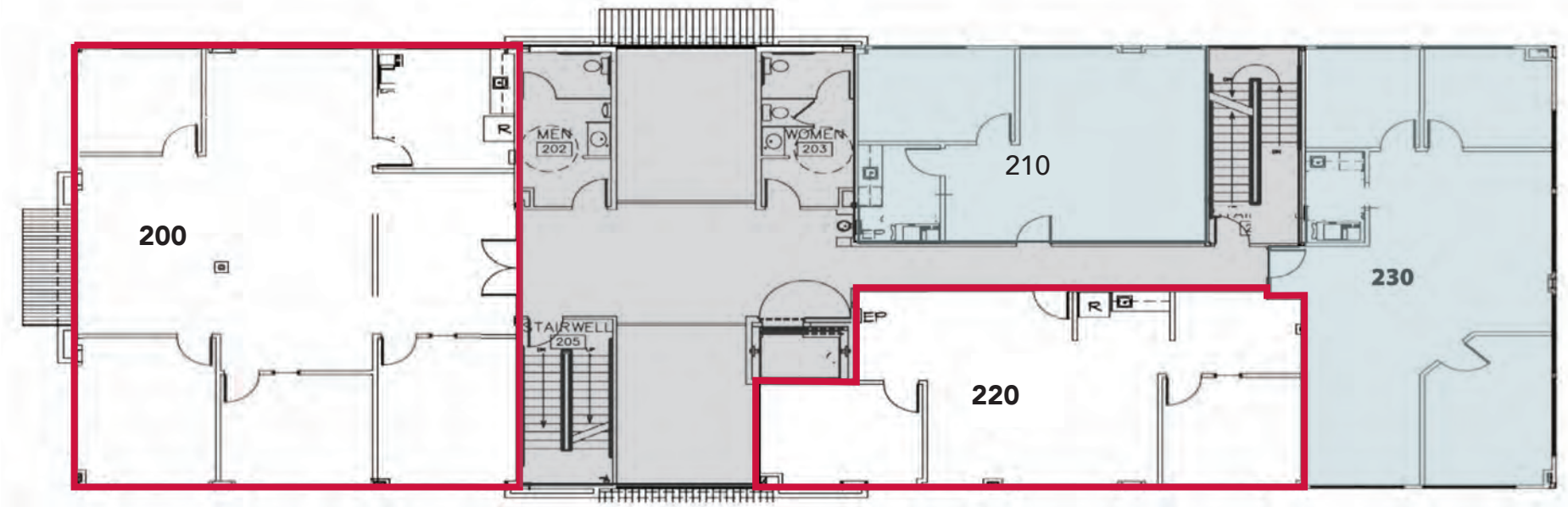


AVAILABILITY

SECOND FLOOR

SUITE	RENTABLE SQUARE FOOTAGE	LEASE RATE	AVAILABILITY	COMMENTS
200	2,088	\$1.95 PSF, MG*	30 Days Notice or sooner	Double door entry, four private offices, open work area, break room.
220	1,045	\$1.95 PSF, MG*	IMMEDIATE	Reception area, one private office, conference room, coffee bar and open office.

*Tenant pays for separately metered electrical. Janitorial service included.



LOCATION OVERVIEW



**SOUTHWEST
TOWER**

**SOUTHWEST
TOWER**

MURRIETA

Murrieta is a young affluent community in close proximity to San Diego, Los Angeles and Orange County. The Valley has a wide range of new shopping, dining and recreational options, a diverse choice of housing and a world-class educational system. Murrieta is centrally located along the I-15 and I-215 freeway corridor in Southwest California, just north of the San Diego county line. Murrieta is very close to Southern California's beaches and its mountains, within minutes of large lakes for recreation, the region's many wonderful wineries, or the largest Indian casinos in the nation, Pechanga. With a population of just over 114,000, this city continues to build on its success; it attracts those who demand a high quality of life.



AMENITIES AERIAL



COMMUNITY CENTER

DOLLAR TREE
CHASE
groceries

STARBUCKS COFFEE
TACO BELL
Bank of America

McDonald's
Mobil
I'm lovin' it
SUBWAY

HOME CENTER MURRIETA
Mor furniture for less
Sit n Sleep
IN-N-OUT BURGERS
MIGUELS
MATTRESS FIRM
AEROSPORTS

STATER BROS. CTR
CVS
Jack

STARBUCKS COFFEE
TARGET
pepperoni's
Albertsons
READING BOOKS

SOUTHWEST TOWER

RADY'S CHILDREN'S MEDICAL PLAZA

MURRIETA TOWN CENTER
Burlington
Stitzer
FAMOUS footwear
five BELOW
Marshall's
ROSS
DOLLAR TREE
STARBUCKS COFFEE

Jack in the box
Chick-fil-ee
Applebee's
Black Beer Diner

MURRIETA MESA HIGH SCHOOL

MURRIETA SPRINGS PLAZA
Smart & Final
STAPLES
BEST BUY
CARDENAS
BIG 5
McDonald's
BIG LOTS
PET SMART
99c ONLY
IHOP
CASH
YoPops
GameStop
Sprint
W

MURRIETA POINT
STARBUCKS COFFEE
DINER

RANCHO SPRINGS MEDICAL CTR

MURRIETA CENTER
golden corral
DUNKIN' DONUTS

KOHL'S
expect great things
LOWE'S
Panera

ASHLEY FURNITURE INDUSTRIES, INC.
at&t
savers

WAL-MART
McDonald's

THE TRIANGLE
A Proposed 1.3 Million SF Retail Center

CARMAX

MURRIETA PLAZA
Sams Club
DICK'S
YoPops
Wendy's
rubio's
FITSA
Yogurtland
Flame Bro
Bank of America
Wally's

Jackson Market
7-ELEVEN
penny's
COLD STONE

COURTNEY'S Natural
Residence Natural

15

215

15

VILLAGE WALK

PETCO
BED BATH & BEYOND
Jerome's Furniture
BOB'S FURNITURE
DAVID'S BRIDAL
BevMo!
SALLY

Kalmia Avenue

Monroe Avenue

California Oaks Road

Los Alamos Road

Los Alamos Road

Hancock Avenue

Alta Murrieta Road

Madison Avenue

Murrieta Hot Springs Road

Jackson Avenue

Washington Avenue

Ivy Street

Jefferson Avenue

PREMIER SOUTH WEST RIVERSIDE LOCATION



Strategically situated near the convergence of Interstate 215 & I-15 freeways with direct access to the Orange County, Riverside County and San Diego County marketplaces. Only 15 miles east of the Pacific Ocean and 4 miles south of the French Valley Airport.



Murrieta has a perfect climate and close to 600 acres of parkland including the Santa Rosa Plateau Ecological Preserve providing miles of hiking and riding trails. Murrieta has three golf courses, including Bear Creek Gold & Country, designed by Jack Nicklaus.



Recently recognized again as one of the safest cities in the nation for populations of 100,000 or more, Murrieta has the lowest crime rate in Riverside and San Diego Counties. Murrieta's safety is attributed to the City having its own police department, creating a partnership with the community. The focus of The Murrieta Police Department is on crime prevention with the philosophy of "Working Together to Keep Murrieta Safe."



One of the fastest-growing and centrally-located business districts on the West Coast. The City of Murrieta offers a cost-effective and business-friendly environment which provides access to a highly skilled labor force, high quality of living and a surplus of available affordable housing, making it a successful location for a wide variety of professional service firms and high technology companies.



Affluent trade area demographics with an average household income of \$103,354 within a 5-mile trade area and \$102,968 in a 3-mile trade area.



Murrieta has strong future business growth potential and is poised to benefit from the influence of growing technology and biotechnology companies in the area.

TOP EMPLOYERS



2,267
EMPLOYEES



1,612
EMPLOYEES



433
EMPLOYEES



LOMA LINDA
UNIVERSITY

1,011
EMPLOYEES



300
EMPLOYEES



847
EMPLOYEES



309
EMPLOYEES



295
EMPLOYEES



Oak Grove Center

325
EMPLOYEES









209
EMPLOYEES

Over the past two decades, the City of Murrieta has evolved into an innovative, dynamic City and a regional economic center for Southwest Riverside County, all while retaining its small town feel and character. Many families began to move to the area from San Diego and Orange County drawn by the affordable housing prices and the popular wine country. Murrieta is an affluent community, supported by high median and mean income levels.

Murrieta remains the ideal city for relocating, expanding and developing a new project in Southern California. Murrieta boasts an educated, high-income population comparable to communities in nearby San Diego and Orange County. Contributing to this is the exceptional school district that continually exceeds the state's exemplary marks. Murrieta also has easy access to many colleges and universities in the Southern California region. More than 34% of Murrieta's residents have a BA or advanced degree; 63% have attended college.

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
 POPULATION	106,711	200,668	434,980
 MEDIAN HOUSEHOLD INCOME	\$86,377	\$91,395	\$92,493
 HIGH SCHOOL DEGREE OR HIGHER	19,587	35,974	78,002
 GRADUATE DEGREE OR HIGHER	21,110	39,566	83,159
 TOTAL EMPLOYEES	35,149	72,500	111,048
 TOTAL BUSINESSES	4,743	9,415	14,639

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