

Town Center Plaza

2483 I-24837 Jefferson Avenue
Murrieta, CA 92562

**SHOPS FOR LEASE/
PAD FOR GROUND LEASE OR BTS**



1,680± - 3,080± SF
SUITES AVAILABLE



\$2.25 PSF NNN
STARTING MONTHLY LEASE
RATE



0.98± ACRE PAD
AVAILABLE FOR GROUND
LEASE OR BTS



44,125± SF NEIGHBORHOOD RETAIL SHOPPING CENTER

- Excellent parking and rear loading access
- 0.98± Acre Pad available for ground lease or BTS
- Located directly across from the City of Murrieta Town Square Park
- One block from I-15 and California Oaks Road/Kalmia Street freeway interchange
- Within walking distance of Downtown Murrieta

Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	9,489	77,108	148,733
2029 Population (Projected)	9,899	80,696	156,125
Daytime Employee Population	8,423	28,150	73,038
Average Household Income	\$95,385	\$120,818	\$121,473

Traffic Counts

Source: CoStar 2025	ADT
Jefferson Avenue North of Ivy Street	16,213
I5 Freeway	138,694



JOIN NEARBY:



Exclusively Marketed By:

Scott Forest

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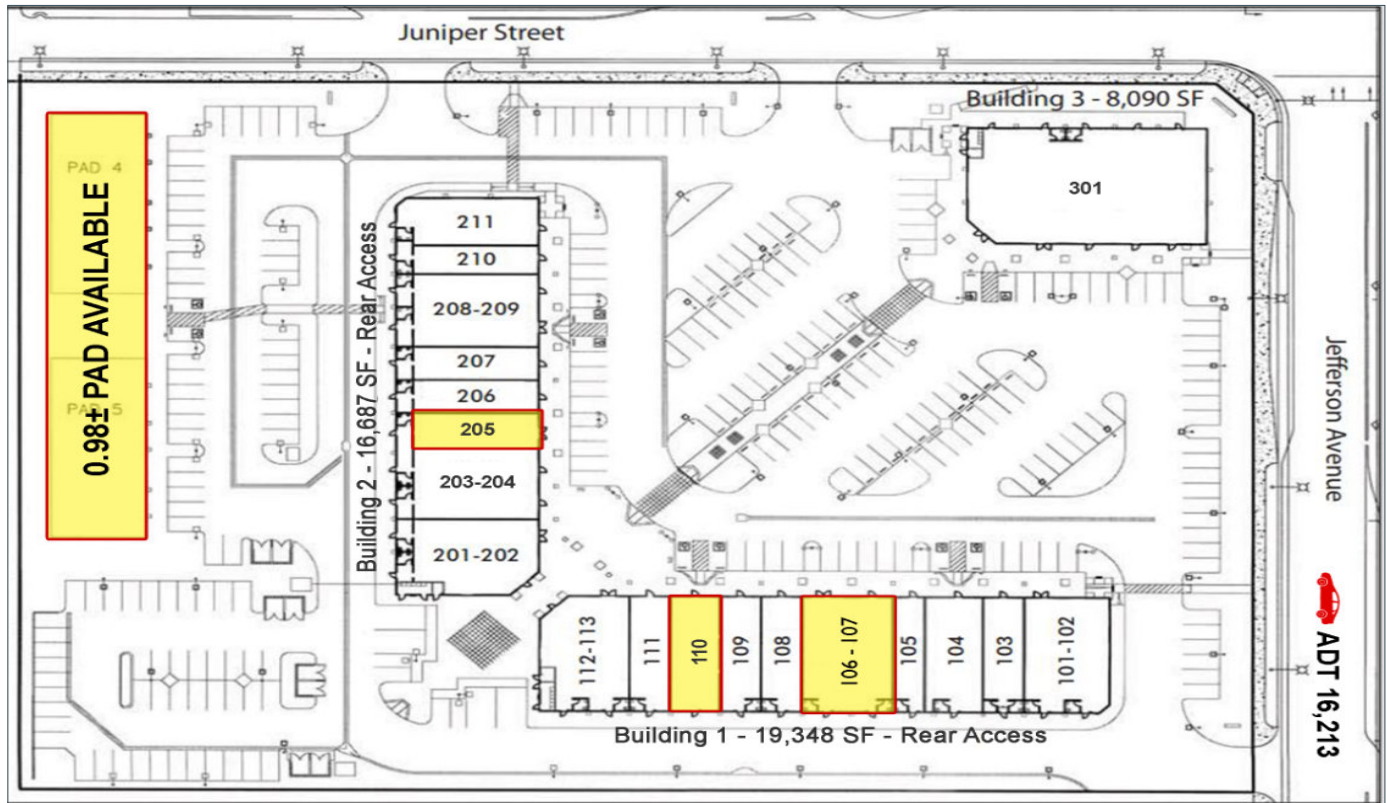


41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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Suite	Tenant	SF	Rate (PSF/ Month)
24831 Jefferson Avenue			
101-102	Jiu Jitsu	3,080±	---
103	Jiu Jitsu	1,400±	---
104	Vixen Pole Fitness	1,990±	---
105	DIY Appliance Parts	1,090±	---
106-107	AVAILABLE	3,080±	\$2.25
108	Royal Nail Spa	1,400±	---
109	Lash Gallery	1,400±	---
110	AVAILABLE (QSR or Retail)	1,680±	\$2.25
111	Brim Coffee	1,400±	---
112	California Defense Academy	1,400±	---
113	Dimlight Studio	1,540±	---

Suite	Tenant	SF	Rate (PSF/ Month)
24837 Jefferson Avenue			
201-202	The Pilates Co.	2,940±	---
203	Holy Smoke	1,295±	---
204	Ricadonna Salon	1,505±	---
205	AVAILABLE	1,680±	\$2.25
206	Paris Dental	1,400±	---
207	Hometime Windows Doors Blinds	1,400±	---
208	Integrity Martial Arts	1,680±	---
209	Hernandez Kickboxing Fitness	1,400±	---
210	Chayse Life Cold Plunge Therapy	1,200±	---
211	Ann's Classic Affairs	2,007±	---
24843 Jefferson Avenue			
301-305	Legacy Gym	3,080±-8,090±	---
2025 Budget NNN \$0.72 psf			



Suite 205



Suite 110



Suites 106-107



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