



FOR LEASE: SHOWROOM BUILDING

26881 Jefferson Avenue, Suite A, Murrieta, CA 92562

Property Information

- Suite A: +/- 4,249 square feet
- Jefferson Avenue Frontage Traffic Count: 30,731 CPD (Regis)
- Showroom/Retail Building
- Lobby, private office, two (2) private restrooms, and warehouse
- Near Murrieta Auto Mall "Auto Row": join BMW, Volkswagen, West Coast Exotics, and more
- Zoned BP: City of Murrieta (variety of uses allowed)
- Two (2) +/- 12' X 12' ground level loading doors
- Monument and Building Signage
- Private outdoor fenced yard area
- 41 parking spaces (4.63:1,000)

Lease Rate: \$2.15/SF, NNN (est. NNN \$0.28/SF)

For More Information: Christopher J. Masino, SIOR
(951) 795-4556 | cmasino@masinoindustrial.com



+/-4,249 Square Feet

41707 Winchester Rd | Suite 300 | Temecula | CA | 92590

The information contained herein has been obtained from a variety of sources and Masino Commercial, its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.



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Selected Interior Images



Lobby Area



Break Room

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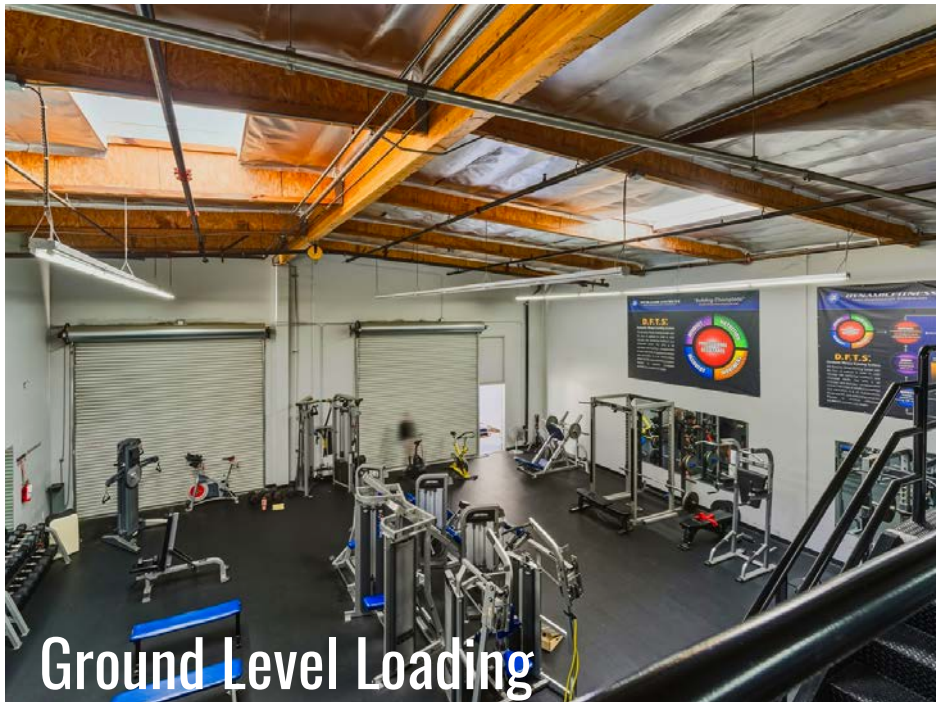
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Selected Interior Images



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LOCATED ON AUTO ROW!!

Selected Exterior Images



Monument Signage

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Location Information

- Minutes from Old Town Murrieta, Murrieta Auto Mall, Murrieta City Hall, and City of Temecula
- Unique location with easy access to I-15 and I-215 via French Valley Parkway, Murrieta Hot Springs Road, or Winchester Road
- Regionally located within the greater Southwest Riverside County market
- Close to amenities including, restaurants, banking, business services, and much more



SUBJECT

**26881 Jefferson Avenue, Suite A
Murrieta, CA
+/-4,249 Square Feet
For Lease: \$2.15/NNN**



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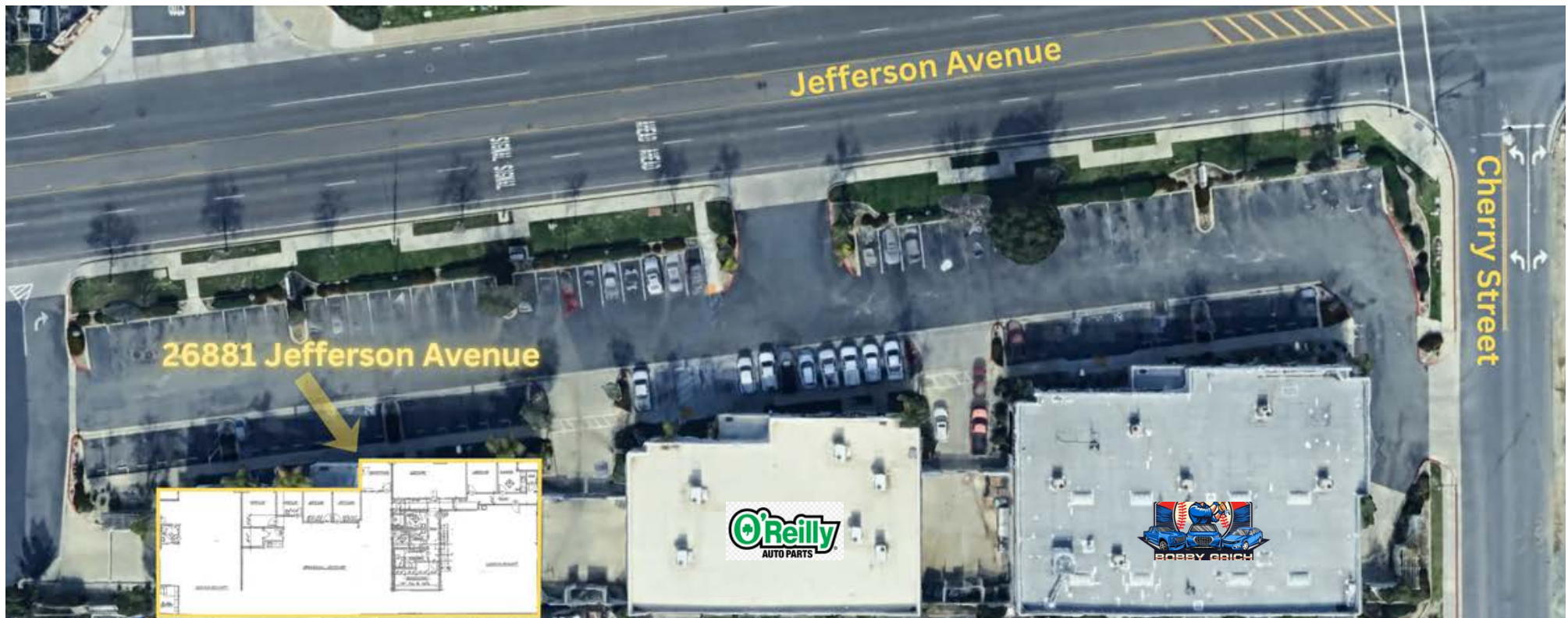


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Project and Site Plan

Site Plan



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Suite Floor Plan

26881 Jefferson Avenue
+/-8,886 SF



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Pricing Matrix

Suite A +/-4,249 Square Feet

Unit(s)	Square Footage	Base Rent/SF, *NNN
B	4,637	JUST LEASED
A	4,249	\$2.15
Base Rent plus estimated *NNN of \$0.28/SF		
Last Updated:	3/11/2026	

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