

Town Center Plaza

2483 I-24837 Jefferson Avenue, Murrieta, CA 92562

**SHOPS FOR LEASE/
PAD FOR GROUND LEASE**

 **1,680± SF**
SUITES AVAILABLE

 **\$2.75 PSF NNN**
STARTING MONTHLY LEASE
RATE

 **PAD AVAILABLE**
FOR GROUND LEASE



44,125± SF NEIGHBORHOOD RETAIL SHOPPING CENTER

- **JUST SIGNED: Mr. Chi Boba & Tea and Chayse Life Cold Plunge Therapy**
- Excellent parking and rear loading access
- Pad available for ground lease; zoned mixed use (SP8)
- 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 Historic Murrieta District
- Contact Broker for details



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 2022	ADT
Ivy St and Jefferson Ave	8,187
I5 Freeway	138,538

JOIN NEARBY:



Exclusively Marketed By:

Scott Forest
Senior Vice President
CA License # 01396577
(951) 491-6300
sforest@westmarcre.com



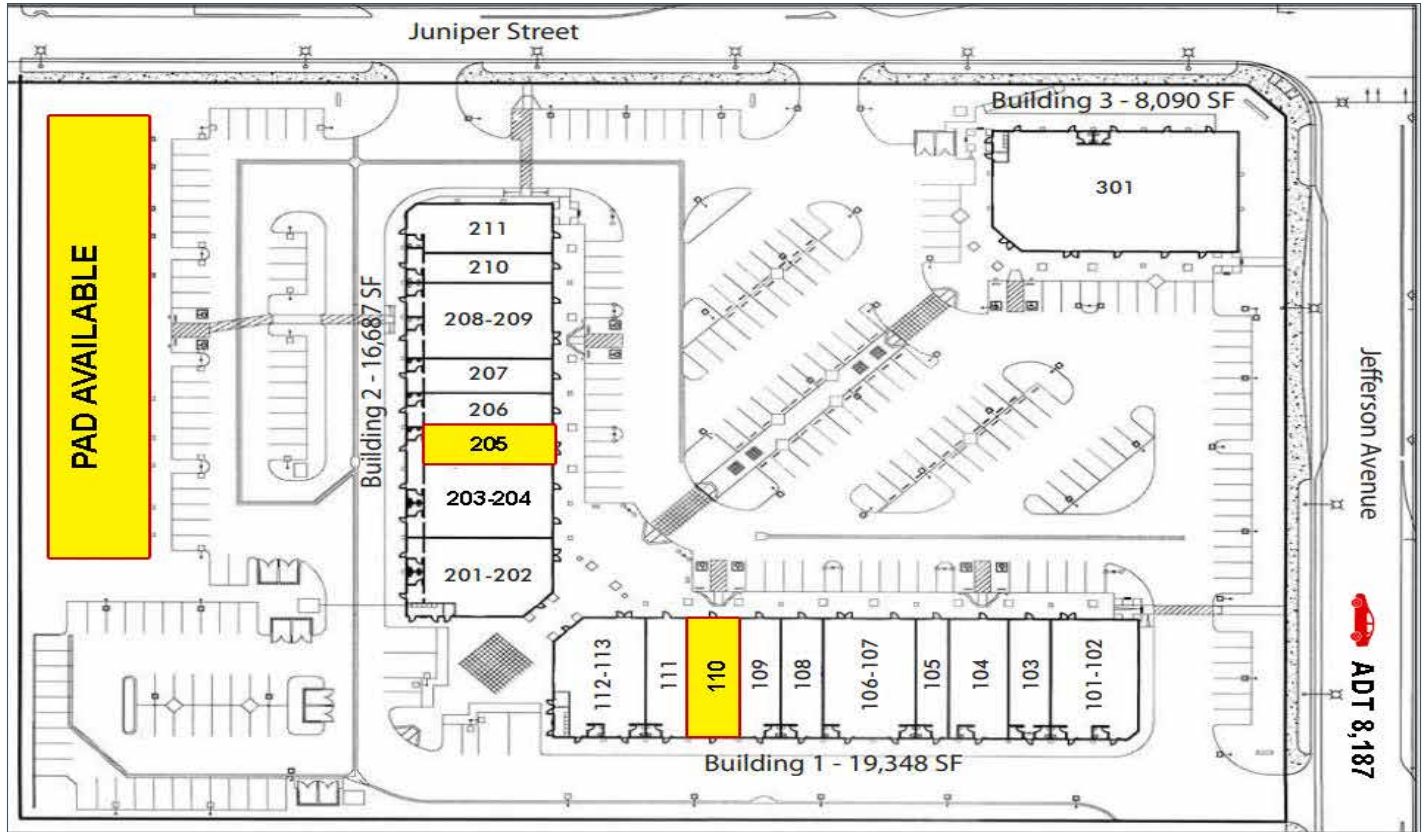
Allison Esbensen
Sales Associate
CA License # 01983671
(951) 491-6300
aesbensen@westmarcre.com



Town Center Plaza

2483 I - 24837 Jefferson Avenue, Murrieta, CA 92562

**SHOPS FOR LEASE/
PAD FOR GROUND LEASE**



Suite	Tenant	SF	Rate (PSF/ Month)
2483 I Jefferson Avenue			
101-	Checkmat	3,080±	---
103	Checkmat	1,400±	---
104	Vixen Pole Fitness	1,990±	---
105	DIY Appliance Parts	1,090±	---
106-107	The Secret	3,080±	---
108	Royal Nail Spa	1,400±	---
109	Lash Gallery	1,400±	---
110	AVAILABLE (QSR or Retail)	1,680±	\$2.75
111	J & E Boba Tea (Just Signed)	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±	\$2.75
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	8,090±	---
2024 Budget NNN \$0.72 psf			



Suite 205

<https://shorturl.at/2glnA>



Suite 110

<https://shorturl.at/Jhn5i>



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.

Town Center Plaza

2483 I-24837 Jefferson Avenue, Murrieta, CA 92562

**SHOPS FOR LEASE/
PAD FOR GROUND LEASE**

