

±3,219 SF COMMERCIAL CONDO FOR SALE

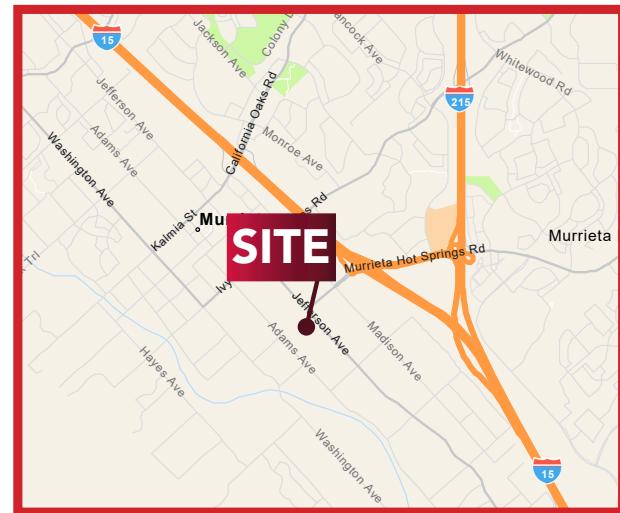
26855 JEFFERSON AVE, SUITE D | MURRIETA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



HIGHLIGHTS:

- ±3,219 SF condo can be used for retail, office or service use
- Do not disturb occupant
- Building signage available
- Strong daytime traffic counts
- Diverse tenant mix
- Jefferson Ave. frontage
- Ideally Located at the Southbound Exit Ramp to the I-15 Freeway at French Valley Parkway Which Will Be Expanded With A Bridge & On/Off Ramps in Future Phases



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population:	2,360	75,427	174,919
Daytime Population:	11,362	49,945	66,815
Avg. Household Income:	\$166,873	\$127,155	\$138,632

Source: Regis Online

TRAFFIC COUNTS

30,731 CPD

At Jefferson Ave

Source: Regis Online

Brian Bielatowicz

bbielatowicz@leetemecula.com

951.445.4515

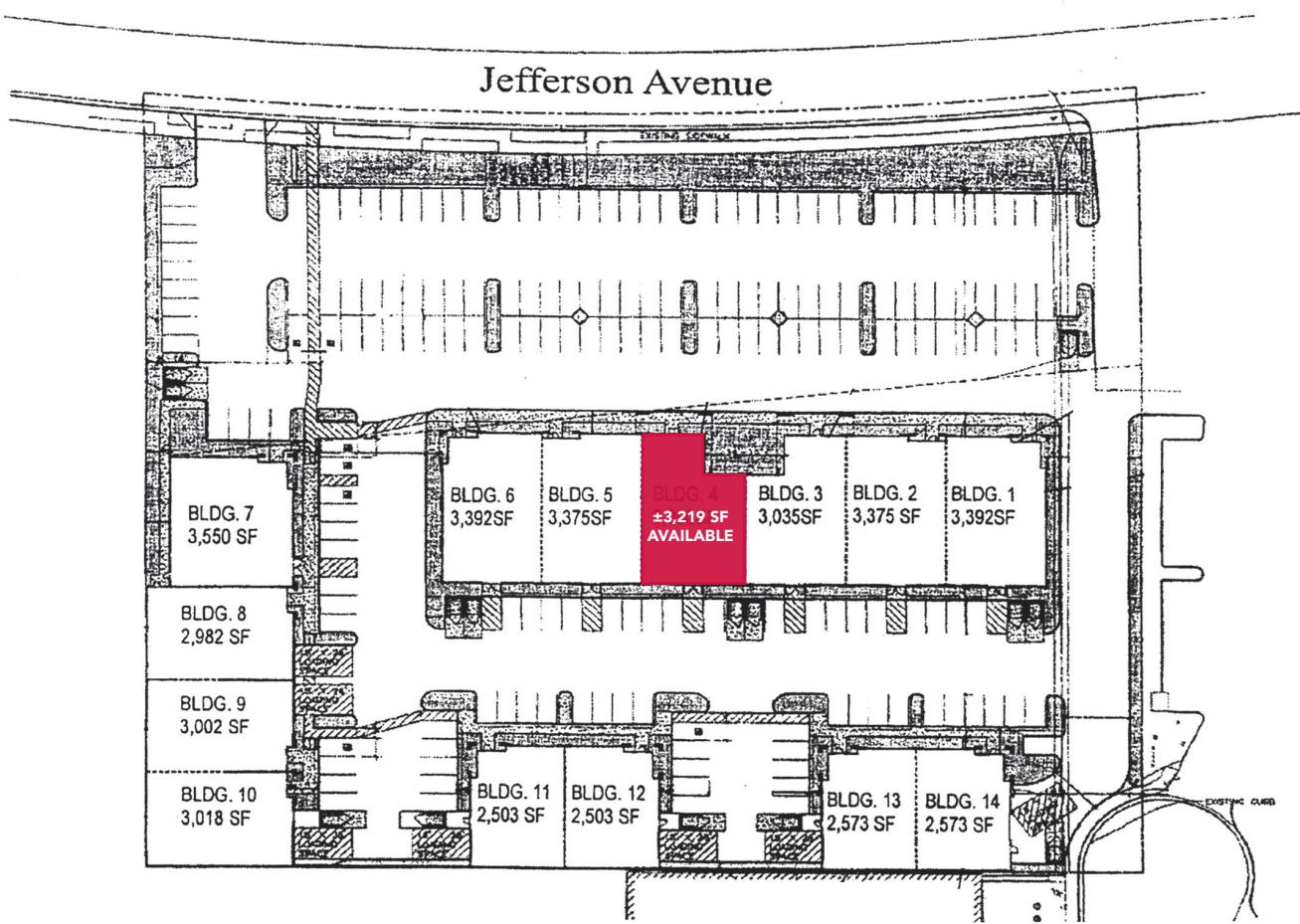
DRE #01269887

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The logo for Lee & Associates, featuring a stylized 'L' and 'A' icon followed by the company name in a serif font, with 'COMMERCIAL REAL ESTATE SERVICES' in a smaller sans-serif font below it.



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26855 Jefferson Ave Murrieta, CA 92562	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,360	75,427	174,919
2030 Projected Population	2,360	78,741	181,749
2020 Census Population	1,466	71,112	168,849
2010 Census Population	1,397	67,178	156,776
Projected Annual Growth 2025 to 2030	-	0.9%	0.8%
Historical Annual Growth 2010 to 2025	4.6%	0.8%	0.8%
2025 Median Age	35.4	35.9	37.3
Households			
2025 Estimated Households	828	25,928	57,865
2030 Projected Households	868	27,750	61,376
2020 Census Households	574	24,328	55,862
2010 Census Households	455	22,424	50,771
Projected Annual Growth 2025 to 2030	1.0%	1.4%	1.2%
Historical Annual Growth 2010 to 2025	5.5%	1.0%	0.9%
Race and Ethnicity			
2025 Estimated White	49.5%	47.5%	49.7%
2025 Estimated Black or African American	7.1%	7.4%	7.1%
2025 Estimated Asian or Pacific Islander	13.9%	12.4%	11.9%
2025 Estimated American Indian or Native Alaskan	1.4%	1.3%	1.2%
2025 Estimated Other Races	28.1%	31.4%	30.2%
2025 Estimated Hispanic	35.9%	39.2%	38.1%
Income			
2025 Estimated Average Household Income	\$166,873	\$127,155	\$138,632
2025 Estimated Median Household Income	\$135,936	\$104,447	\$111,385
2025 Estimated Per Capita Income	\$58,611	\$43,767	\$45,898
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.1%	5.3%	4.0%
2025 Estimated Some High School (Grade Level 9 to 11)	4.0%	4.4%	4.3%
2025 Estimated High School Graduate	10.7%	21.4%	22.1%
2025 Estimated Some College	27.2%	26.2%	25.9%
2025 Estimated Associates Degree Only	8.0%	10.2%	9.8%
2025 Estimated Bachelors Degree Only	33.6%	21.5%	22.4%
2025 Estimated Graduate Degree	15.2%	11.1%	11.5%
Business			
2025 Estimated Total Businesses	1,376	6,824	9,447
2025 Estimated Total Employees	11,362	49,945	66,815
2025 Estimated Employee Population per Business	8.3	7.3	7.1
2025 Estimated Residential Population per Business	1.7	11.1	18.5

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