

# LAST PAD FOR GROUND LEASE OR PURCHASE!

NEQ OF MADISON AVE & GUAVA AVE | MURRIETA, CA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**JOIN:**



## HIGHLIGHTS:

- Last Pad Available! For Ground Lease or Purchase. (1.63 Acres)
- Anchored by 44+ acre Regional Carmax Supercenter and Wal-Mart (Approx. 700 full time employees)
- I-15 Freeway Pylon Signage Available Visible to Over 116,993 Cars Per Day Along With Additional Madison Ave Monument Signage Available
- Ideal for Tires or Auto Parts Store and other Retail or Related Services.
- Pad Site is Fully Improved In Rough Graded Condition with All Utilities and All Off Sites Complete.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population:	8,315	86,038	171,015
Daytime Population:	4,452	34,484	65,189
Avg. Household Income:	\$104,065	\$131,934	\$138,904

Source: Regis Online

## TRAFFIC COUNTS

**24,000 CPD**

On Madison Ave  
Source: Regis Online

**6,206 CPD**

On Guava St

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



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**Freeway Frontage  
Pylon Signage  
Available**



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25560 Madison Ave Murrieta, CA 92562	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	8,315	86,038	171,015
2029 Projected Population	10,619	90,532	175,955
2020 Census Population	4,799	84,154	170,334
2010 Census Population	4,467	78,405	156,069
Projected Annual Growth 2024 to 2029	5.5%	1.0%	0.6%
Historical Annual Growth 2010 to 2024	6.2%	0.7%	0.7%
2024 Median Age	31.4	37.4	37.0
<b>Households</b>			
2024 Estimated Households	2,933	29,001	56,230
2029 Projected Households	3,836	30,957	58,576
2020 Census Households	1,689	28,088	55,637
2010 Census Households	1,533	25,908	50,088
Projected Annual Growth 2024 to 2029	6.2%	1.3%	0.8%
Historical Annual Growth 2010 to 2024	6.5%	0.9%	0.9%
<b>Race and Ethnicity</b>			
2024 Estimated White	47.5%	49.1%	49.3%
2024 Estimated Black or African American	6.9%	7.4%	7.3%
2024 Estimated Asian or Pacific Islander	10.7%	11.8%	12.3%
2024 Estimated American Indian or Native Alaskan	1.4%	1.1%	1.1%
2024 Estimated Other Races	33.6%	30.7%	30.0%
2024 Estimated Hispanic	41.3%	38.2%	37.8%
<b>Income</b>			
2024 Estimated Average Household Income	\$104,065	\$131,934	\$138,904
2024 Estimated Median Household Income	\$90,960	\$105,220	\$113,536
2024 Estimated Per Capita Income	\$36,737	\$44,529	\$45,709
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	6.5%	4.5%	4.1%
2024 Estimated Some High School (Grade Level 9 to 11)	3.1%	4.4%	4.6%
2024 Estimated High School Graduate	28.7%	23.6%	21.9%
2024 Estimated Some College	26.0%	26.3%	26.4%
2024 Estimated Associates Degree Only	8.4%	9.9%	10.0%
2024 Estimated Bachelors Degree Only	18.2%	21.4%	21.8%
2024 Estimated Graduate Degree	9.1%	9.8%	11.2%
<b>Business</b>			
2024 Estimated Total Businesses	581	4,723	9,243
2024 Estimated Total Employees	4,452	34,484	65,189
2024 Estimated Employee Population per Business	7.7	7.3	7.1
2024 Estimated Residential Population per Business	14.3	18.2	18.5

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