

# 26047 Jefferson Avenue, #D, Murrieta, CA

## ±2,700 SF INDUSTRIAL UNIT



**FOR LEASE**

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YOUNG**



# 26047 JEFFERSON AVENUE, # D

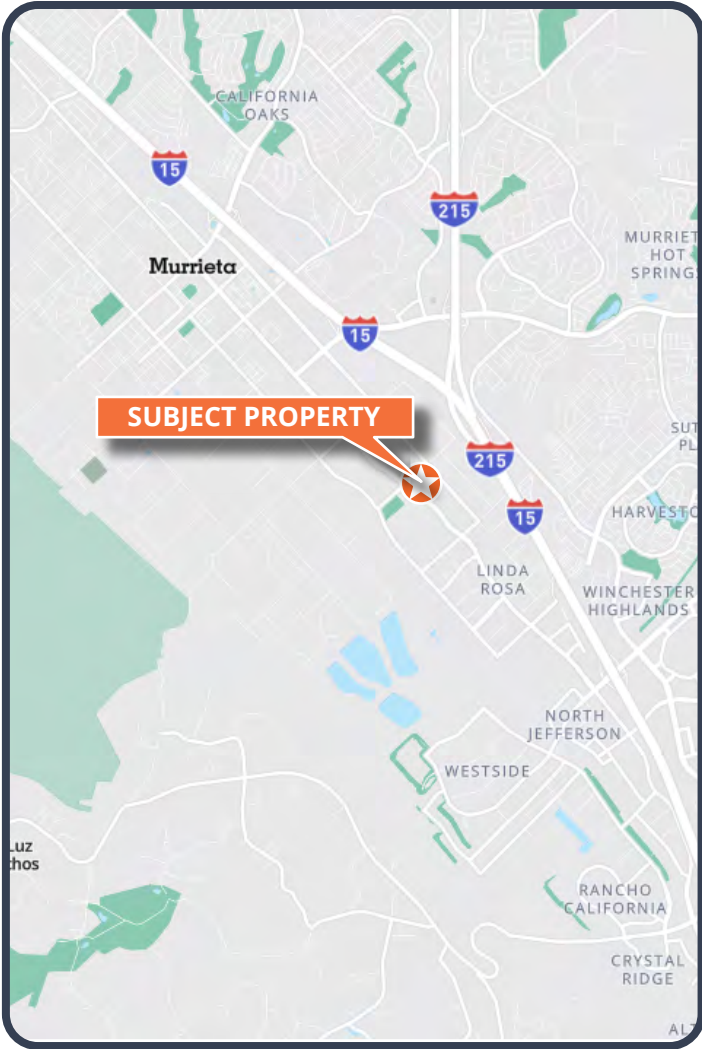
## MURRIETA, CA

### PROPERTY DESCRIPTION

Position your business in the heart of Murrieta's thriving Jefferson Avenue Business Corridor - one of the region's most active and strategically connected commercial zones. Surrounded by a dynamic mix of showroom, industrial, office, and retail users, this location benefits from strong visibility, high traffic counts, and seamless access to both the I-15 and I-215 freeways, making it ideal for companies that value convenience and regional reach. 26047 Jefferson Avenue, Unit D, Murrieta offers a well-positioned, high-exposure address in a corridor built for success.

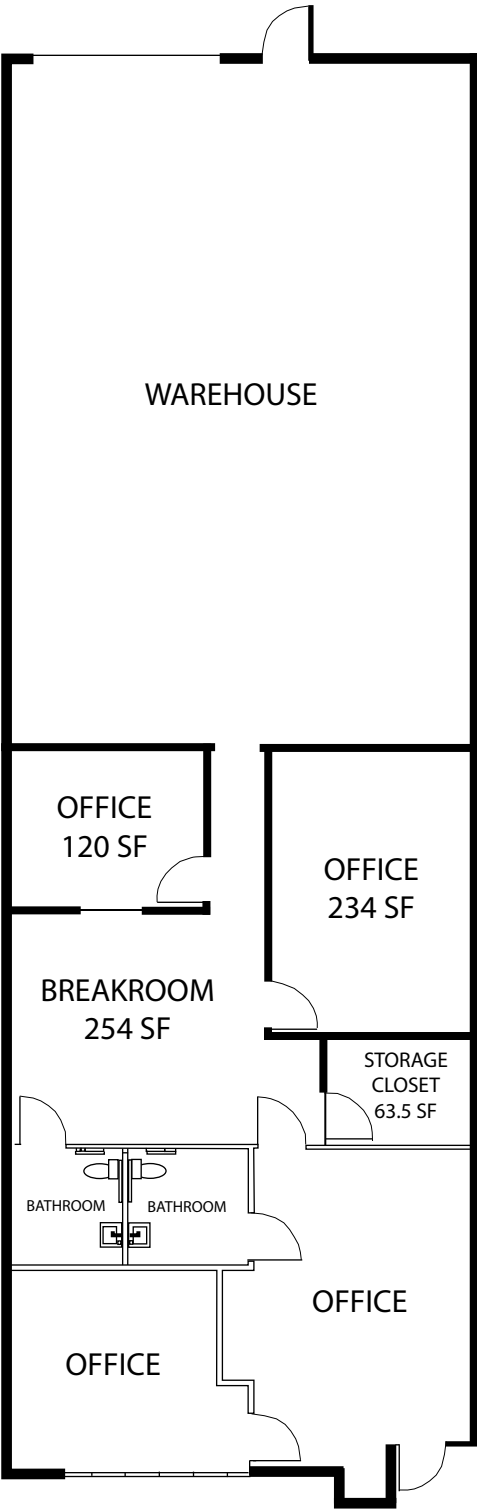
### PROPERTY FEATURES

UNIT AREA:	±2,700 SF
OFFICE AREA:	±1,295 SF
GRADE LEVEL DOOR:	(1) 12' w x 14' h
CLEAR HEIGHT:	22'
POWER:	Main Panel: 225 amps; 208/120v Sub Panel: 100 amps; 480/277v
LEASE RATE:	\$1.65/SF Modified Gross
ZONING:	Business Park (BP) <a href="#">Murrieta, CA - Zoning Map</a>

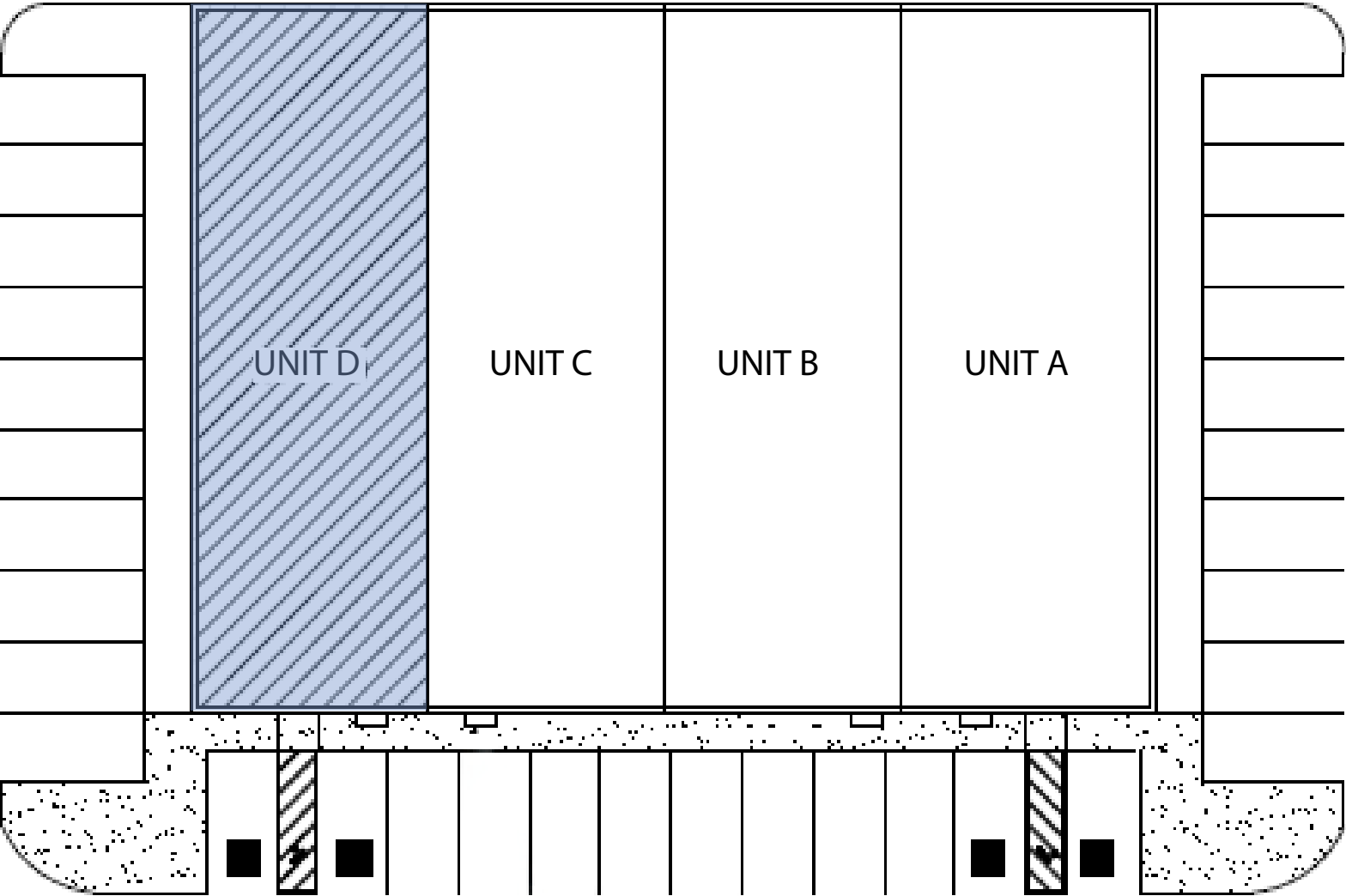




FLOOR PLAN



SITE PLAN



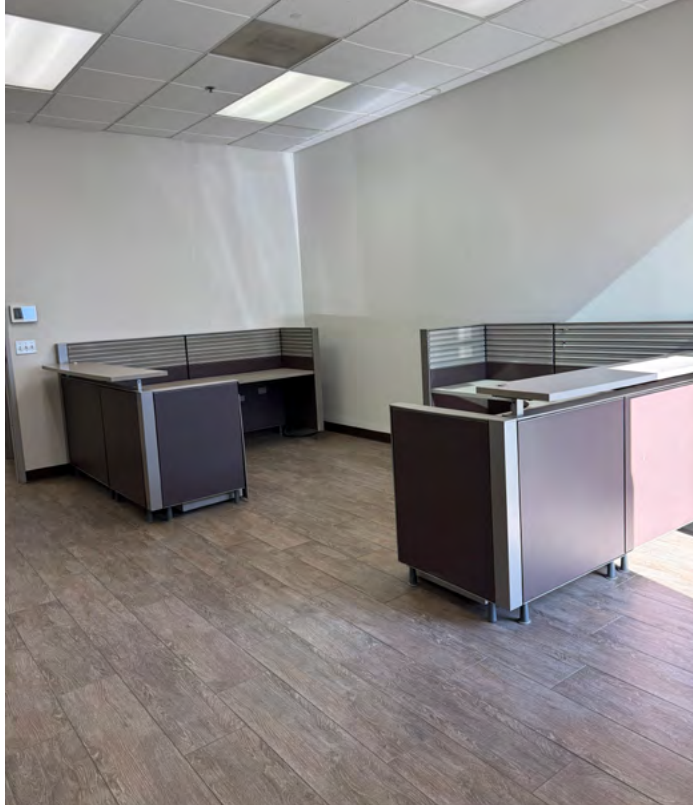
\*Plans are not to scale, dimensions and features are approximate.

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## PROPERTY PHOTOS



### CONNECTED BY COMMUNITY

Located in the heart of Southern California's fastest-growing innovation corridor, the City of Murrieta offers an exceptional environment for businesses seeking connectivity, talent, and long-term stability. Murrieta continues to rise as a premier destination for industrial, office, and showroom operations, supported by over 2 million square feet of thriving business park space and an ambitious expansion pipeline along the Jefferson-Madison innovation zone, where approximately 10 million square feet of land is designated for future business park development.

With its business-friendly climate, strategic infrastructure improvements, and a central Southern California location, Murrieta offers the ideal foundation for companies ready to grow and thrive.

[City of Murrieta  
Business Resources](#)

\*Demographics data within 5-mile radius of subject property (per CoStar)

### 5-MILE RADIUS DEMOGRAPHICS



**170,971**  
POPULATION



**\$119,106**  
AVERAGE  
HOUSEHOLD INCOME

**11,306**

BUSINESSES

**81,131**

EMPLOYEES

DAYTIME  
EMPLOYMENT

**63%**

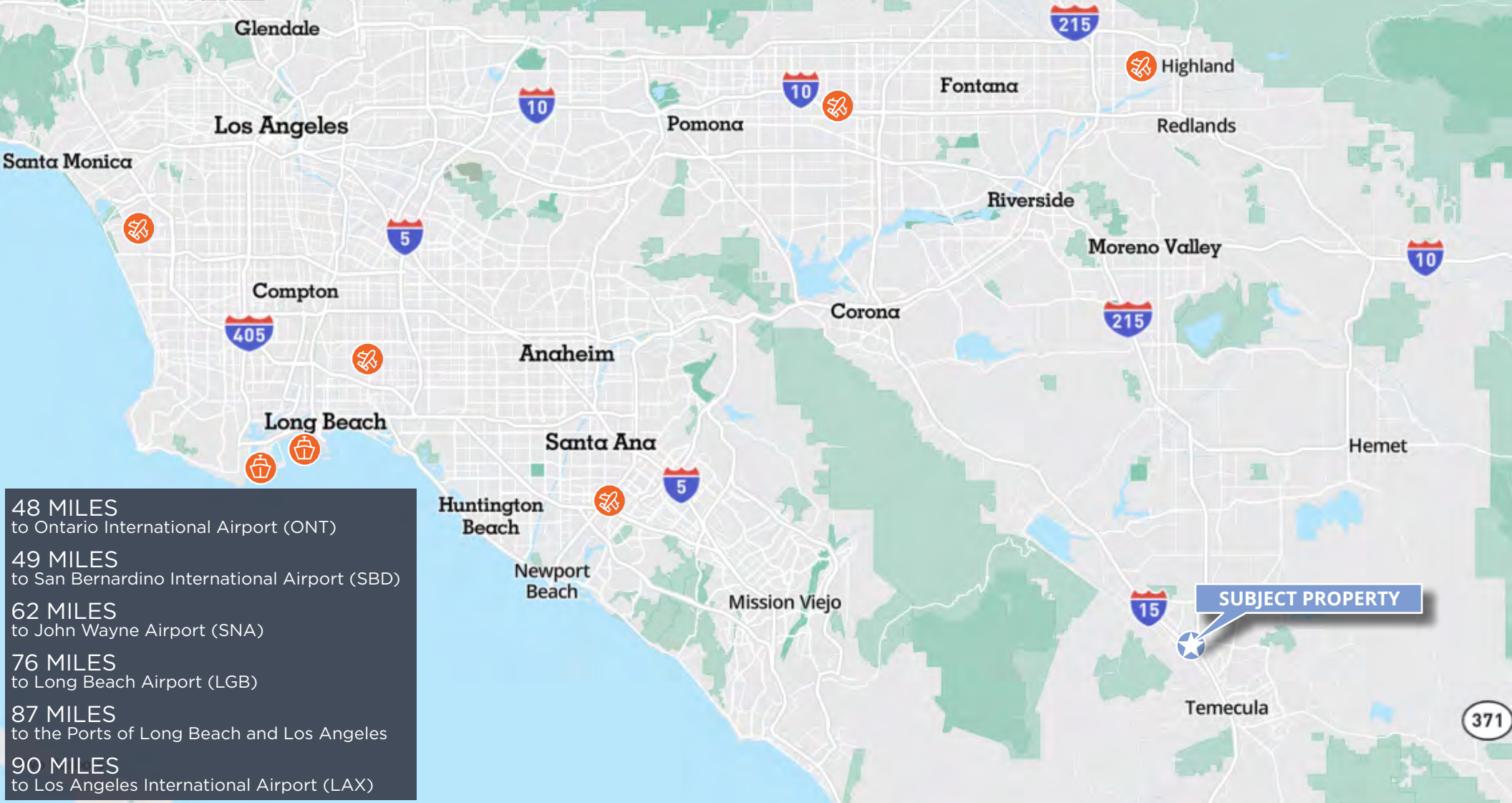
OWNER

**37%**

RENTER

OCCUPIED HOUSING  
UNITS





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**Get in  
touch.**

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