

Murrieta Springs Plaza

25320 Madison Avenue, Murrieta, CA 92562

FOR LEASE



**900± SF
AVAILABLE**



**CONTACT BROKER
FOR MONTHLY LEASE
RATES**



- **Pizza Guys** - Coming Soon!
- Excellent Retail Location with Great Freeway Access Off I-15
- Located at the northeast corner of Madison Avenue and Murrieta Hot Springs Road
- 263,625± SF freeway oriented power center
- Building signage visible from Murrieta Hot Springs Road
- Other tenants include:

JOIN:



Demographics

Source: CoStar 2023	1 mile	3 mile	5 mile
2023 Population (Estimated)	7,470	90,463	166,362
2028 Population (Projected)	7,508	90,641	167,362
Daytime Employee Population	10,768	32,966	76,119
Average Household Income	\$91,834	\$118,915	\$120,522

Traffic Counts

Source: CoStar 2022	ADT
Murrieta Hot Springs Road @ Madison Avenue	39,644
Madison Avenue @ Murrieta Hot Springs Road	23,760
Interstate 15 @ Murrieta Hot Springs Road	138,538

Exclusively Marketed By:

Scott Forest

Senior Vice President
CA License # 01396577
(951) 491-6300

sforest@westmarcre.com

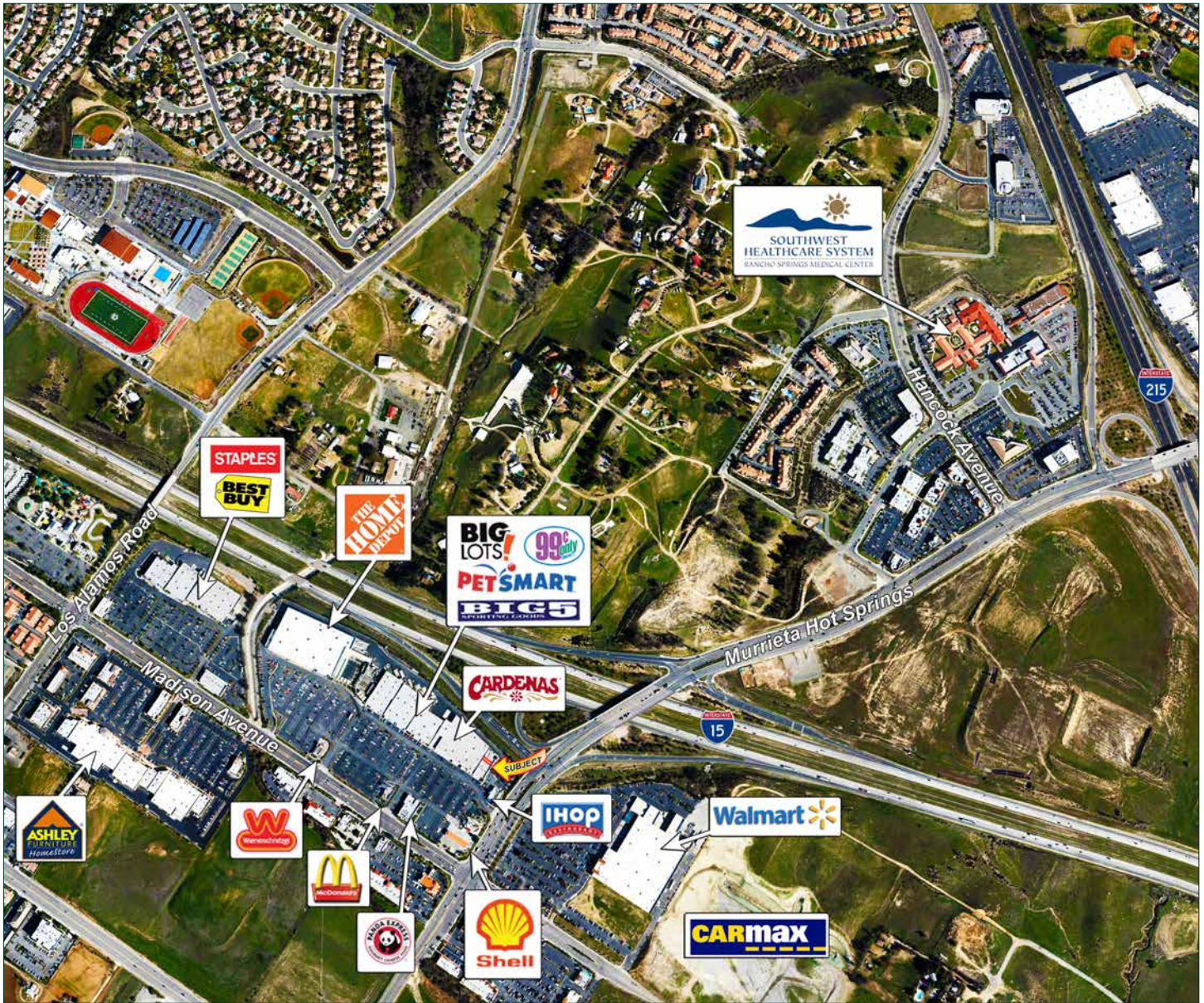


41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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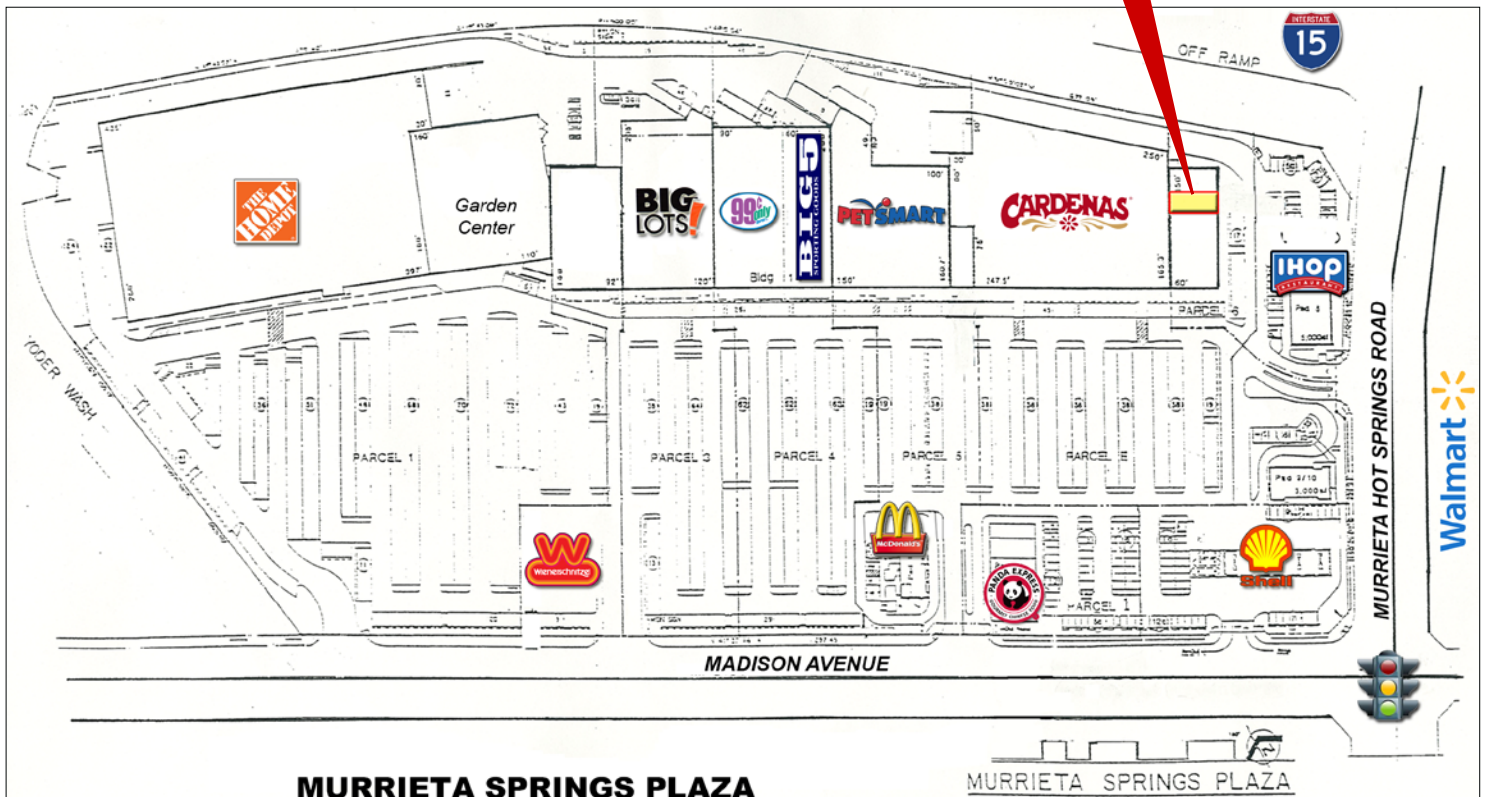
Building 25296

Unit	Tenant	Size	Base Rent PSF
A	Water Store	1,325 SF	-----
B	La Michoacana Ice Cream	1,450 SF	----

Building 25320

Unit	Tenant	Size	Base Rent PSF
A	\$99 PC Repair	1,200 SF	----
B	Island Poke	1,200 SF	----
C	Cricket Wireless	1,200 SF	----
D	Vanity Nails	900 SF	----
E	Pizza Guys	1,200 SF	----
F	AVAILABLE ON 30 DAY NOTICE	900 SF	\$2.50 PSF (NNN)
G/H	Mattress	2,400 SF	----

2024 NNN's estimated \$1.02 PSF monthly.



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