

OFFICE FOR LEASE

PRIVATE OFFICE WITH EXECUTIVE STYLE CONFERENCE ROOM

41663 DATE ST MURRIETA, CA 92562



SITE

ADAMS AVE

FOR MORE INFORMATION:

Wil Cucuta &
Grisel Stefani

(951) 704 9920

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DRE# 01385103 DRE# 02017653

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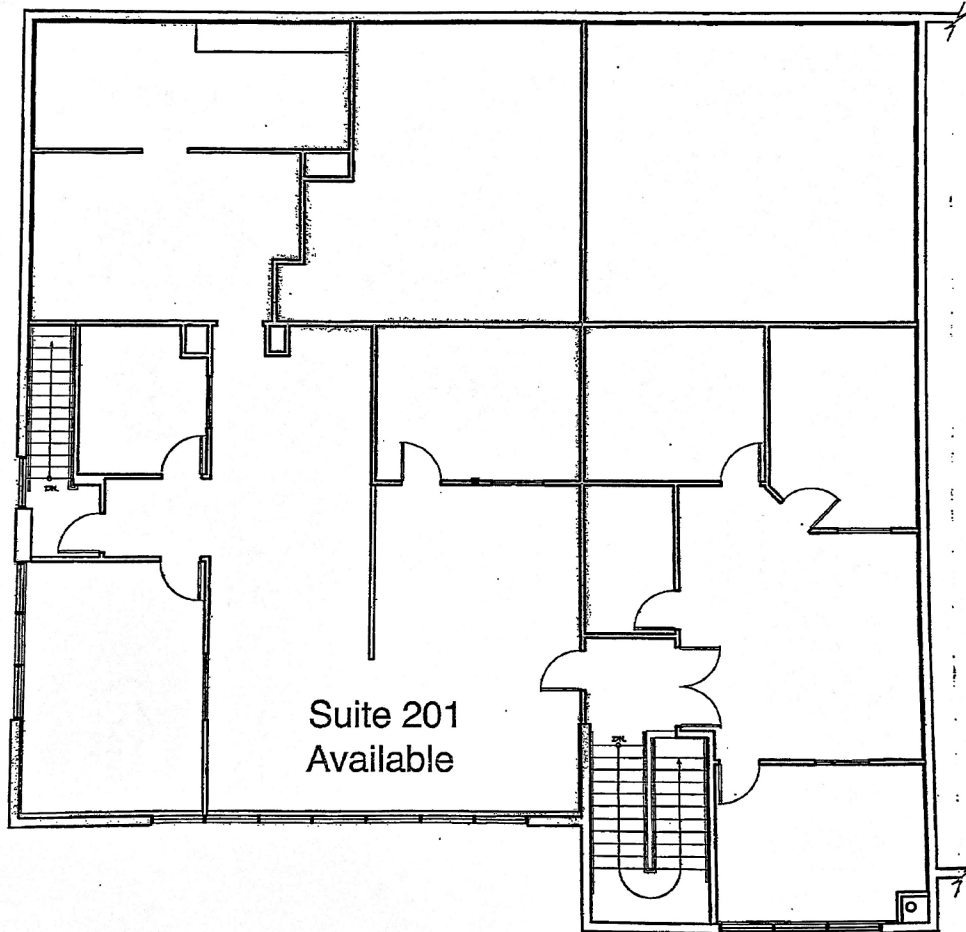


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41663 Date Street Murrieta CA



- Second Floor Suite 201 with Solar
- +/- 2,255 SF office and +/- 979 SF private warehouse with bathroom (+/- 3,234 Total SF)
- An Additional shared conference room outside the office if needed, shared coffee bar with refrigerator and microwave
- Conveniently located near Interstate 215 and I-15, restaurants, shopping center



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AREA HIGHLIGHTS

Murrieta is a young, on-the-go affluent community. With a population of 115,000, a median age of 33, an average family income of over \$110,000 and recently recognized again as one of the safest cities in the nation, Murrieta is the future of Southern California!

EDUCATION & WORKFORCE

- Murrieta's high-quality schools consistently exceed State's exemplary mark
- More than 34% of Murrieta's residents have a BA or advanced degree; 63% have attended college
- Proximity to 22 colleges/universities

QUALITY OF LIFE

- Close to 600 acres of parkland; Miles of hiking and riding trails
- Santa Rosa Plateau Ecological Preserve
- Jack Nicklaus and Robert Trent Jones, Sr. designed golf courses
- New, high-tech public library

YOUNG, AFFLUENT COMMUNITY

- Population of 115,000 - one of the largest cities in Riverside County
- Median age of 33
- \$110,000 average family income in Murrieta



TRAFFIC COUNTS Cars Per Day

Los Alamos Road: $\pm 9,367$

I-15: $\pm 127,000$



AVERAGE HHI*

1 Mile: \$71,694

3 Miles: \$90,209

5 Miles: \$91,966



POPULATION

1 Mile	3 Miles	5 Miles
11,249	90,947	162,946

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
8,271	27,651	66,916

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