

SWC JEFFERSON AVENUE & DATE STREET

41590 Date Street, Murrieta, CA 92562

**RETAIL/SHOWROOM
FOR LEASE, GROUND LEASE,
OR BUILD-TO-SUIT**



**1.034± Gross
Acres (0.76± Net)
AVAILABLE**



**Contact Broker
FOR LEASE RATE**

- High traffic, signalized intersection
- 1.034 Gross acres and 0.76± net acres finished parcel on Jefferson corridor near Murrieta Auto Mall
- APN: portion of APN: 909-352-001, parcel 2 of Parcel Map 37560.
- Plans underway for 4,278± SF single story retail/showroom building. Owners will modify and build to suit for partial or full building user(s) (qualified tenants).
- Excess parking over code requirements provided: 40 spaces
- All Offsite and Onsite Improvements, including parking, landscaping, utilities completed and stubbed up to building footprint
- Zoning: BP (Business Park)
- Retail and showroom uses within the BP Zone include: restaurants, offices, auto parts, convenience stores, banks, medical offices, auto repair, veterinarian, offices, health and fitness with CUP, and many more.
- Lease, Ground Lease or Build to Suit
- Near French Valley Parkway Interchange
- Lease Rate: Contact Broker

JOIN:



Nearby Retailers Include:



Exclusively Marketed By:

Mark Esbensen

President | CEO

CA License # 00713990

(951) 491-6300

mesbensen@westmarcre.com

Scott Forest

Senior Vice President

CA License # 01396577

(951) 491-6300

sforest@westmarcre.com



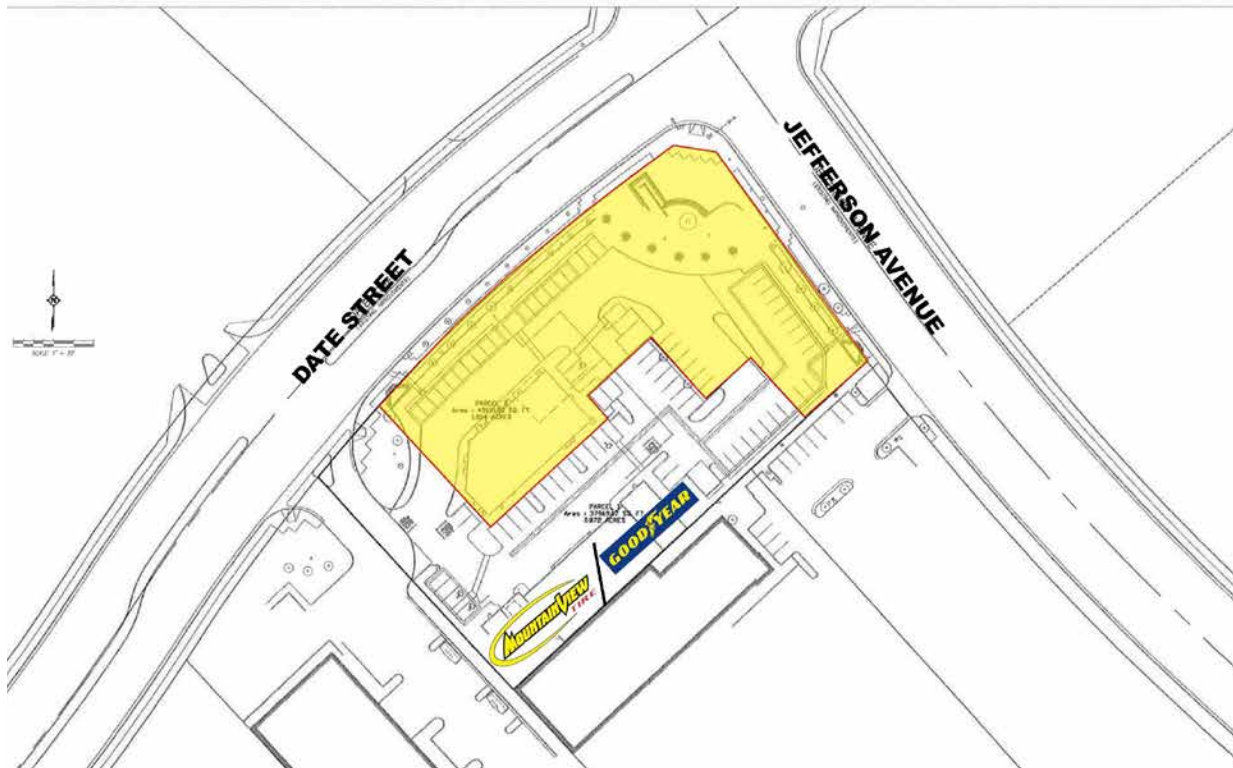
41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 37560

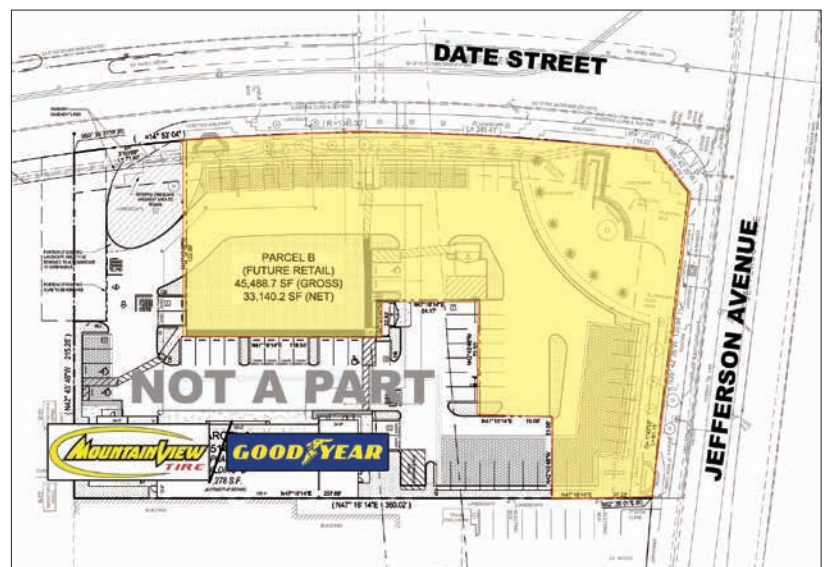


Traffic Counts

Source: CoStar 2022	ADT
Jefferson Avenue North of Date Street	28,906
Jefferson Avenue South of Date Street	23,958
Date Street at Jefferson Avenue	4,533

Demographics

Source: CoStar 2023	1 mile	3 mile	5 mile
2023 Population (Estimated)	2,613	72,481	175,980
2028 Population (Projected)	2,639	72,769	176,906
Daytime Employee Population	10,749	59,218	78,697
Average Household Income	\$129,554	\$110,661	\$120,333

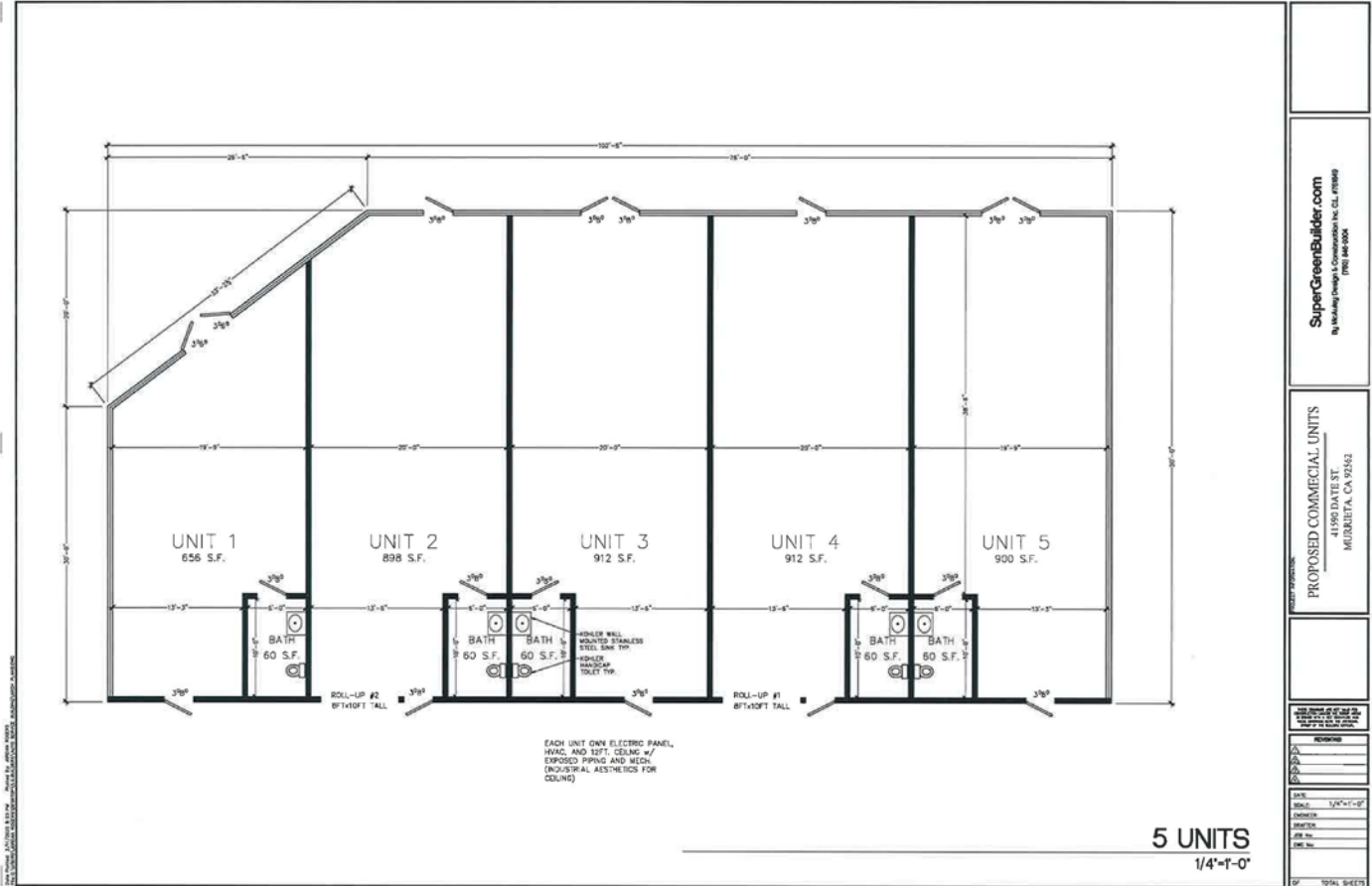


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CONCEPTUAL FLOOR PLAN 4,278± SF



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