

Olive Tree Plaza

25021 Madison Avenue, Murrieta, CA 92562

Join:



Features:

- High exposure inline space available fronting Madison Avenue
- Suite 105 - 2,432± SF (non-divisible)
- Shadow anchored and shared access with Ashley Furniture, AAA Auto Club, San Diego County Credit Union and Starbucks
- Close proximity to entrance to I-215 and I-15/ Murrieta Hot Springs Road
- Available Immediately
- Contact agent for touring instructions

Traffic Counts

Source: CoStar 2020 (City of Murrieta 2018*, City of Murrieta 2017**)	ADT
Madison Avenue & Los Alamos/Ivy Street*	17,100
Jefferson Avenue & Los Alamos/Ivy Street**	19,200

Demographics

Source: CoStar 2020	1 mile	3 mile	5 mile
2020 Population (Estimate)	11,168	89,928	165,164
2025 Population (Projection)	11,916	95,313	175,561
Daytime Employee Population	9,102	30,222	75,080
Average Household Income	\$81,594	\$103,084	\$105,995



EXCLUSIVELY LISTED BY:

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www.WestMarCRE.com
WestMar Commercial Real Estate



Suite	SF	Rate/Month	Comments
101	1,976±	----	Ryan's Comics
102	1,368±	----	Metro PCS
103	1,368±	----	All Discount Insurance
104	1,520±	----	Los Jilbertos Taco Shop
105	2,432±	\$2.15 psf NNN	AVAILABLE
106	1,644	----	Benny's Place Sub Sandwiches
25011 Madison	6,104±	----	Ramona Tire dba Firestone
Estimated NNNs: \$0.60 PSF/month.			

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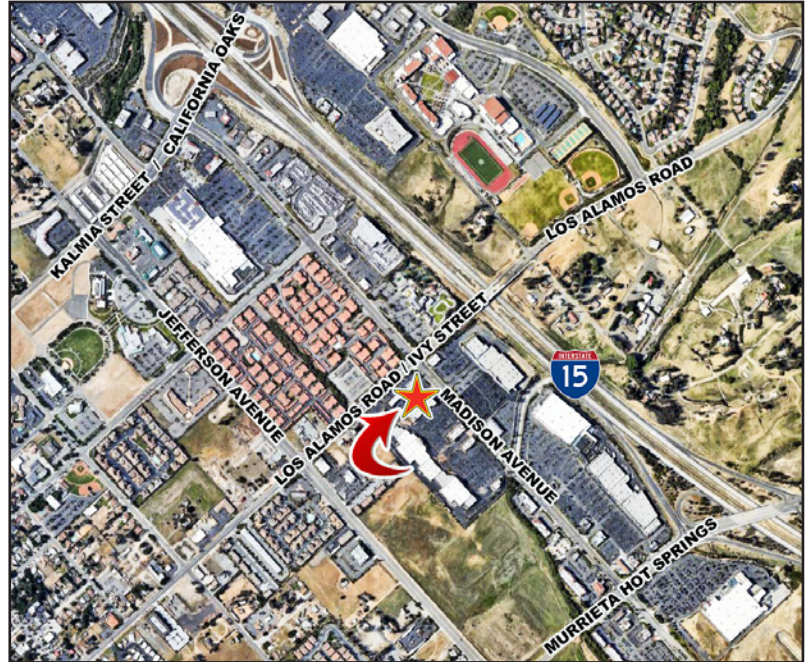
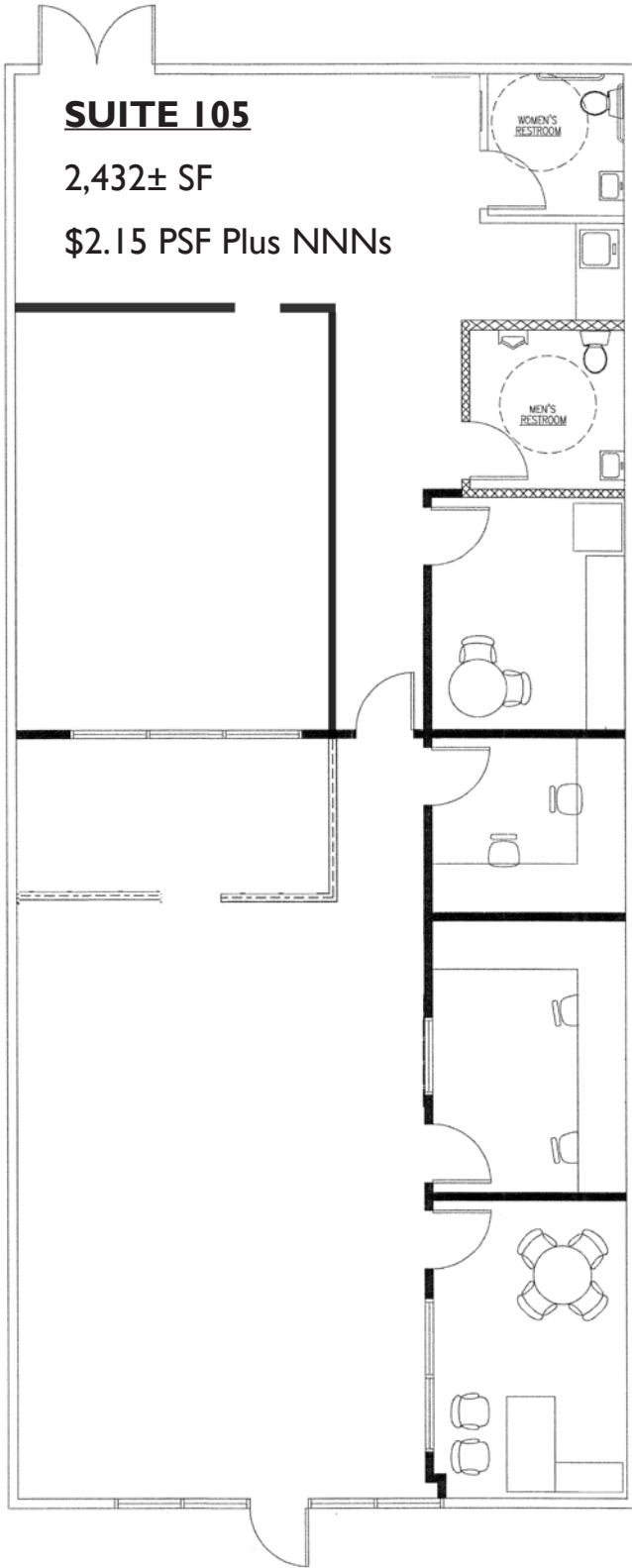
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