

TOWN CENTER PLAZA

RETAIL SPACE FOR LEASE
24843 Jefferson Ave.
MURRIETA, CA



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24843 Jefferson Ave.
MURRIETA, CA

Nick Earle

nearle@catalystretail.com
DRE# 01916982

Nick Corbell

ncorbell@catalystretail.com
DRE# 01932821

Daniel Watson

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DRE# 02165277



CATALYST
RETAIL

(951) 395-0000

www.catalystretail.com



41391 Kalmia St, Suite 230
Murrieta, CA 92562

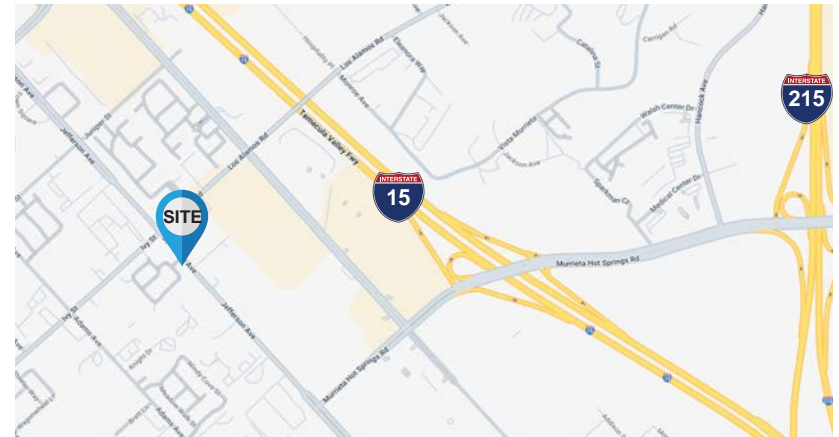
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice



SUITE	SIZE
101-102	3,080 SF
103	1,400 SF
101-103	4,480 SF
106-107	3,080 SF
110	1,680 SF
205	1,680 SF
206	1,400 SF
209	1,400 SF

PROPERTY HIGHLIGHTS

- Close to City Hall and Old Town Murrieta.
- Easy Access to I-15.
- Located Along Busy Jefferson Ave with Over 20,000 Cars Per Day.
- Close to Major National Retailers such as Target, Arizona Tile, Kohl's, Albertsons, Smart & Final, Home Depot and Lowe's.
- Directly South of Murrieta's Most Extensive Retail Hub.



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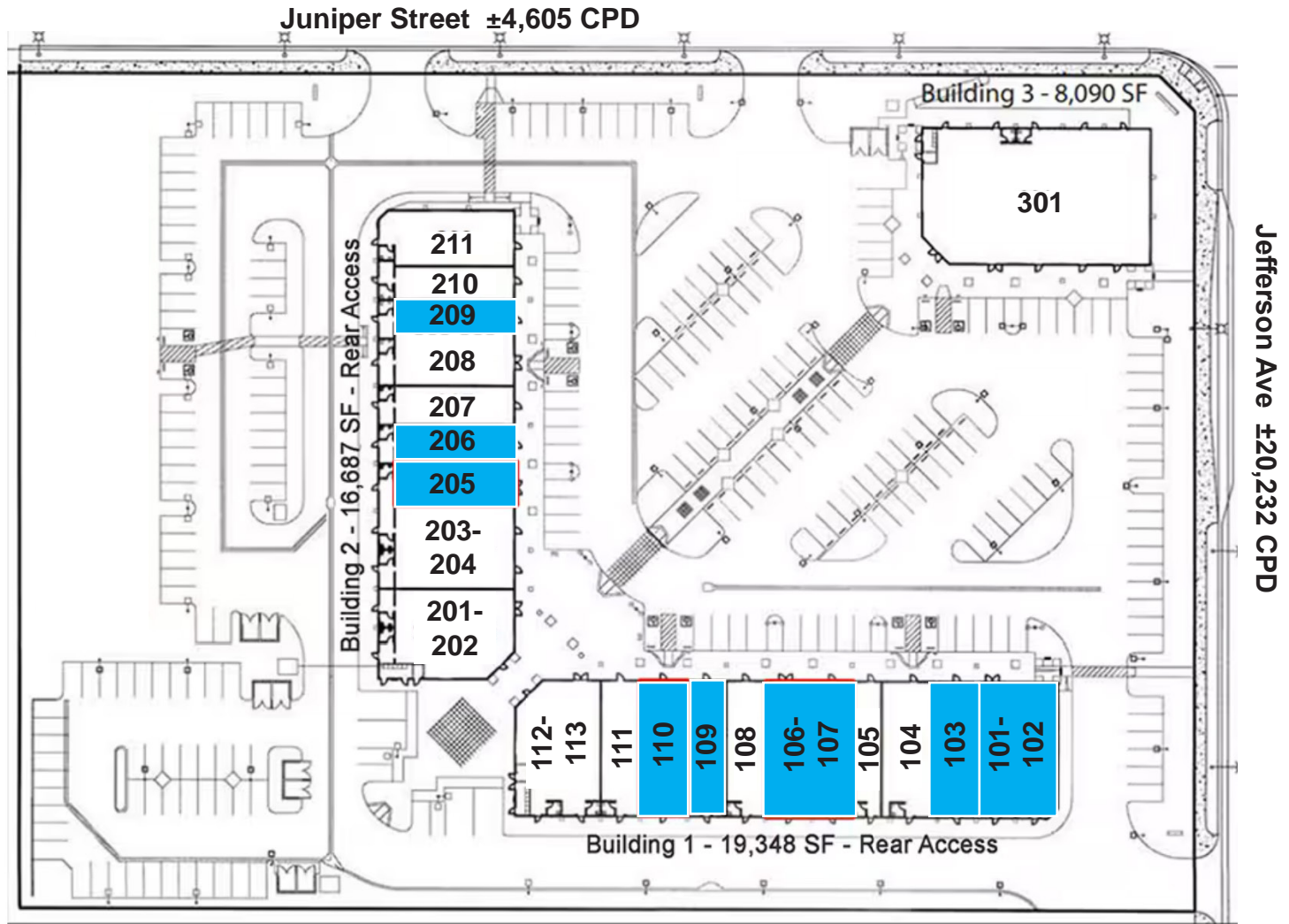
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24843 Jefferson Ave Murrieta, CA 92562	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	14,051	84,003	157,220
2030 Projected Population	17,557	88,249	162,335
2020 Census Population	8,402	81,503	152,415
2010 Census Population	7,478	75,220	141,161
Projected Annual Growth 2025 to 2030	5.0%	1.0%	0.7%
Historical Annual Growth 2010 to 2025	5.9%	0.8%	0.8%
2025 Median Age	35.3	37.5	37.5
Households			
2025 Estimated Households	5,230	27,804	51,163
2030 Projected Households	6,773	30,100	54,189
2020 Census Households	2,943	26,477	49,319
2010 Census Households	2,574	24,222	45,080
Projected Annual Growth 2025 to 2030	5.9%	1.7%	1.2%
Historical Annual Growth 2010 to 2025	6.9%	1.0%	0.9%
Race and Ethnicity			
2025 Estimated White	48.8%	49.3%	48.6%
2025 Estimated Black or African American	6.9%	7.1%	7.3%
2025 Estimated Asian or Pacific Islander	9.1%	11.3%	12.2%
2025 Estimated American Indian or Native Alaskan	1.4%	1.1%	1.1%
2025 Estimated Other Races	33.8%	31.2%	30.8%
2025 Estimated Hispanic	42.8%	39.3%	39.0%
Income			
2025 Estimated Average Household Income	\$120,514	\$141,489	\$143,553
2025 Estimated Median Household Income	\$90,166	\$112,680	\$116,078
2025 Estimated Per Capita Income	\$44,903	\$46,883	\$46,767
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	5.3%	3.4%	3.6%
2025 Estimated Some High School (Grade Level 9 to 11)	4.1%	4.3%	4.6%
2025 Estimated High School Graduate	27.3%	22.4%	22.4%
2025 Estimated Some College	28.8%	27.8%	26.7%
2025 Estimated Associates Degree Only	8.8%	9.4%	9.5%
2025 Estimated Bachelors Degree Only	18.9%	21.5%	21.6%
2025 Estimated Graduate Degree	6.8%	11.2%	11.6%
Business			
2025 Estimated Total Businesses	894	3,720	8,661
2025 Estimated Total Employees	6,573	24,795	60,750
2025 Estimated Employee Population per Business	7.4	6.7	7.0
2025 Estimated Residential Population per Business	15.7	22.6	18.2