

Murrieta Springs Plaza

25320 Madison Avenue, Murrieta, CA 92562

FOR LEASE



900± SF
Available



CONTACT BROKER
FOR MONTHLY LEASE RATES



Google Earth

JOIN: **CARDENAS** **PETSMART** **BIG5** **SPORTING GOODS**

Pizza Guys



- 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:



WESTMAR
COMMERCIAL REAL ESTATE

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*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.*

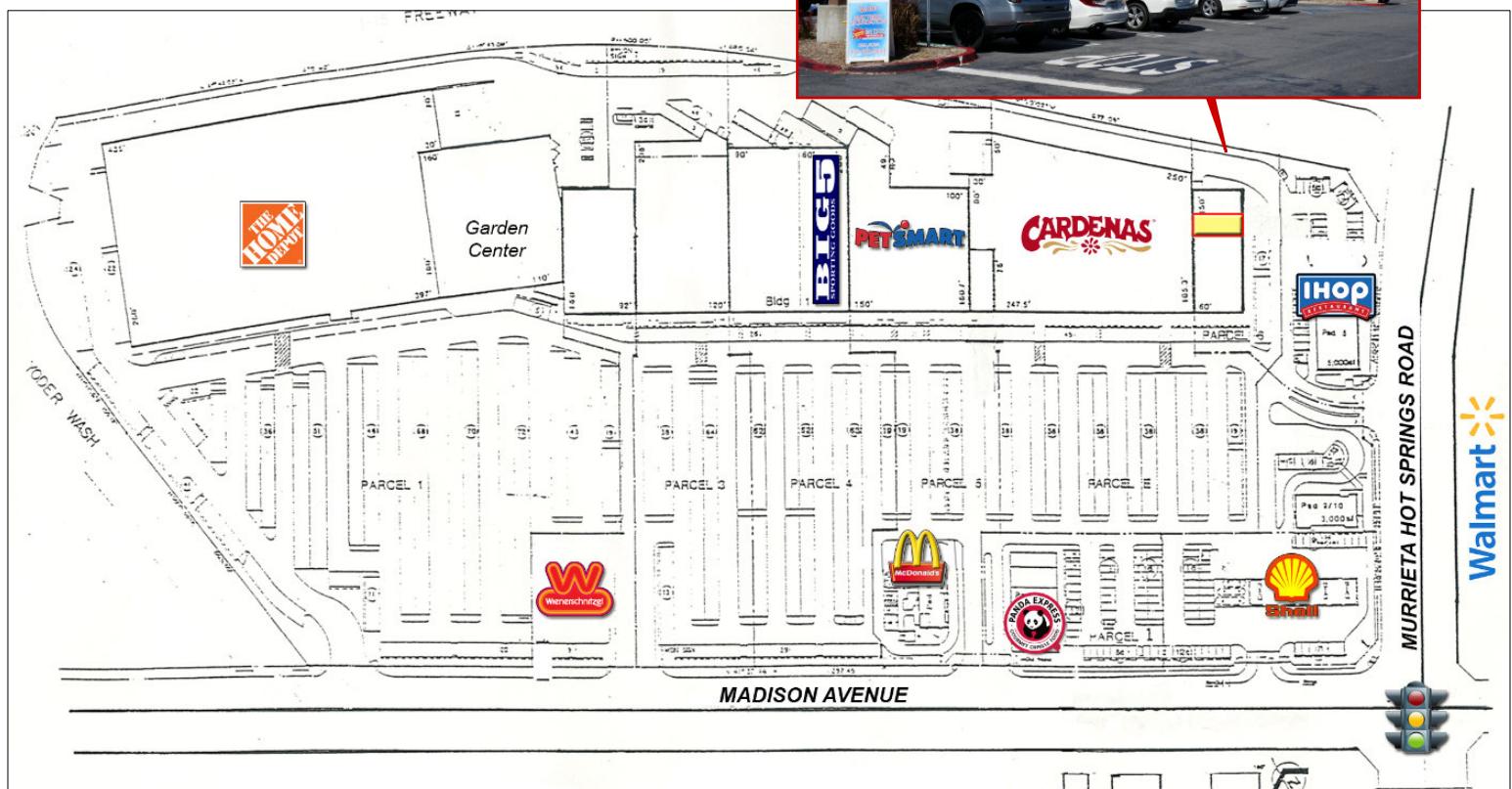
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Building 25296

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 IMMEDIATELY	900 SF	\$2.50 PSF (NNN)
G/H	Mattress	2,400 SF	----

2024 NNN's estimated \$1.02 PSF monthly.



MURRIETA SPRINGS PLAZA SITE PLAN

MURRIETA SPRINGS PLAZA

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SUITE F



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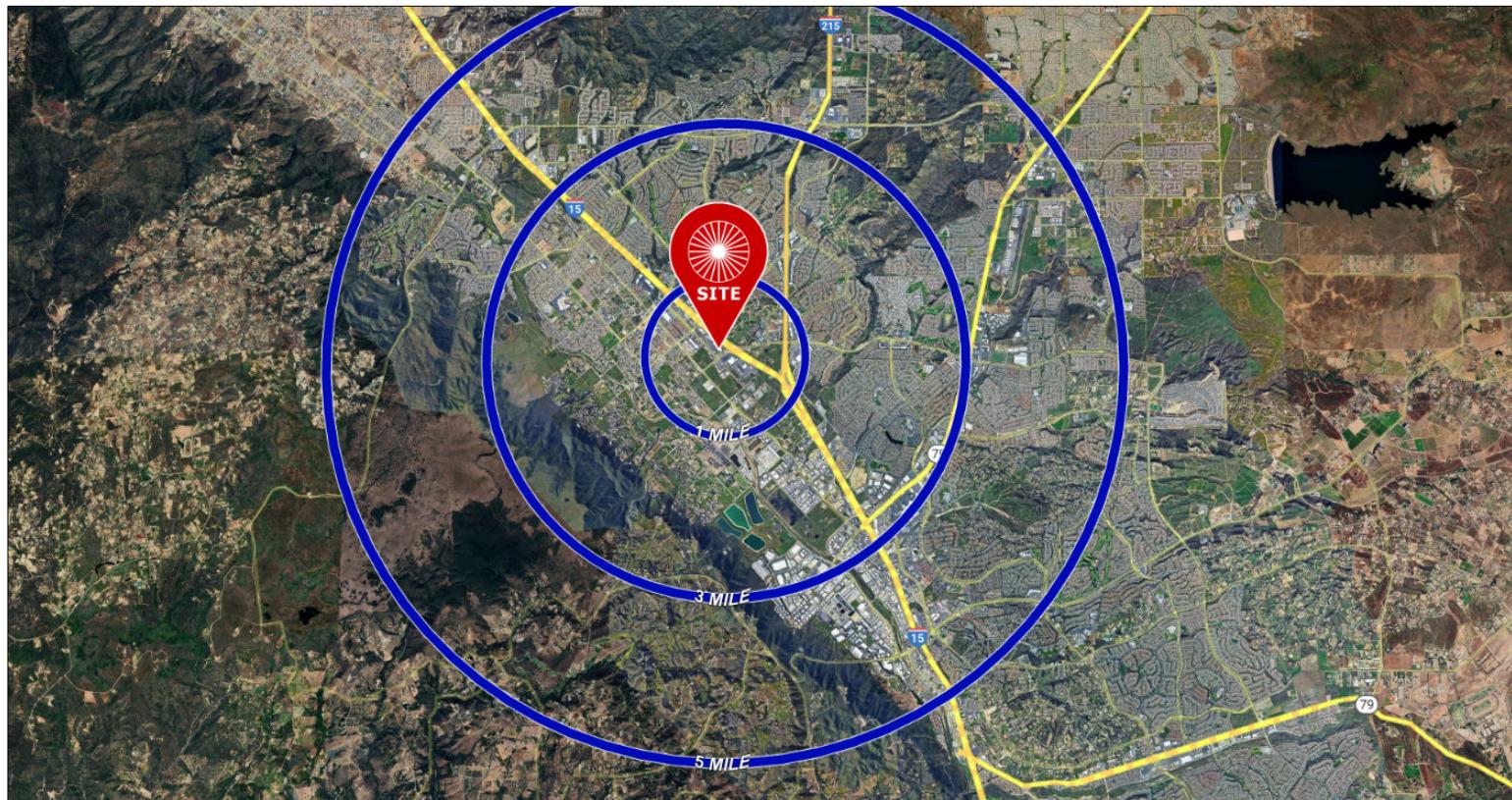
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2024 ESTIMATED POPULATION

	6,832	85,945	160,593
1 mile		3 miles	5 miles

DAYTIME EMPLOYEE POPULATION

	9,678	32,697	78,345
1 mile		3 miles	5 miles

2029 PROJECTED POPULATION

	7,197	89,989	168,801
1 mile		3 miles	5 miles

AVERAGE HOUSEHOLD INCOME

	\$96,150	\$117,601	\$121,218
1 mile		3 miles	5 miles

Source: CoStar 2024

TRAFFIC COUNTS



Murrieta Hot Springs Road @ Madison Avenue	39,644
Madison Avenue & Murrieta Hot Springs Road	23,760
Interstate 15 @ Murrieta Hot Springs Road	138,538

Source: CoStar 2022

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