

Murrieta Springs Plaza

25320 Madison Avenue, Murrieta, CA 92562

FOR LEASE



900± SF
Available



CONTACT BROKER
FOR MONTHLY LEASE RATES



- 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:



Scott Forest

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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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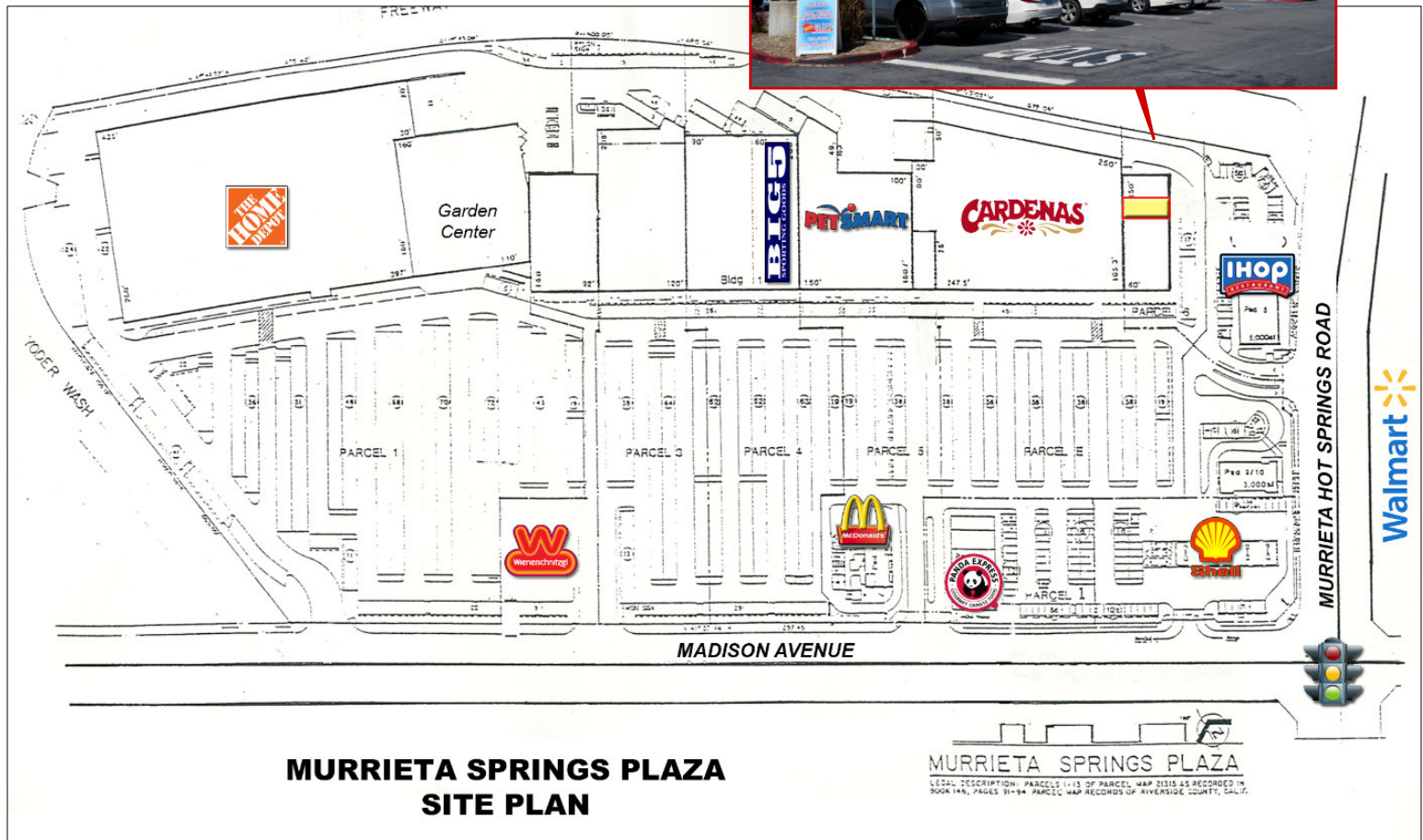
Building 25296

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.



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SUITE F



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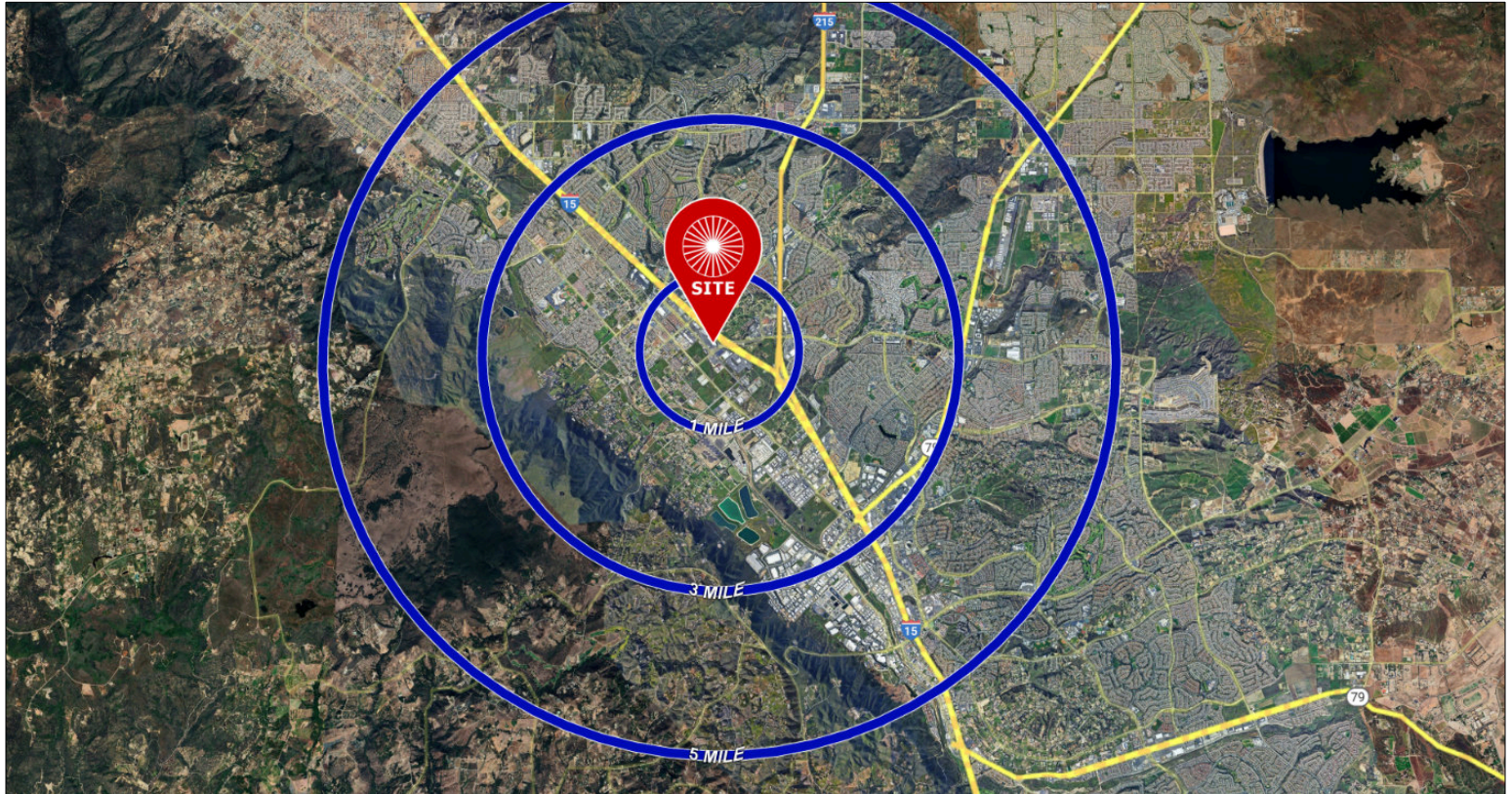
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2024 ESTIMATED POPULATION



6,832
1 mile

85,945
3 miles

160,593
5 miles

DAYTIME EMPLOYEE POPULATION



9,678
1 mile

32,697
3 miles

78,345
5 miles

2029 PROJECTED POPULATION



7,197
1 mile

89,989
3 miles

168,801
5 miles

AVERAGE HOUSEHOLD INCOME



\$96,150
1 mile

\$117,601
3 miles

\$121,218
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