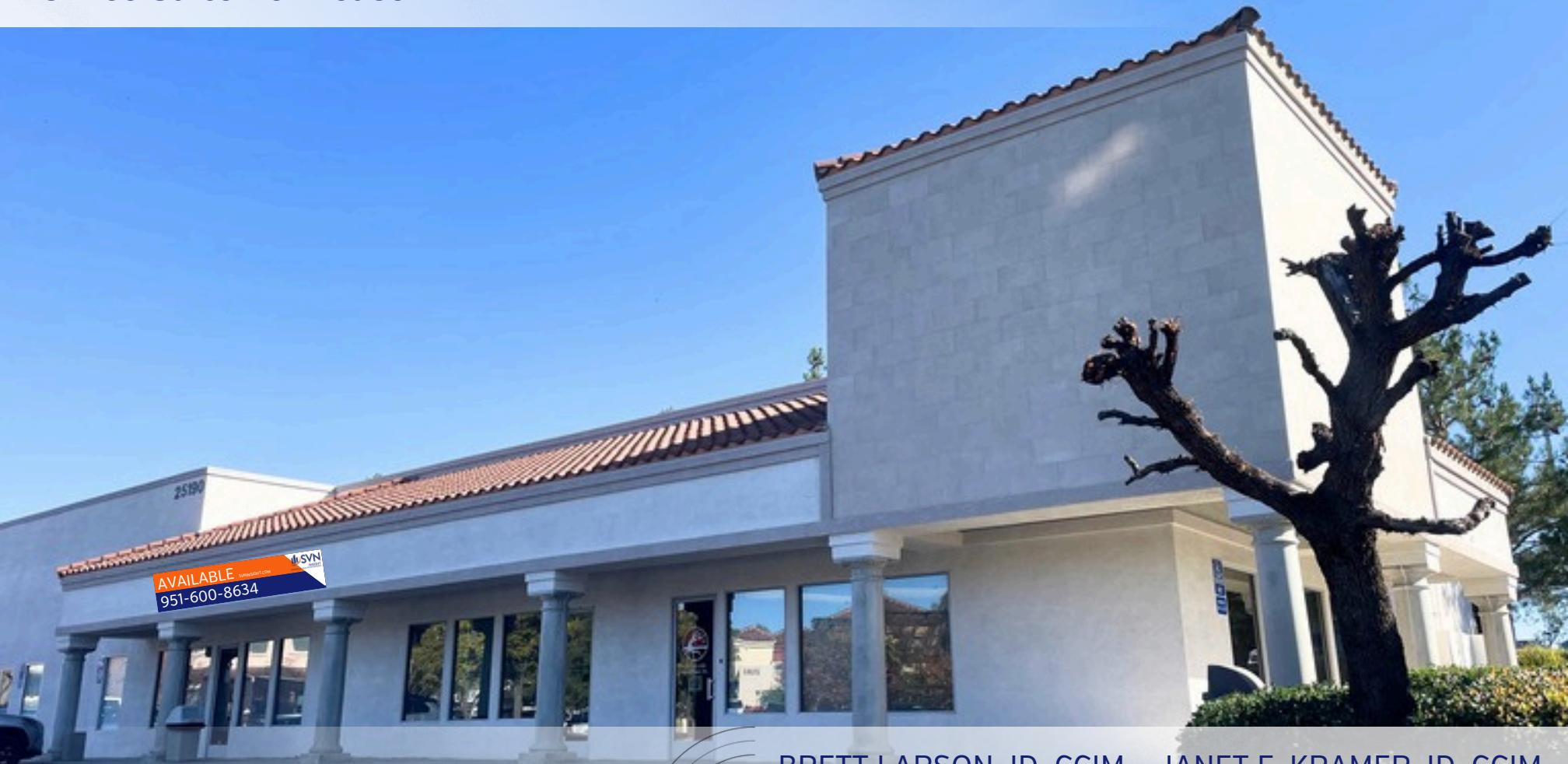


SOUTHWEST PLAZA

25190 Hancock Avenue, Suite B
Murrieta, CA 92562

Office Suite For Lease



BRETT LARSON, JD, CCIM

951.600.8634 x701

brett.larson@svn.com

CalDRE #01947115

JANET F. KRAMER, JD, CCIM

951.600.8634 x702

janetk@svn.com

CalDRE #01351570

PROPERTY OVERVIEW

25190 Hancock Avenue, Suite B | Murrieta, CA 92562

OFFERING SUMMARY

AVAILABLE SF: ±1,250 SF

LEASE RATE: \$1.95/ SF/ MO. MG

STORIES: 1

YEAR BUILT: 1985

MARKET: Inland Empire

SUBMARKET: SW Riverside County



PROPERTY FEATURES

- Fully built-out ±1,250 SF general office suite featuring:
 - Waiting Room/ Reception Area
 - Three (3) Private Offices
 - Large Bullpen/Conference Room
 - Interior Restroom
 - Full Kitchen
- Building signage available
- Diverse tenant mix in project
- Vehicle traffic in excess of 113,000 cars per day along Interstate 215
- Located along one of Murrieta's core corridors near Rancho Springs Hospital
- Close proximity to freeway and retail centers

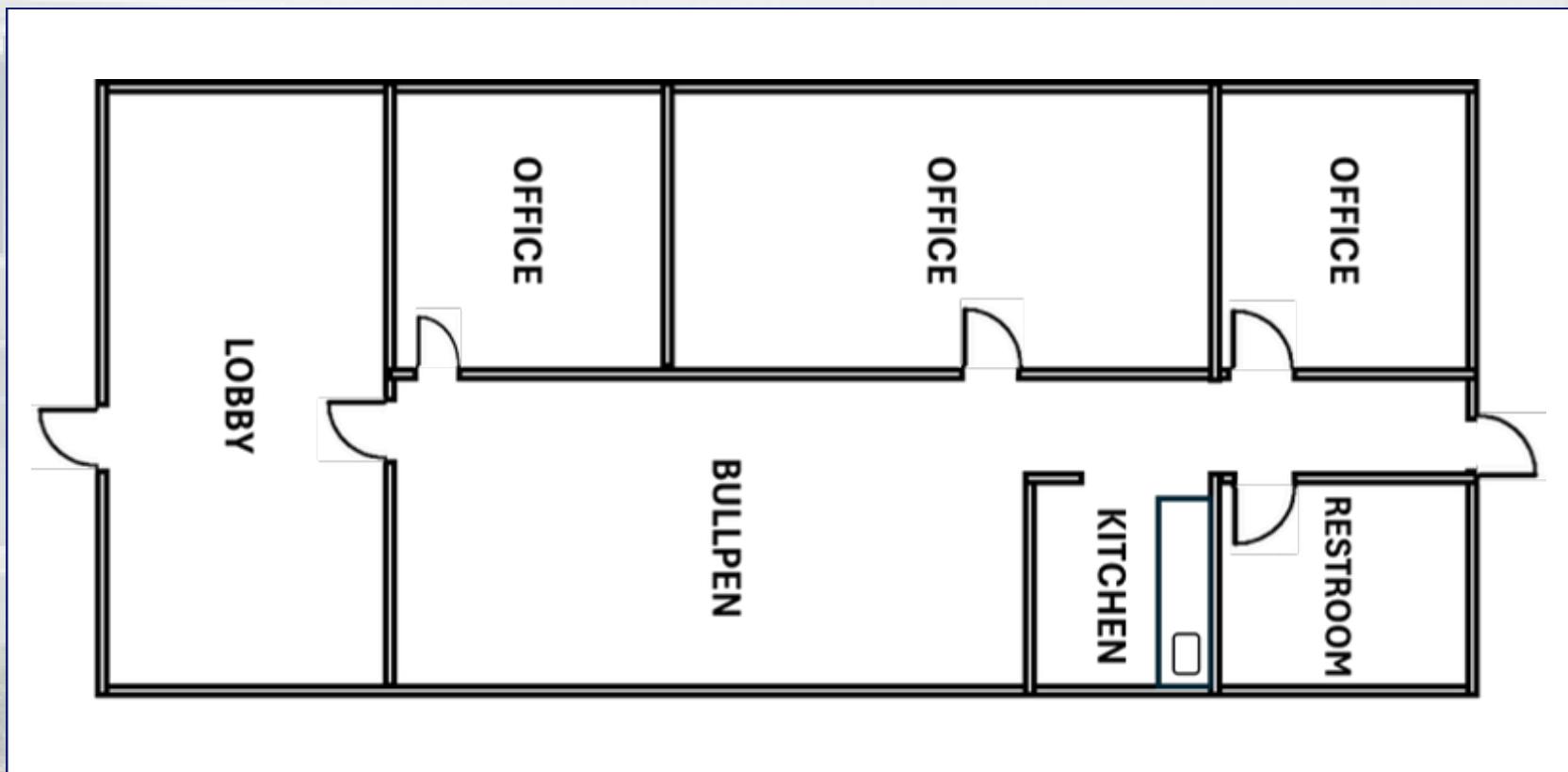
FLOOR PLAN

25190 Hancock Avenue, Suite B | Murrieta, CA 92562



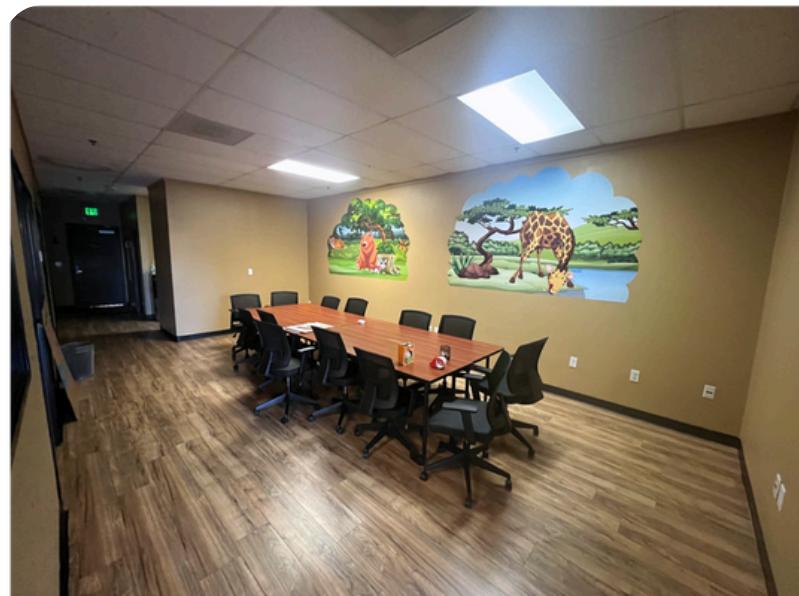
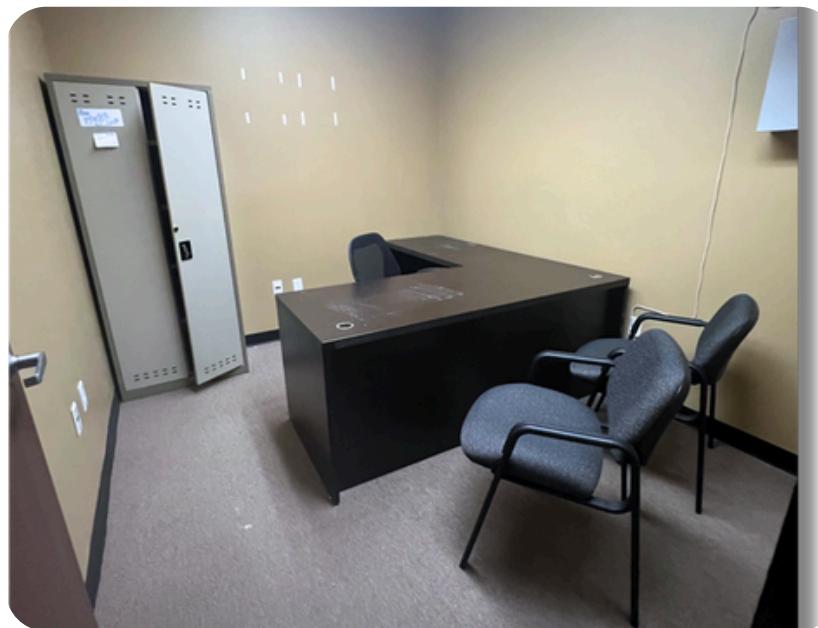
UNIT	SF	PRICE/SF
B	±1,250 SF	\$1.95/MO. MG

AUTISM LEARNING PARTNERS

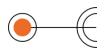


INTERIOR PHOTOS

25190 Hancock Avenue, Suite B | Murrieta, CA 92562



AERIAL LOCATOR



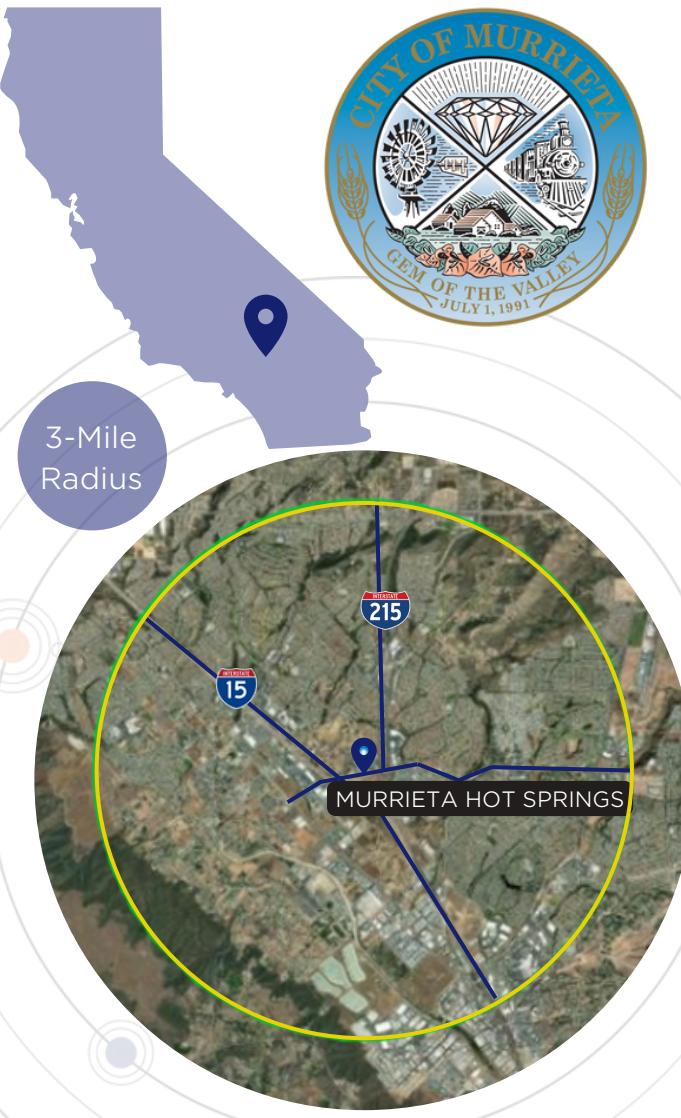
25190 Hancock Avenue, Suite B | Murrieta, CA 92562



This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2026

DEMOCRAPHICS

25190 HANCOCK AVENUE, SUITE B | MURRIETA, CA 92562



State California
County Riverside
Mayor Jon Levell
Website murrieta.ca.gov

POPULATION



104,103
POPULATION

Source: ESRI



34,862
HOUSEHOLDS

EMPLOYMENT



54.8%
WHITE COLLAR



19.4%
BLUE COLLAR



25.7%
SERVICES



6.0%
UNEMPLOYMENT RATE

EDUCATION



21.7%
HIGH SCHOOL
GRADUATE



36%
SOME COLLEGE



36%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$109,166
MEDIAN HOUSEHOLD
INCOME



\$46,049
PER CAPITA
INCOME



\$368,556
MEDIAN NET
WORTH

JANET F. KRAMER, JD, CCIM
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janetk@svn.com
CalDRE #01351570

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CalDRE #01947115

SVN
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COMMERCIAL REAL ESTATE ADVISORS