

SOUTHWEST PLAZA

25190 Hancock Avenue, Suite B
Murrieta, CA 92562

Office Suite For Lease



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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

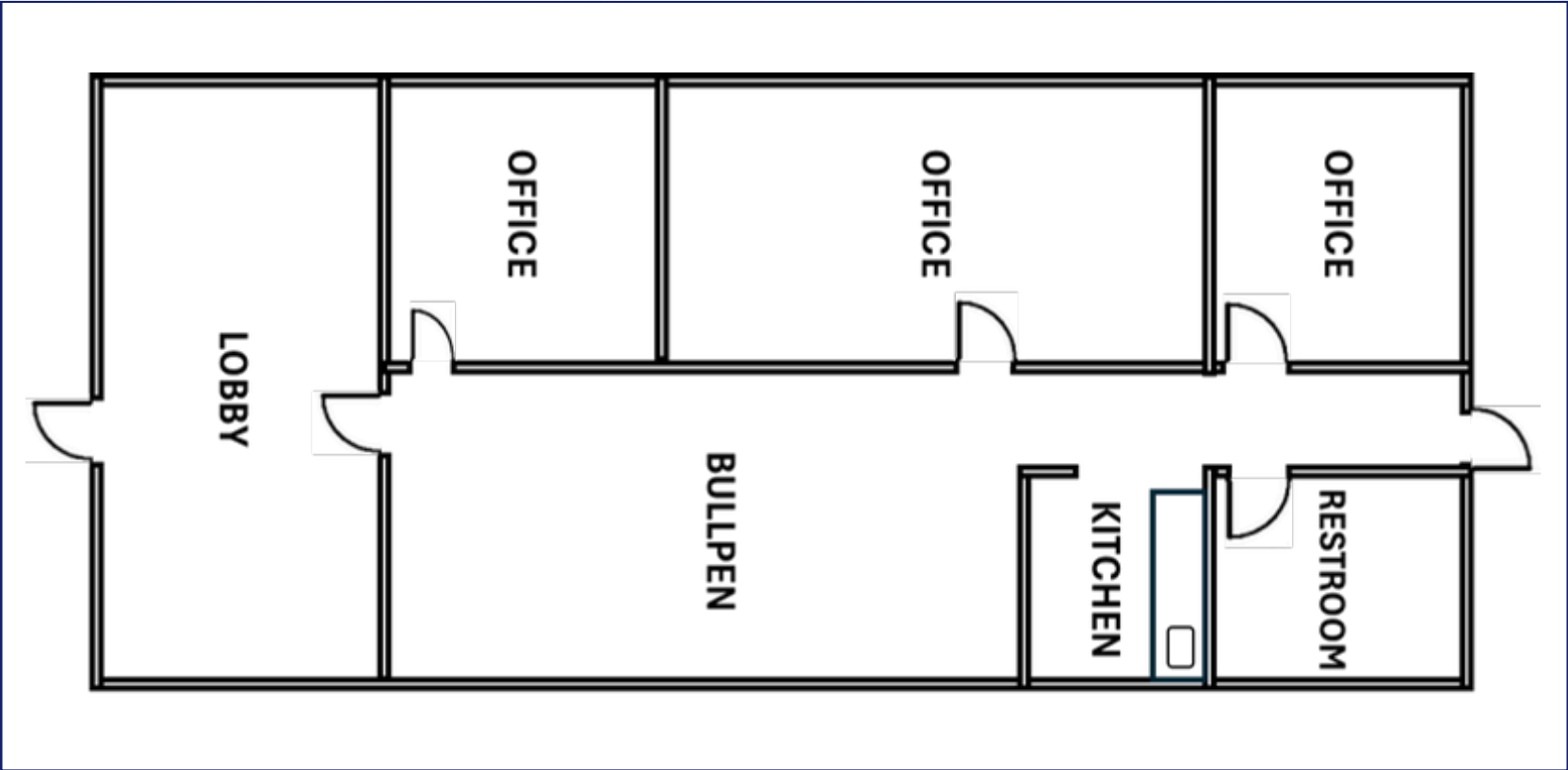


FLOOR PLAN

25190 Hancock Avenue, Suite B | Murrieta, CA 92562

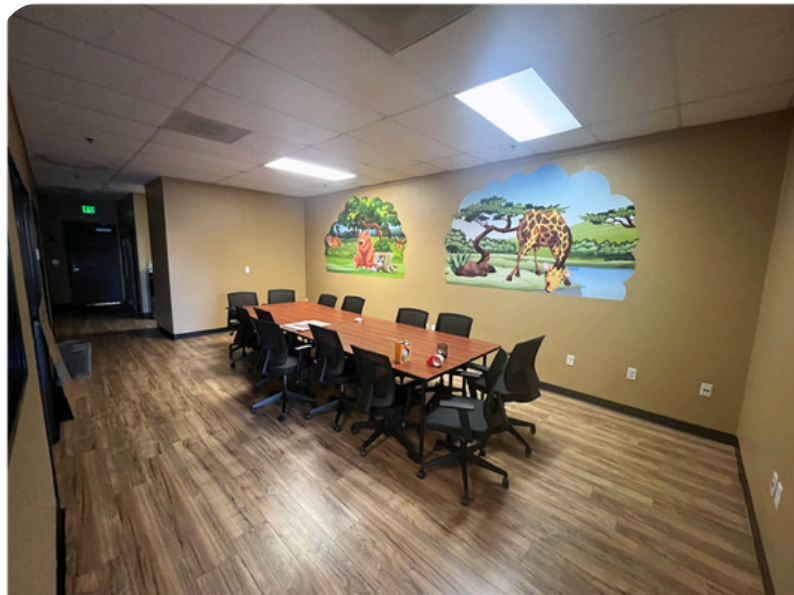
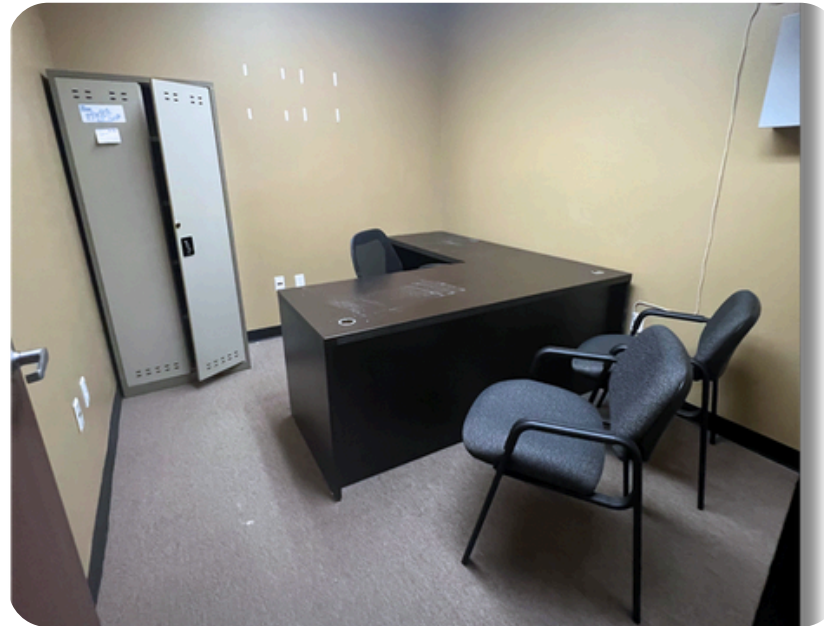


UNIT	SF	PRICE/SF
B	±1,250 SF	\$1.95/MO. MG



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

DEMOGRAPHICS

25190 HANCOCK AVENUE, SUITE B | MURRIETA, CA 92562



- State** California
- County** Riverside
- Mayor** Jon Levell
- Website** murrietaca.gov

POPULATION

Source: ESRI



104,103
POPULATION



37.5
MEDIAN AGE



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

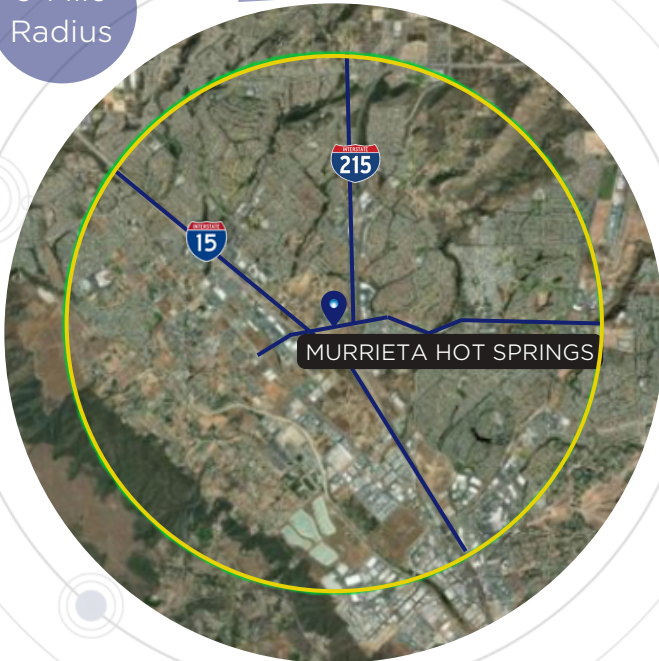


\$46,049
PER CAPITA
INCOME



\$368,556
MEDIAN NET
WORTH

3-Mile
Radius



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