

Jefferson Avenue Retail Building

FOR LEASE

25425 Jefferson Ave, Murrieta, CA 92562



1,400± - 2,800± SF
SUITES AVAILABLE
(Can be Combined)



\$2.50 PER
SQUARE FOOT
PLUS NNN
STARTING MONTHLY
LEASE RATE



11,200± SF RETAIL BUILDING FRONTING BUSY JEFFERSON AVENUE

- High visibility and easy access from both Interstates 15 and 215
- 1,400± SF suites available
- Nearly 1,000 units planned on Jefferson Avenue and Murrieta Hot Springs Road Intersection

Demographics

Source: CoStar	1 mile	3 mile	5 mile
2024 Population (Estimated)	3,595	73,578	162,300
2029 Population (Projected)	3,773	77,084	170,699
Daytime Employee Population	5,866	40,959	79,737
Average Household Income	\$87,781	\$114,330	\$119,648

Traffic Counts

Source: CoStar 2025	ADT
Jefferson Avenue South of Murrieta Hot Springs Road	25,871
Murrieta Hot Springs Road at Jefferson Avenue	21,037



JOIN NEARBY RETAILERS::



Exclusively Marketed By:

Scott Forest
Senior Vice President
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SUITE	TENANT	SF	RATE (PSF/MONTH) + NNN
101-102	The Luxx Barber Shop	2,800±	-----
103	AVAILABLE	1,400±	\$2.50
104	AVAILABLE	1,400±	\$2.50
105-107	Newd Gym	2,860±	-----

2026 NNN Budget estimated at \$0.80 PSF monthly



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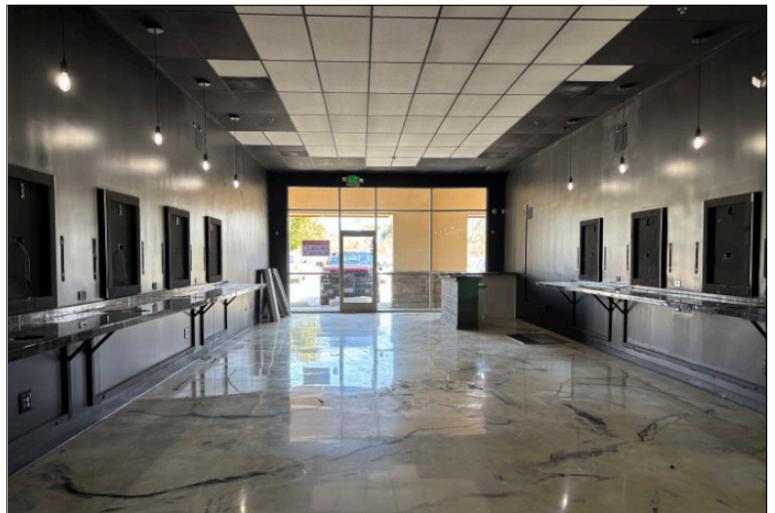
25425 Jefferson Ave, Murrieta, CA 92562

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Suite 103



Suite 104



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