

FOR LEASE



3,518± SF
Suite Available



\$2.00 PSF Plus NNN
2025 NNN Estimated \$0.70

AVAILABLE

Jeweler By Design
Custom Studio

40750



Symphony Park Center

40750 Symphony Park Lane, Murrieta, CA 92562

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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HIGHLIGHTS

- Building signage available on Monroe Avenue
- 3,518± SF suite with high end improvements including upgraded reception area, five private offices, large open area, large conference room, 2 private restrooms, large kitchen/break area, etc.
- Located adjacent to Murrieta Mesa High School (2,228± students), Target, Albertson's and Reading Cinema. Within walking distance to several amenities, restaurants, etc.
- Ideal for all professional office uses, non-parking intensive retail uses and most service retail uses.
- 28 parking stalls
- Contact Broker to tour



SUITE	TENANT	SF	RATE (PSF/ MONTH NNN)
101	AVAILABLE	3,518±	\$2.00
102	Skin Care & Aesthetician	1,103±	—
103	Jewelers by Design	1,814±	—
2025 NNN Budget estimated at \$0.70 PSF monthly			

Suite 102



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Suite 101



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Exclusively Listed by WestMar Commercial Real Estate | Scott Forest (DRE# 01396577) | sforest@westmarcre.com

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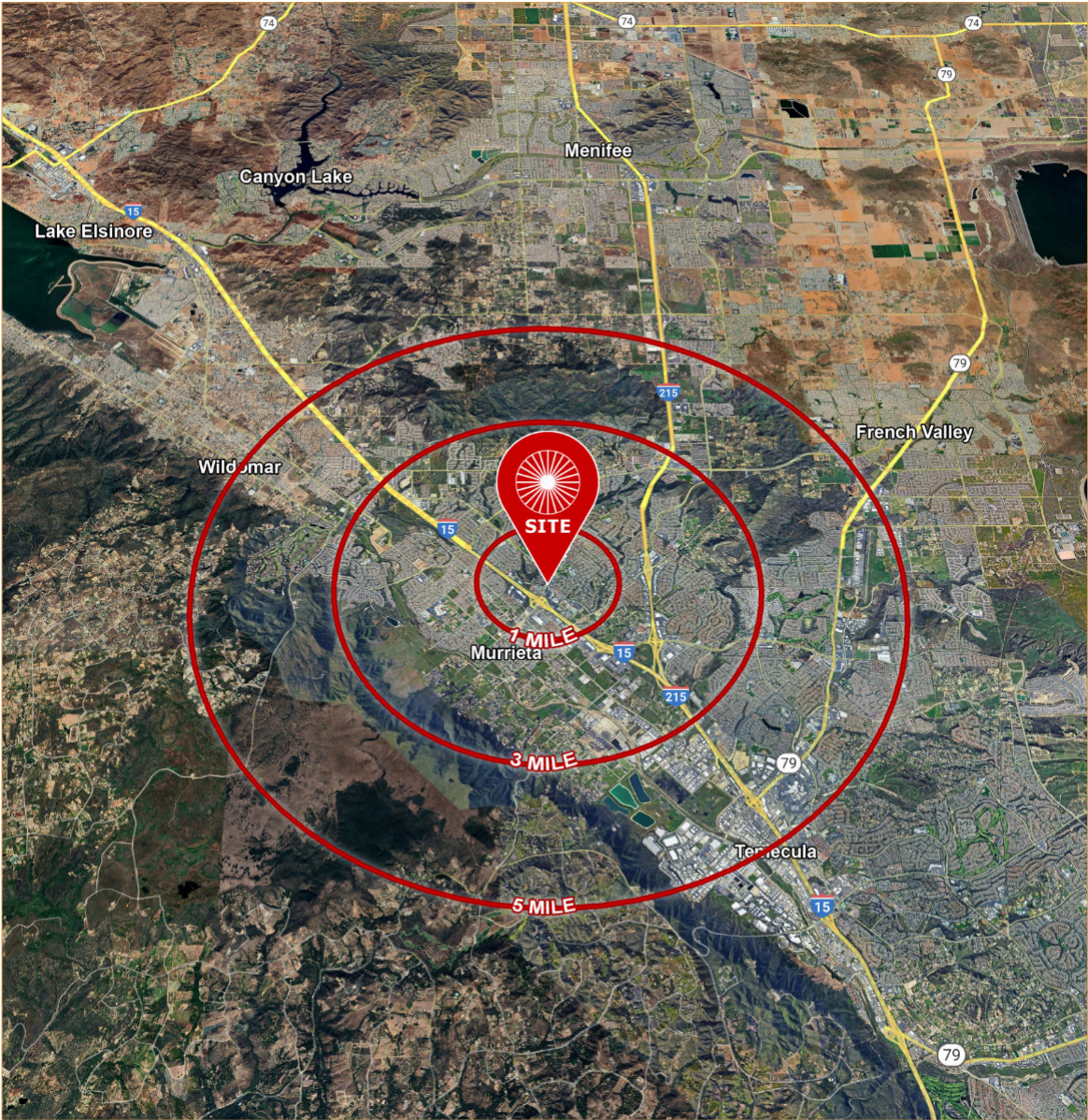
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Demographics

Source: CoStar 2024		1 mile	3 mile	5 mile
	2024 Population (Estimated)	14,465	87,833	157,255
	2029 Population (Projected)	15,242	91,893	165,079
	Daytime Employee Population	8,784	28,437	70,768
	Average Household Income	\$93,780	\$122,374	\$122,025

Traffic Counts

Source: CoStar 2025		
		ADT
Monroe Avenue East of California Oaks Road		8,531



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