




41705 Elm St, Murrieta, CA 92562

\$16.80/SF/YR

\$1.40/SF/MO

Elm St. Business Park - 41705 Elm St. Suite 202

Industrial | Single tenant | 1,754 SqFt


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Listing Added: 04/06/2026
 Listing Updated: 04/08/2026

CENTURY 21

Building Details

Property Type	Industrial, Office	Subtype	Warehouse
Tenancy	Single	Total Building SqFt	14,256
Year Built	2007	Stories	1
Power	200 amps/ 3 phase power	Elevators	No
Cross Street	Jefferson Ave.	Zoning	GI- General Industrial
	909062019		

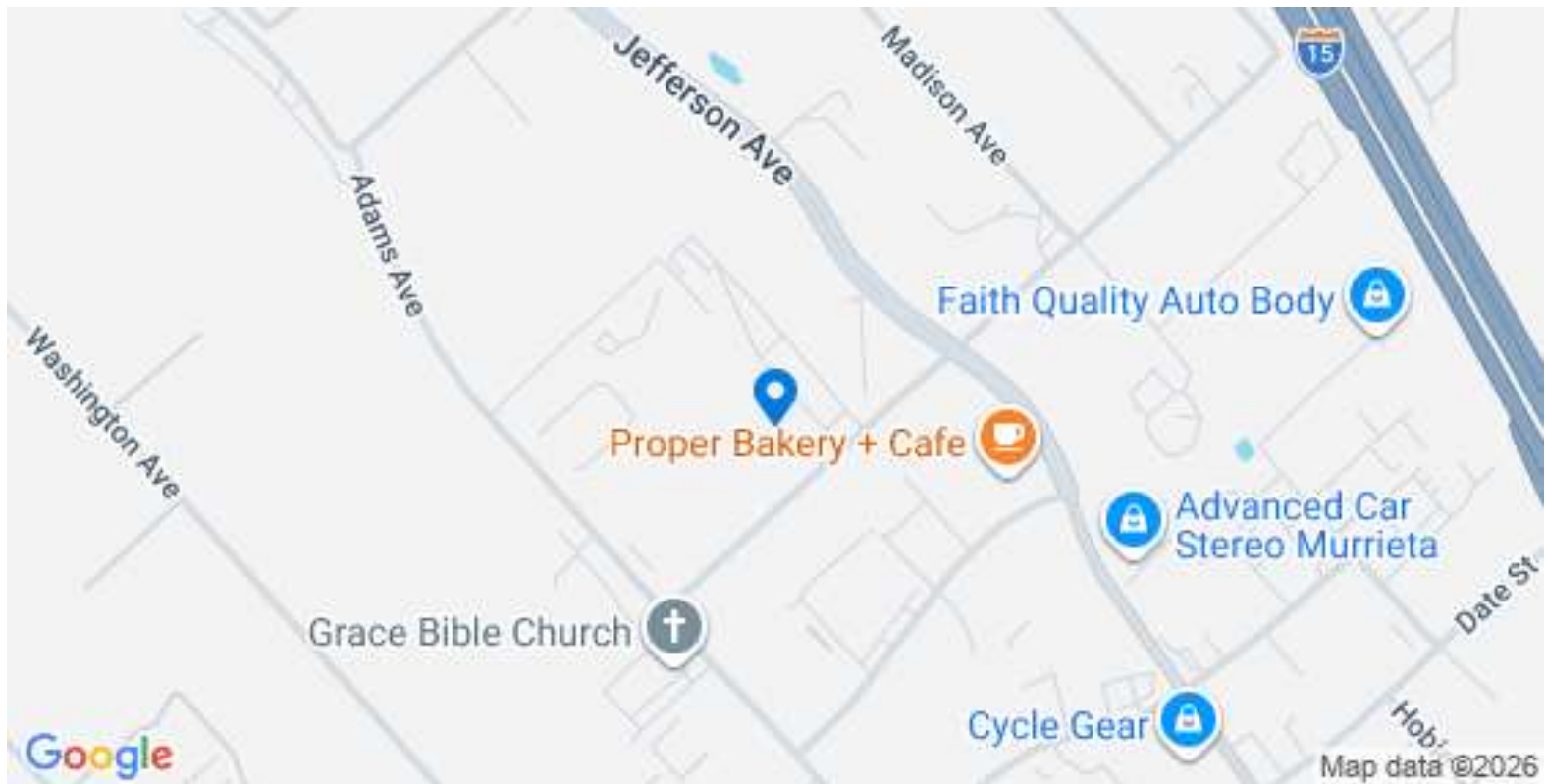
Building Description

Suite 202, a 1,754 SF, Industrial office suite featuring a reception, office, restroom, and warehouse with a 10'W x 12'H grade-level door. Recently updated office and restroom with new paint and flooring. Easy access to I-15 via Murrieta Hot Springs Road and Winchester Road.

Building Highlights

- ±1,754 SF Industrial Condo for Lease
- Reception area, private office, 1 restroom, warehouse area
- 10'w x 12'h grade level door
- 200 amps / 3 phase power
- GI (General Industrial) Zoning allows for multiple industrial and office uses
- Parking 2.45:1,000
- Close Proximity to I-15 Freeway via Murrieta Hot Springs Road and Winchester Road

Building Location (1 Location)



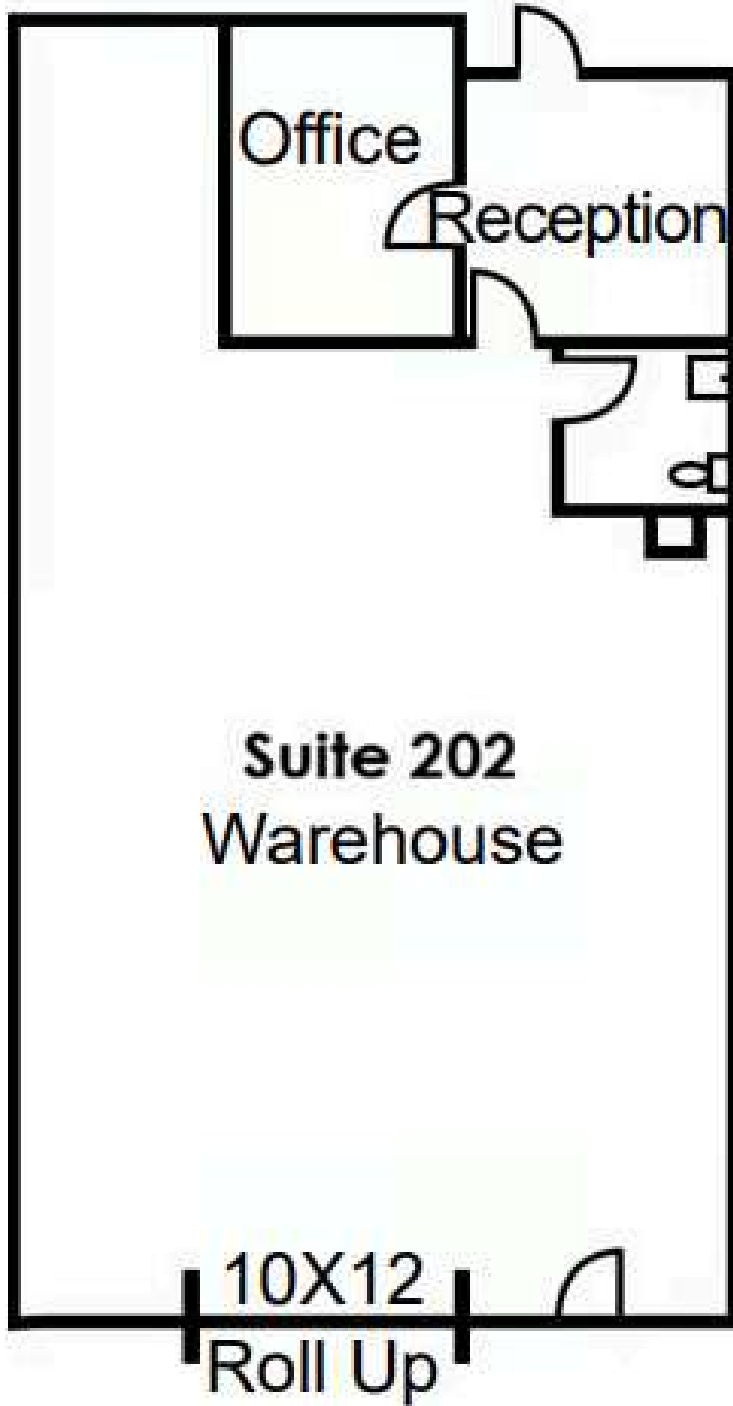
Details

Listing Type	Direct	RSF	1,754 SF
USF	1,754 SF	Parking	2.45:1000
Rate (Per SF)	\$1.4 / SF / MO	Lease Type	Modified Gross
Lease term	Negotiable	Total CAM (Per SF/MO)	\$0.2
Total Rate (Per SF/MO)	\$1.6	Days on Market	0 days

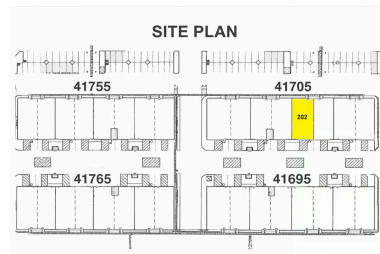
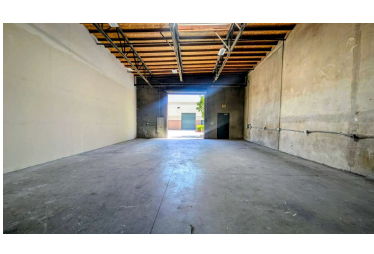
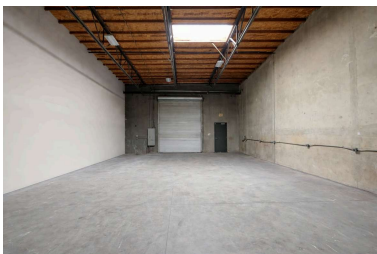
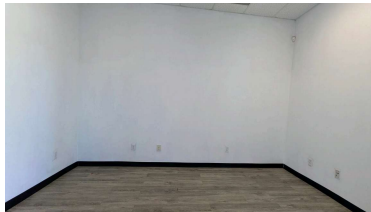
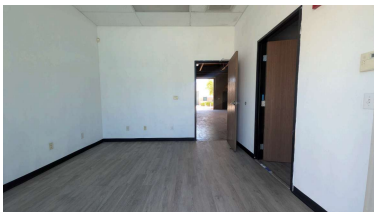
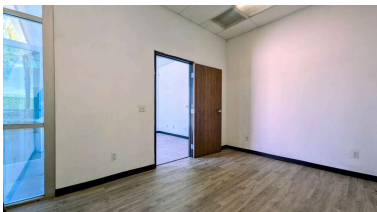
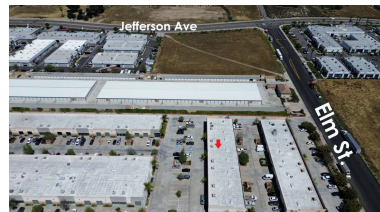


FLOOR PLAN

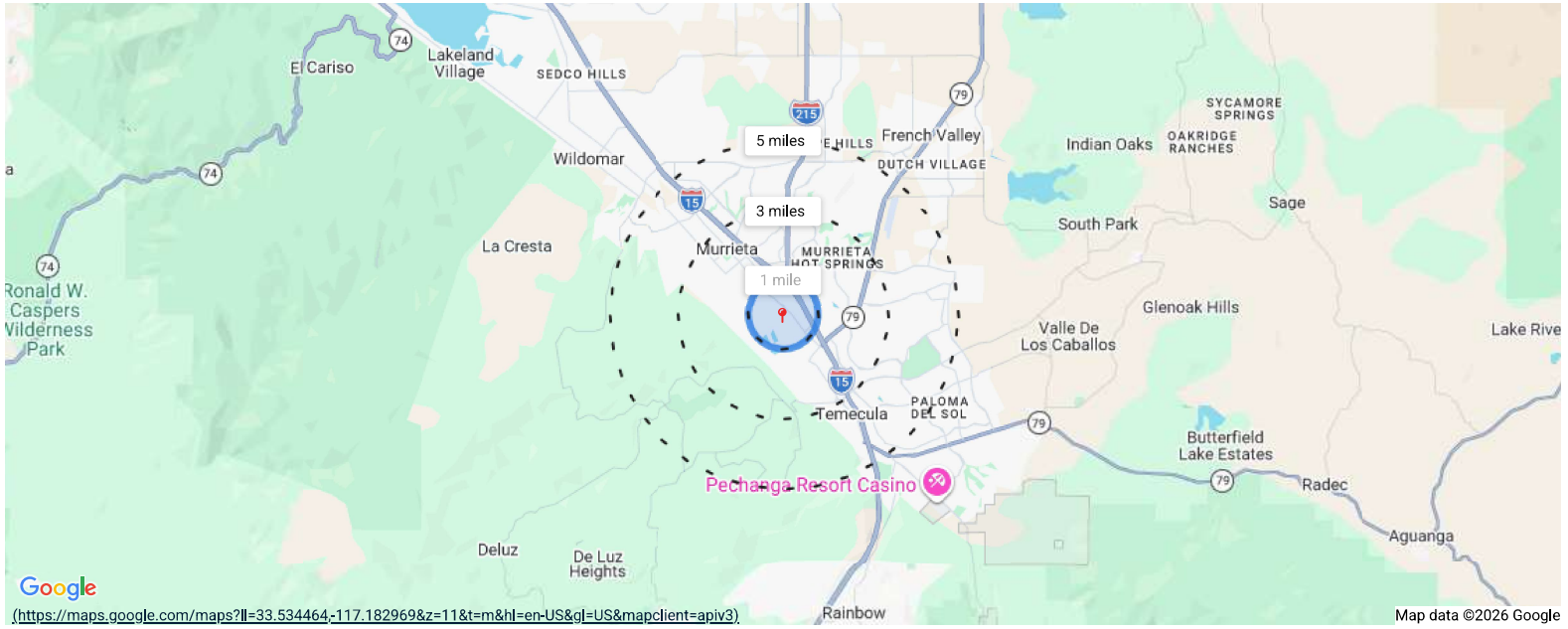
*not to scale



Property Photos (12 photos)



Demographic Insights



1 mile

3 miles

5 miles

Population

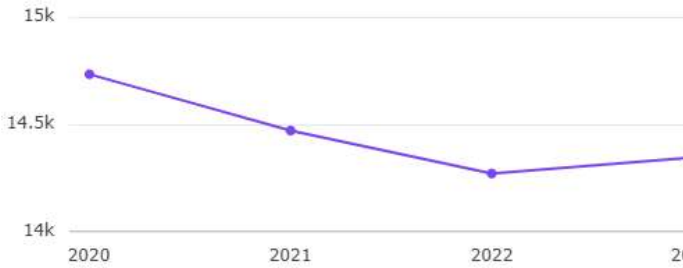
14.8k

↑ 3%

Compared to 14.3k in 2023

0%

Compared to 14.7k in 2020



Household Income

\$118.2k

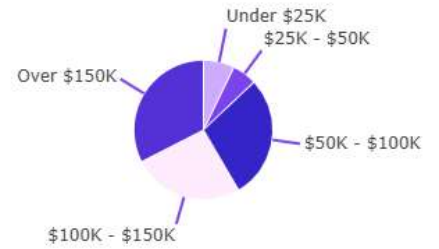
Median Income

\$132.6k

2029 Estimate

↑ 12%

Growth Rate

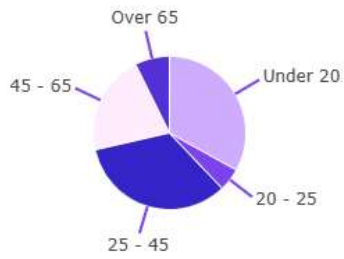


Age Demographics

34
Median Age

36
2029 Estimate

↑ 7%
Growth Rate



Number of Employees

10.9k

Top Employment Categories



Housing Occupancy Ratio

12:1
21:1 predicted by
2029



Renter to Homeowner Ratio

1:2
1:2 predicted by
2029

