

MURRIETA BUSINESS CENTER

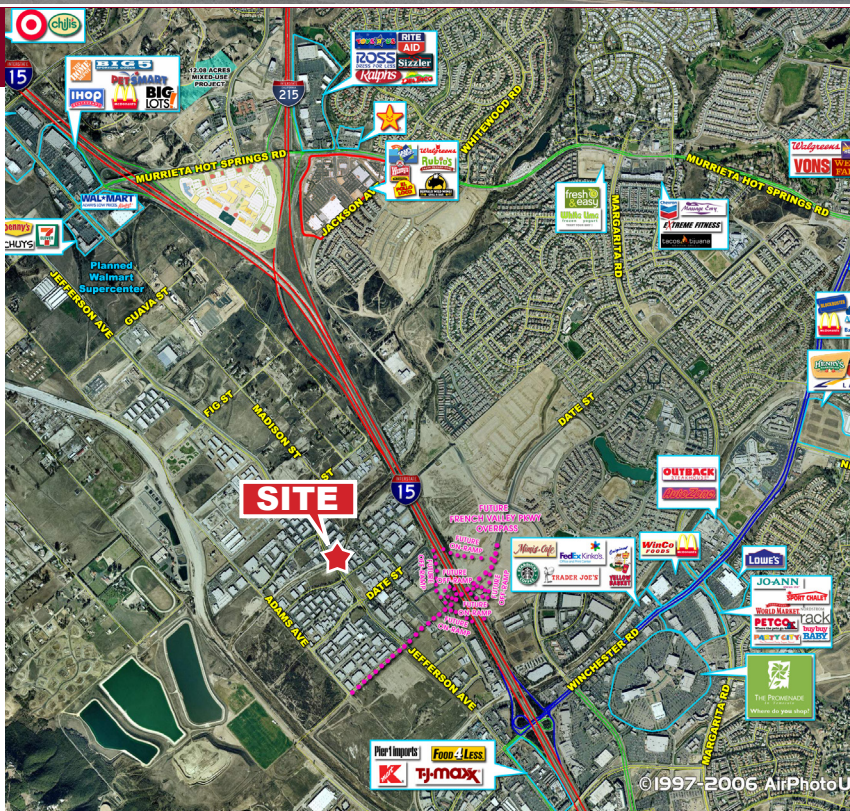
SHOWROOM & INDUSTRIAL SUITES FOR LEASE

26658 JEFFERSON AVENUE | MURRIETA, CA



FEATURES

- Great Signage Opportunity
- ±1,600 SF Showroom/
Warehouse - #110 = \$1.20 PSF
- Signalized Intersection Offering
Excellent Access and Exposure
- Strong Demographics /
High Income Area
- Frontier FIOS
- Skylights, Sprinklered



LEASE RATES STARTING AT:
\$1.20 PSF NNN*
 (NNN estimated \$0.31 PSF)

Demographics	1 Mile	3 Miles	5 Miles
2020 Population:	3,244	77,262	184,604
2025 Population:	3,351	80,260	191,722
Avg. HH Income:	\$131,364	\$99,489	\$109,260

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES
www.lee-associates.com

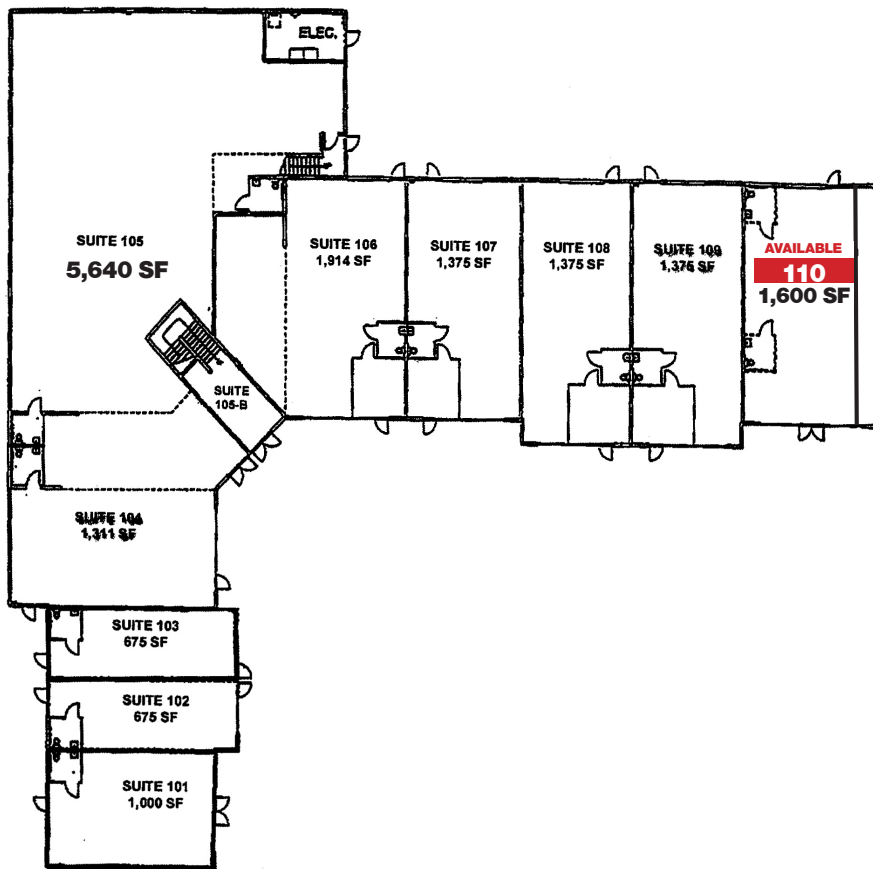
ALISA LOVAS
951.445.4524
 alovas@leetemecula.com
 DRE License # 01200336

BLAKE VALDEZ
951.445.4509
 bvaldez@leetemecula.com
 DRE License # 02107941

MURRIETA BUSINESS CENTER

SHOWROOM & INDUSTRIAL SUITES FOR LEASE

26658 JEFFERSON AVENUE | MURRIETA, CA



TENANT LIST & AVAILABILITY

SUITE	SIZE	TENANT
101	1,000 SF	TROPHY/AWARD
102	675 SF	ELECTRONICS REPAIR
103	675 SF	TROPHY/AWARD
104	1,311 SF	LEASED
105A	5,640 SF	LEASED
106	1,914 SF	TINTMAN
107	1,375 SF	TINTMAN
108	1,375 SF	LEASED
109	1,375 SF	TATTOO

110 **1,600 SF** **AVAILABLE**

REV. 10/04/2021



www.lee-associates.com

ALISA LOVAS
951.445.4524
 alovas@leetemecula.com
 DRE License # 01200336

BLAKE VALDEZ
951.445.4509
 bvaldez@leetemecula.com
 DRE License # 02107941