

FOR LEASE

# MADISON CREEK PLAZA

25195 MADISON AVENUE, MURRIETA, CA



**WESTMAR**  
COMMERCIAL REAL ESTATE

- 5,213± SF Prime Endcap Available
- Fully Signalized Entrance Across from Home Depot and Cardenas
- Madison Avenue Frontage!
- Immediate Occupancy
- Contact Broker for Lease Rate

### Features:

- High profile retail/office
- Strategically positioned along Madison Avenue Retail Corridor
- Tenants on Madison Avenue include:



- Monument signage available
- JX130 Lockbox on Suite 103



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

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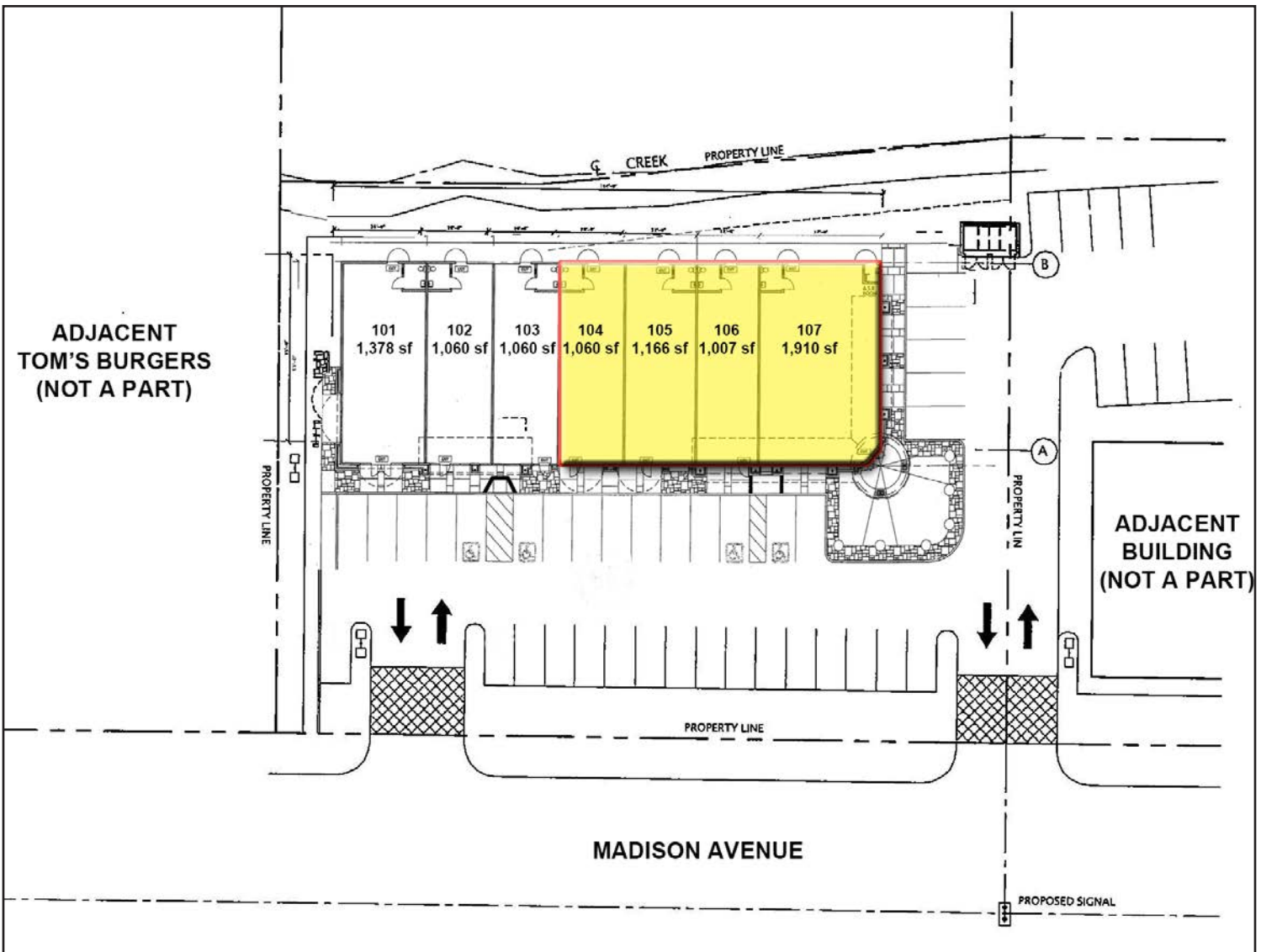
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## Space Available

Suite	Square Feet	Dimensions	Status
101	1,378±	26' x 53'	My Floors Direct
102	1,060±	20' x 53'	PrideStaff
103	1,060±	20' x 53'	Kaixin Custom Cabinetry
104-107	5,213±	20' x 53'	Available

All leases are NNN. Estimated monthly NNN budget is \$.64



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### Demographics

Source: CoStar 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	6,401	88,717	162,259
2022 Population (Projected)	6,753	94,347	172,791
Daytime Employee Population	9,189	32,161	76,487
Average Household Income	\$61,166	\$88,821	\$91,934

### Traffic Counts

Source: CoStar 2016	ADT
Madison Avenue between Los Alamos Road and Murrieta Hot Springs Road	24,100

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