

FOR LEASE

# MADISON FREEWAY PARK

27230 MADISON AVENUE, TEMECULA, CA



**WESTMAR**  
COMMERCIAL REAL ESTATE

**One Suite Remaining!**



- Suite C-2: 7,886± SF - Available May 1, 2019 - Currently occupied by Prestige Golf Cars (Do not disturb Tenant)
- \$1.25 PSF/NNN (NNN estimated at \$0.28 psf)
- Join These Tenants at Madison Freeway Park:



**Features:**

- Interstate 15 freeway (203,000± CPD\*\*) frontage showroom space with excellent freeway visibility
- Freeway frontage north of busy Winchester Rd interchange and south of new French Valley Pkwy freeway offramp
- Fully improved and air conditioned/heated high bay retail showroom



**Demographics**

Source: CoStar 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	4,292	79,792	180,783
2023 Population (Projected)	4,607	85,027	192,847
Daytime Employee Population	19,069	56,528	76,064
Average Household Income	\$92,423	\$84,306	\$94,664

**Traffic Counts**

Source: CoStar 2018* and CalTrans 2016**	ADT
Jefferson Avenue at Buecking Drive*	27,491
Interstate 15 North of Winchester Road**	203,000

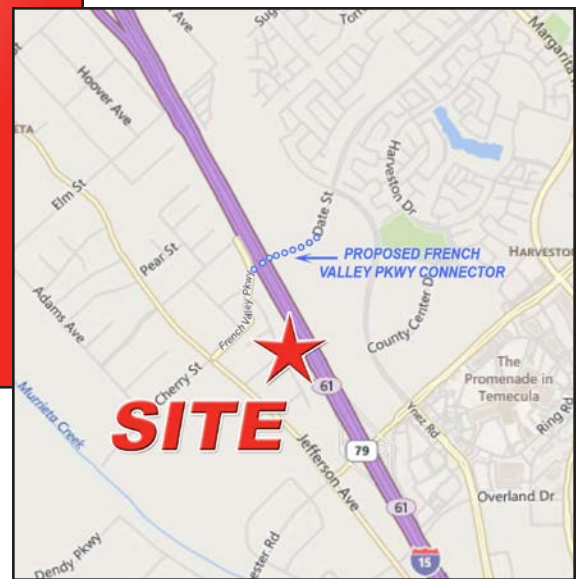
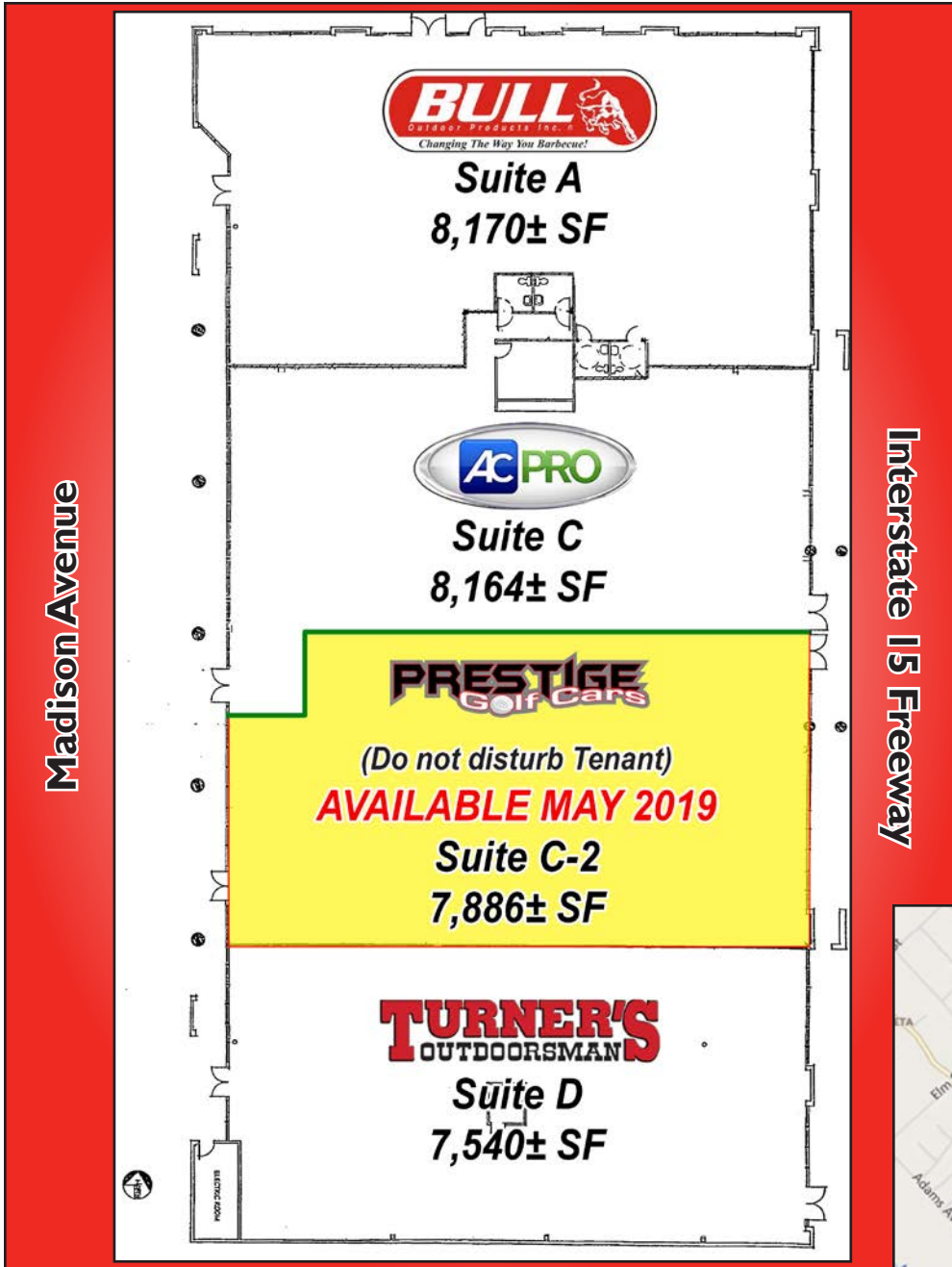
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