

4,080± SF Warehouse

FOR SUBLEASE

41610 Date Street, Suite 102, Murrieta, CA 92562



4,080± SF
SUITE AVAILABLE



\$1.40 PSF MG
LEASE RATE

Suite 102: 4,080± SF

- Reception area
- Large open area with one 14' ground level roll-up door in back
- Large stainless steel sink
- One restroom
- Warehouse with 18' ceilings
- Sublease Rate: \$1.40 PSF MG (\$5,712/month)
- Sublease Term:
 - Available 02-01-2023
 - Term ends May 31, 2024



Demographics

Source: CoStar 2022	1 mile	3 mile	5 mile
2022 Population (Estimated)	1,220	72,606	180,615
2027 Population (Projected)	1,318	77,690	193,401
Daytime Employee Population	11,096	58,230	77,775
Average Household Income	\$135,041	\$108,247	\$115,135

Traffic Counts

Source: CoStar 2022	ADT
Jefferson Avenue at Pear Street	28,906
Date Street at Jefferson Avenue	4,533

Exclusively Marketed By:

Luanne Palmer

Vice President

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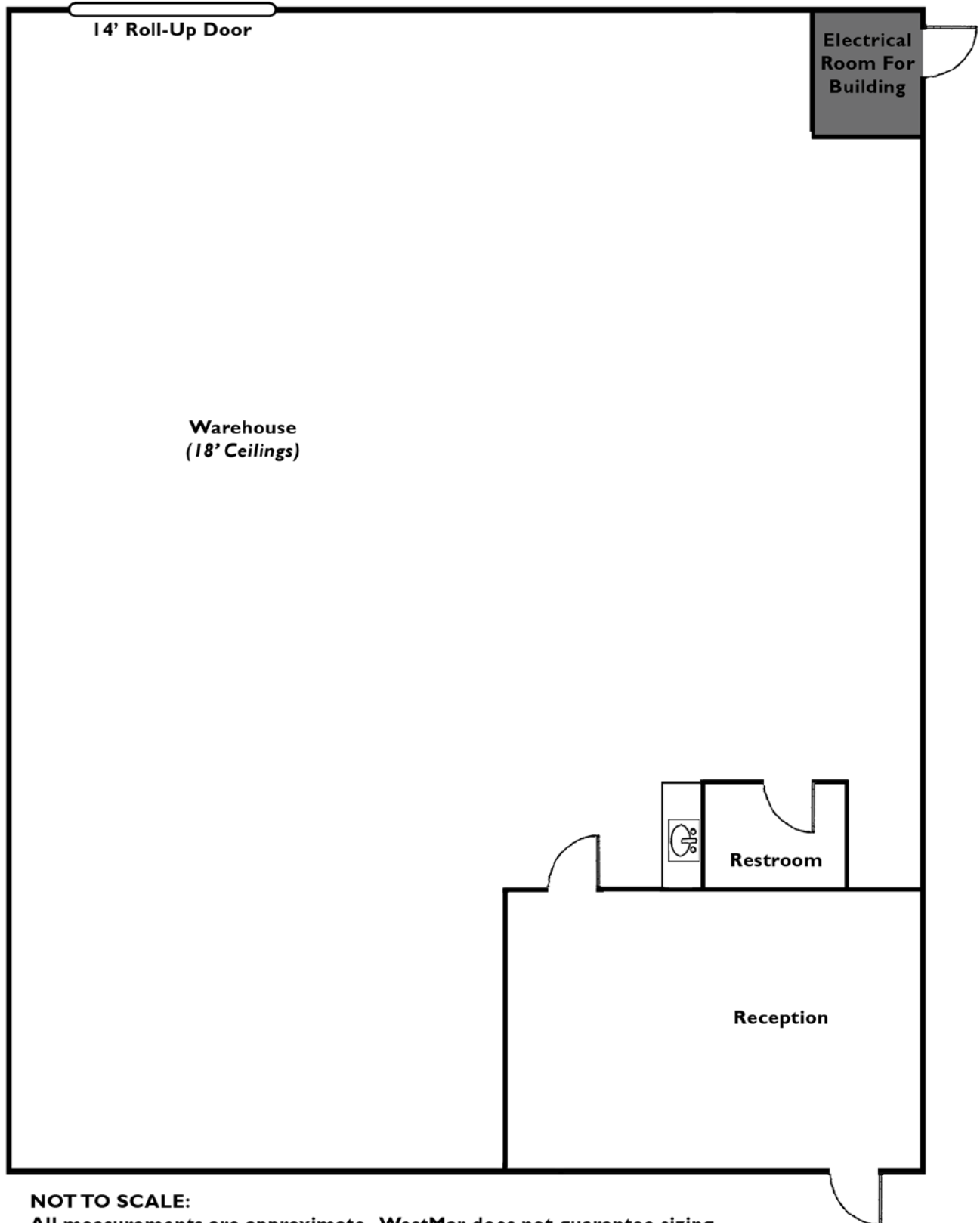
The above information, while not guaranteed, has been secured from sources we believe to be reliable.

Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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NOT TO SCALE:

All measurements are approximate. WestMar does not guarantee sizing.

Sublessee is responsible for making its own investigation of Premises to confirm sizing.