

MURRIETA SPRINGS PLAZA
25320 Madison Avenue, Murrieta, CA

- 1,200± SF Restaurant Space Available October 1, 2022
- 900± SF Available With 30 Day Notice
- Suites Can Be Combined to 2,100± SF
- Excellent Retail Location with Great Freeway Access Off I-15

Features:

- Located at the northeast corner of Madison Avenue and Murrieta Hot Springs Road
- 263,625± SF freeway oriented power center
- Other tenants include:



Join:



Demographics

| Source: CoStar 2022 | 1 mile | 3 mile | 5 mile |
|-----------------------------|----------|-----------|-----------|
| 2022 Population (Estimated) | 6,523 | 91,944 | 175,894 |
| 2027 Population (Projected) | 6,988 | 98,286 | 188,495 |
| Daytime Employee Population | 9,192 | 33,099 | 63,625 |
| Average Household Income | \$93,681 | \$113,925 | \$117,744 |

Traffic Counts

| Sources: *CoStar 2022 MPSI Estimate | ADT |
|--|---------|
| Murrieta Hot Springs Road (@ Madison Avenue) | 39,644 |
| Madison Avenue (@ Murrieta Hot Springs Road) | 23,760 |
| Interstate 15 (@ Murrieta Hot Springs Road) | 138,538 |

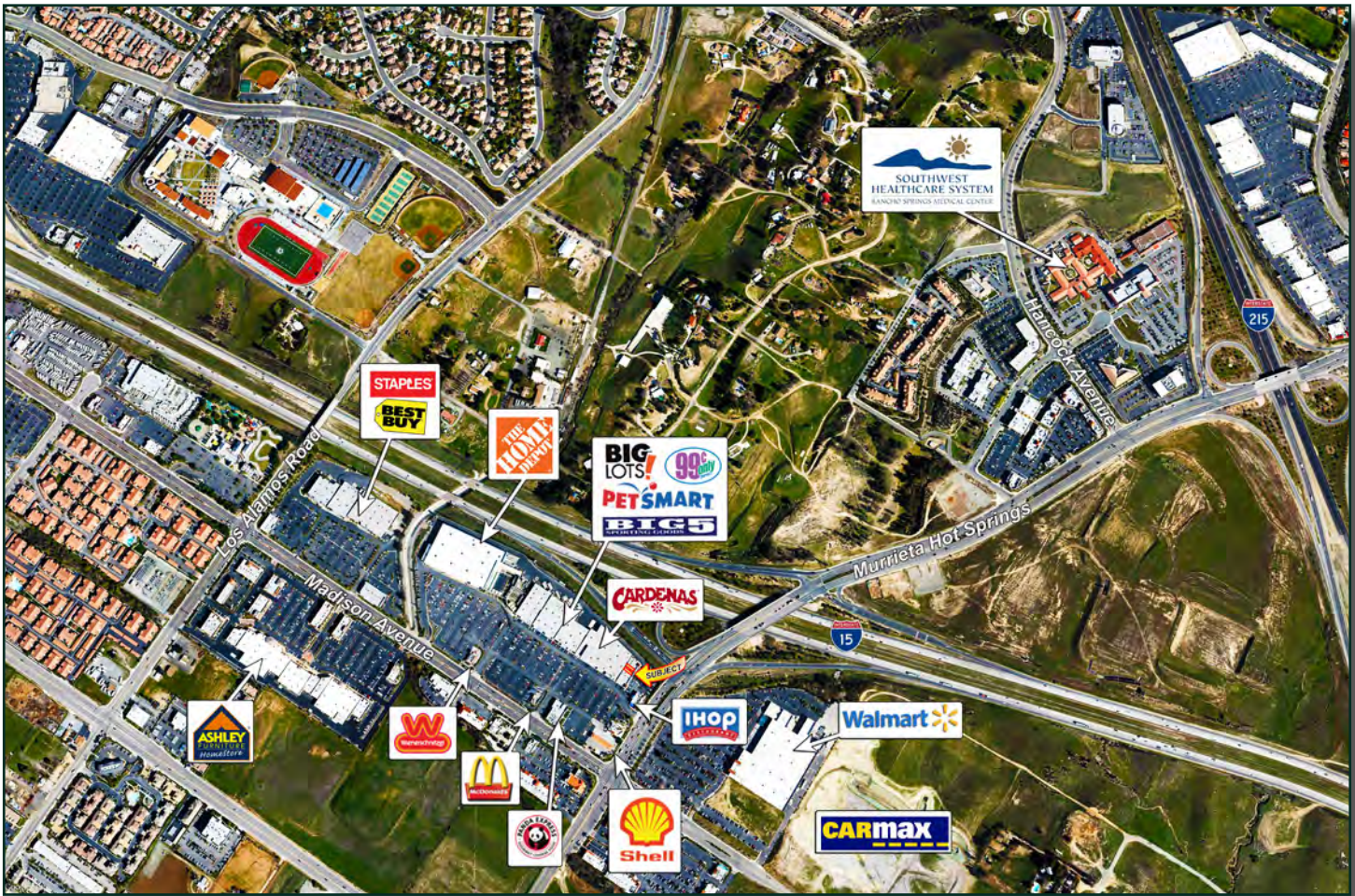


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FOR LEASE: MURRIETA SPRINGS PLAZA | 25320 MADISON AVENUE, MURRIETA, CA



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

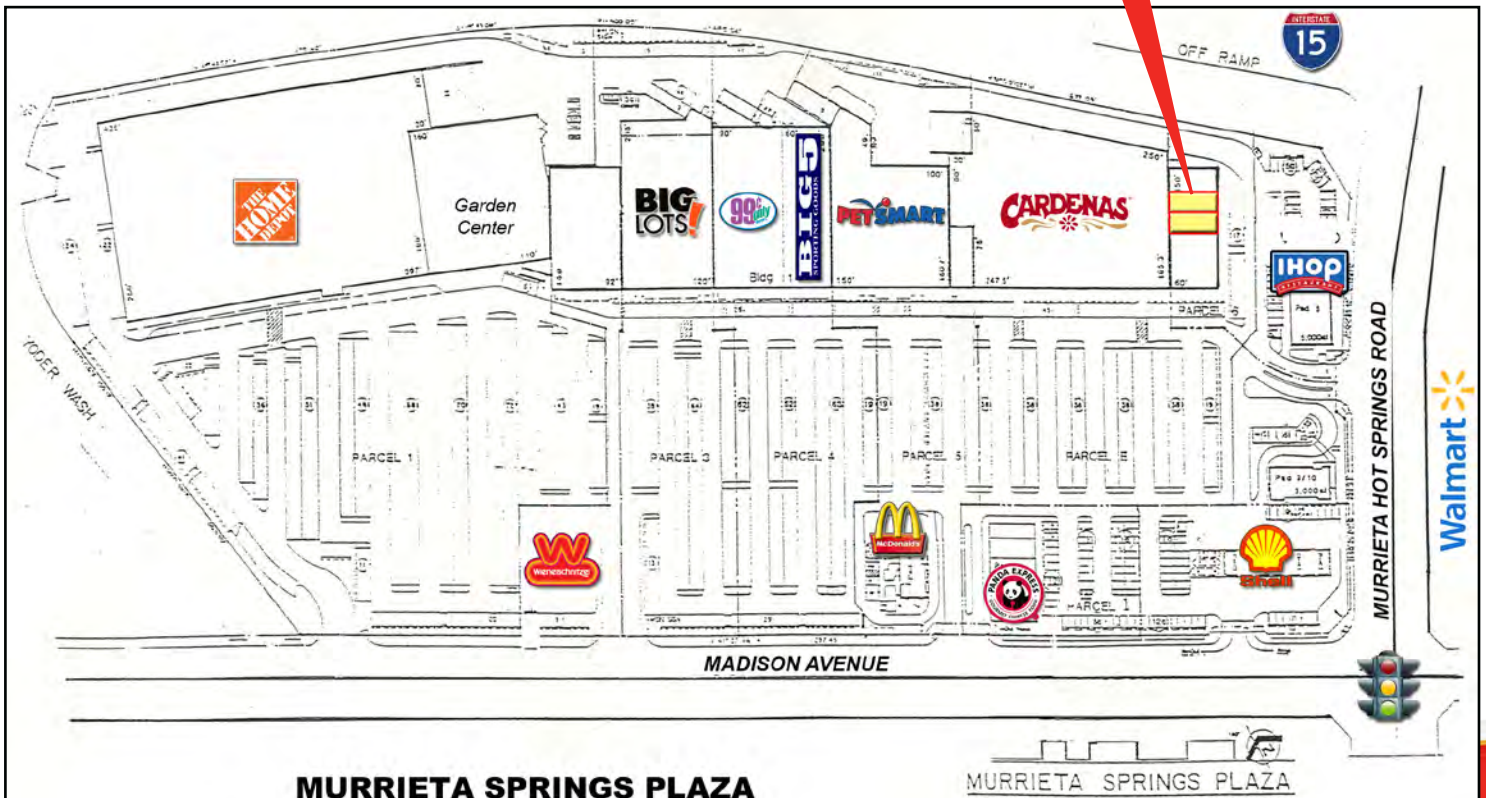
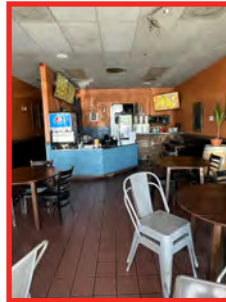
Building 25296

| Unit | Tenant | Size | Base Rent PSF |
|------|-------------------------|----------|---------------|
| A | Water Store | 1,325 SF | ----- |
| B | La Michoacana Ice Cream | 1,450 SF | ---- |

Building 25320

| Unit | Tenant | Size | Base Rent PSF |
|----------|-------------------------------------|-----------------|-------------------------|
| A | \$99 PC Repair | 1,200 SF | ---- |
| B | Island Poke | 1,200 SF | ---- |
| C | Cricket Wireless | 1,200 SF | ---- |
| D | Vanity Nails | 900 SF | ---- |
| E | AVAILABLE OCTOBER 1, 2022 | 1,200 SF | \$2.75 PSF (NNN) |
| F | AVAILABLE WITH 30 DAY NOTICE | 900 SF | \$2.50 PSF (NNN) |
| G/H | Mattress | 2,400 SF | ---- |

2022 NNN's estimated \$0.91 PSF monthly.



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