

VISTERRA CREDIT UNION BUILDING

FREESTANDING BUILDING FOR SUBLEASE

25040 HANCOCK AVE | MURRIETA, CA 92562

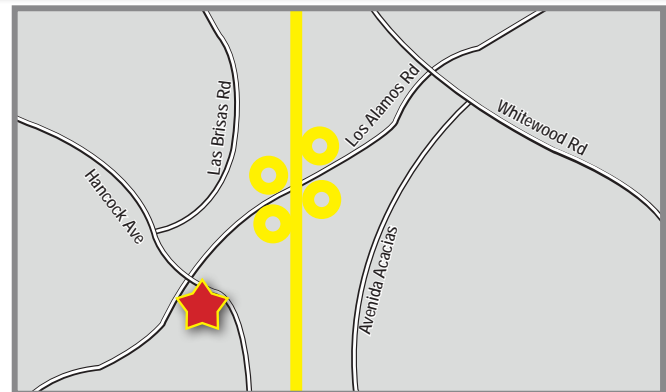


JOIN:



PROPERTY HIGHLIGHTS:

- ±3,860 sf Freestanding Drive-Thru Building Available for Sublease
- Excellent Tenant Mix; Stater Bros - the dominant grocer in the Inland Empire
- Only grocery/pharmacy anchored center within the "Golden Triangle"
- Shopping Center frontage along 215 freeway, Los Alamos Road and Hancock Avenue
- Center offers easy access to surrounding residential neighborhoods



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$78,895	\$87,415	\$92,717
Population	17,530	102,040	180,257
Daytime Population	5,689	28,813	62,739

TRAFFIC COUNTS

38,000, CPD **24,000 CPD**
On Los Alamos Rd On Hancock Ave

*Source: Regis Online

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25040 Hancock Ave		1 mi radius	3 mi radius	5 mi radius
Murrieta, CA 92562-5932				
POPULATION	2016 Estimated Population	17,530	102,040	180,257
	2021 Projected Population	18,750	109,253	192,776
	2010 Census Population	16,914	96,933	167,195
	2000 Census Population	14,312	48,663	79,272
	Projected Annual Growth 2016 to 2021	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2016	1.4%	6.9%	8.0%
2016 Median Age	32.9	34.7	34.1	
HOUSEHOLDS	2016 Estimated Households	5,659	32,976	56,650
	2021 Projected Households	5,987	34,950	59,989
	2010 Census Households	5,430	31,175	52,363
	2000 Census Households	4,501	15,968	25,644
	Projected Annual Growth 2016 to 2021	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2016	1.6%	6.7%	7.6%
RACE AND ETHNICITY	2016 Estimated White	66.5%	65.9%	65.9%
	2016 Estimated Black or African American	6.1%	6.2%	6.2%
	2016 Estimated Asian or Pacific Islander	8.8%	11.7%	11.5%
	2016 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
	2016 Estimated Other Races	17.9%	15.5%	15.6%
	2016 Estimated Hispanic	32.5%	28.5%	28.8%
INCOME	2016 Estimated Average Household Income	\$78,895	\$87,415	\$92,717
	2016 Estimated Median Household Income	\$69,498	\$75,697	\$79,646
	2016 Estimated Per Capita Income	\$25,470	\$28,294	\$29,280
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	4.0%	3.2%	3.4%
	2016 Estimated Some High School (Grade Level 9 to 11)	7.5%	5.8%	5.7%
	2016 Estimated High School Graduate	22.7%	23.5%	23.2%
	2016 Estimated Some College	28.5%	30.9%	30.5%
	2016 Estimated Associates Degree Only	10.7%	9.1%	9.3%
	2016 Estimated Bachelors Degree Only	16.2%	18.1%	18.5%
	2016 Estimated Graduate Degree	10.3%	9.4%	9.4%
BUSINESS	2016 Estimated Total Businesses	712	3,506	6,735
	2016 Estimated Total Employees	5,689	28,813	62,739
	2016 Estimated Employee Population per Business	8.0	8.2	9.3
	2016 Estimated Residential Population per Business	24.6	29.1	26.8

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