

MURRIETA SPECTRUM

FOR LEASE

25115 - 25175 MADISON AVENUE - MURRIETA, CA



JOIN:



SHOPPING CENTER HIGHLIGHTS:

- » Upscale Architecture Boasting An Exclusive Community Image
- » Spaces From: 1,431 Sf - 35,732 Sf Available For Immediate Occupancy
- » Strategically Located Along The Madison Avenue Murrieta's Main Retail Corridor.
- » Anchored By Ashley Furniture Superstore, Savers, Automobile Club Of Southern California, San Diego County Credit Union, Mattress Firm, Starbucks, At&T, And Western Dental.
- » Near Interstate 15 And Interstate 215 Freeways With Easy Access To Murrieta Hot Springs Road And California Oaks Road.
- » Surrounding Retailers Include Home Depot, Walmart, Best Buy, Smart & Final, Big 5 Sporting Goods And Petsmart.

DEMOGRAPHICS

	1	3	5
2017 Population:	8,439	89,249	163,851
Daytime Population:	7,361	28,142	67,879
Average Household Income:	\$69,078	\$90,937	\$91,467

TRAFFIC COUNTS

	CARS PER DAY
Madison Avenue & Los Alamos Rd:	31,463
Murrieta Hot Springs Rd & Madison Ave:	79,947

Source: CoStar

PROPERTY PHOTO



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AVAILABLE

25125 MADISON AVENUE

101 (Unit B)	1,984 SF	(Available June 2018)
104	5,800 SF	(Available June 2018)
105	19,932 SF	
106 B	10,000 SF	(Available w/90 Days Notice)

25175 MADISON AVENUE

104	1,431 SF	(Available June 2018)
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25155 MADISON AVENUE

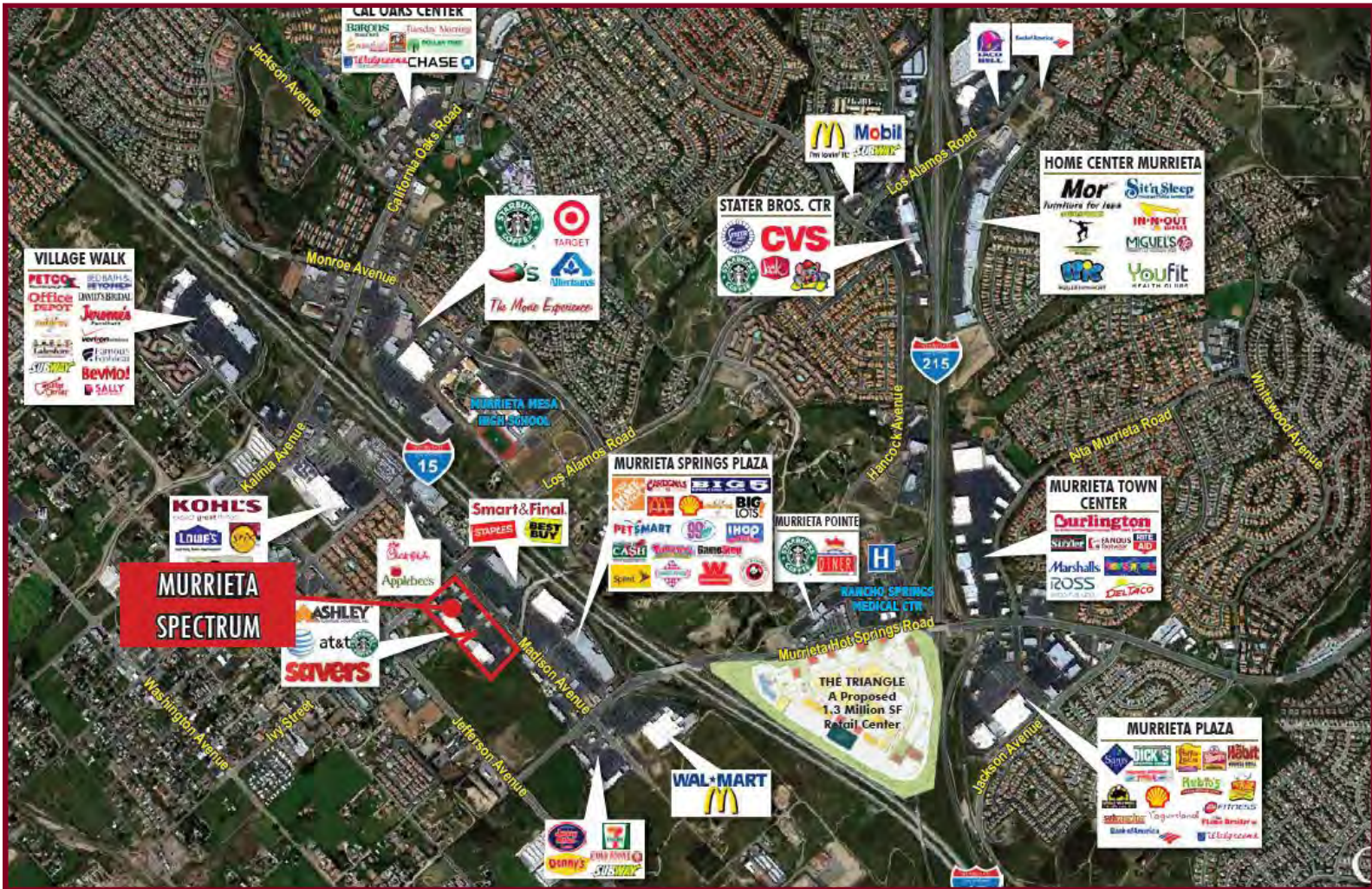
104	2,218 SF	(Available w/30 days prior notice)
DO NOT DISTURB TENANT		

Rev. 02/28/18

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Lat/Lon: 33.5562/-117.2011

RS1

24135 Madison Ave		1 mi radius	3 mi radius	5 mi radius
Murrieta, CA 92562				
POPULATION	2017 Estimated Population	8,439	89,249	163,851
	2022 Projected Population	9,106	95,069	174,307
	2010 Census Population	7,301	80,455	145,270
	2000 Census Population	3,945	45,479	75,737
	Projected Annual Growth 2017 to 2022	1.6%	1.3%	1.3%
	Historical Annual Growth 2000 to 2017	6.7%	5.7%	6.8%
	2017 Median Age	31.5	35.8	35.1
HOUSEHOLDS	2017 Estimated Households	2,913	28,823	52,395
	2022 Projected Households	3,085	30,126	54,706
	2010 Census Households	2,518	26,013	46,619
	2000 Census Households	1,231	14,938	24,869
	Projected Annual Growth 2017 to 2022	1.2%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	8.0%	5.5%	6.5%
RACE AND ETHNICITY	2017 Estimated White	64.7%	67.2%	65.4%
	2017 Estimated Black or African American	5.7%	6.0%	6.2%
	2017 Estimated Asian or Pacific Islander	7.3%	10.3%	11.3%
	2017 Estimated American Indian or Native Alaskan	0.9%	0.7%	0.8%
	2017 Estimated Other Races	21.4%	15.9%	16.3%
	2017 Estimated Hispanic	36.5%	29.7%	30.0%
INCOME	2017 Estimated Average Household Income	\$69,078	\$90,937	\$91,467
	2017 Estimated Median Household Income	\$65,101	\$79,575	\$81,064
	2017 Estimated Per Capita Income	\$23,909	\$29,448	\$29,372
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.6%	3.1%	3.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	6.4%	5.7%	5.3%
	2017 Estimated High School Graduate	22.6%	23.7%	23.6%
	2017 Estimated Some College	34.0%	30.5%	29.4%
	2017 Estimated Associates Degree Only	11.2%	9.6%	9.5%
	2017 Estimated Bachelors Degree Only	11.9%	17.7%	18.8%
	2017 Estimated Graduate Degree	11.4%	9.7%	9.8%
BUSINESS	2017 Estimated Total Businesses	842	3,340	7,460
	2017 Estimated Total Employees	7,361	28,142	67,879
	2017 Estimated Employee Population per Business	8.7	8.4	9.1
	2017 Estimated Residential Population per Business	10.0	26.7	22.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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