

# MURRIETA BUSINESS CENTER

MIXED USE SUITES FOR LEASE

26658 JEFFERSON AVENUE | MURRIETA, CA



## FEATURES

- Great Signage Opportunity
- ±675 SF 100% Improved Space Available - #103
- ±1,311 SF 100% Improved Space Available - #104
- ±1,600 SF Industrial Space Available - #110
- Signalized Intersection Offering Excellent Access and Exposure
- Strong Demographics / High Income Area
- Frontier FIOS Now Available
- Skylights, Sprinklered



**\$0.85 NNN\***  
(NNN estimated \$0.28 PSF)

Demographics	1 Mile	3 Miles	5 Miles
2018 Population:	3,298	76,857	182,592
2023 Population:	3,495	81,651	193,739
Avg. HH Income:	\$86,147	\$85,859	\$94,689

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COMMERCIAL REAL ESTATE SERVICES  
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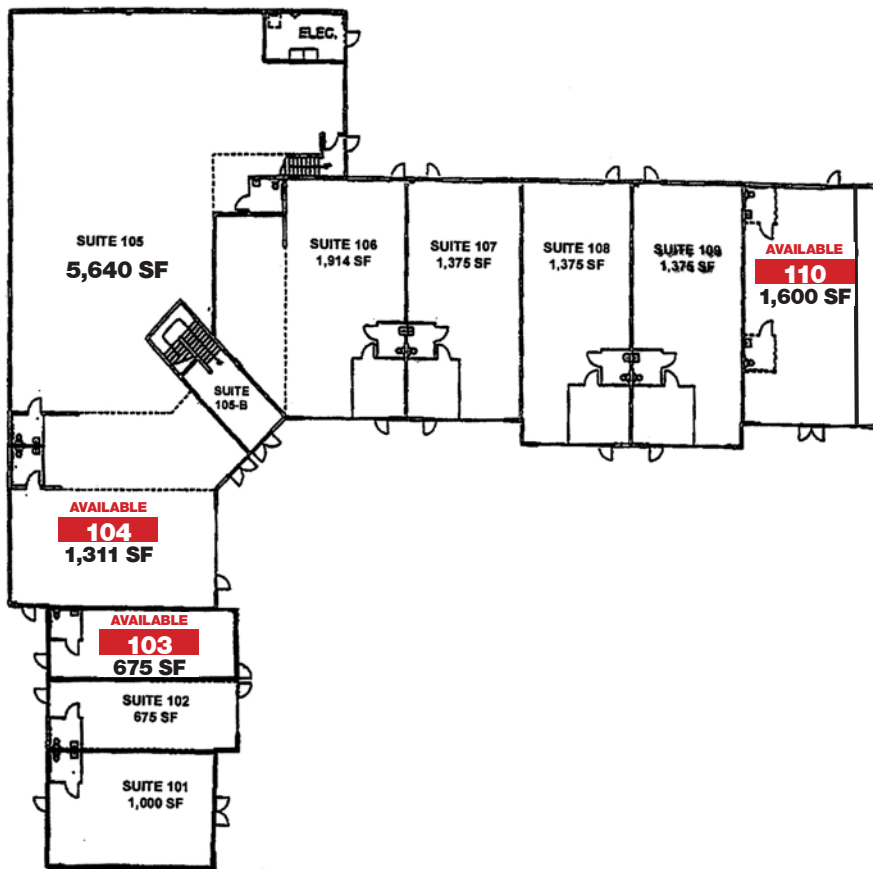
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## TENANT LIST & AVAILABILITY

SUITE	SIZE	TENANT
101	1,000 SF	TROPHY/AWARD
102	675 SF	ELECTRONICS REPAIR
<b>103</b>	<b>675 SF</b>	<b>AVAILABLE</b>
<b>104</b>	<b>1,311 SF</b>	<b>AVAILABLE</b>
105A	5,640 SF	LEASED
106	1,914 SF	TINTMAN
107	1,375 SF	TINTMAN
108	1,375 SF	LEASED
109	1,375 SF	TATTOO
<b>110</b>	<b>1,600 SF</b>	<b>AVAILABLE</b>

REV.03/03/2020



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