



±3,200 SF FOR LEASE

26500 JEFFERSON AVE

SUITE B - MURRIETA, CA 92562



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

MATT CALVET

951.445.4502

mcalvet@leetemecula.com

License #01949267

BUILDING FEATURES

- Automotive Business Welcomed
- 10'X12' Rear Loading Roll Up Door
- Generous waiting room and office build-out
- 18' Clear Height
- Situated on signalized intersection (Corning Pl. & Jefferson)
- Parking Ratio: 2.75/1,00 PSF
- Power: 200amps 120/208 3 phase
- ±49,000 Cars Per Day on Jefferson Ave.

AREA FEATURES

- Located in Murrieta's prime business district
- 1.2 miles to Murrieta Hot Springs Rd. on/off ramp (I-15)

Close by amenities:

- Wells Fargo
- Wal-Mart
- Home Depot
- Staples
- Shell Gas
- Rancho Spring Medical Center



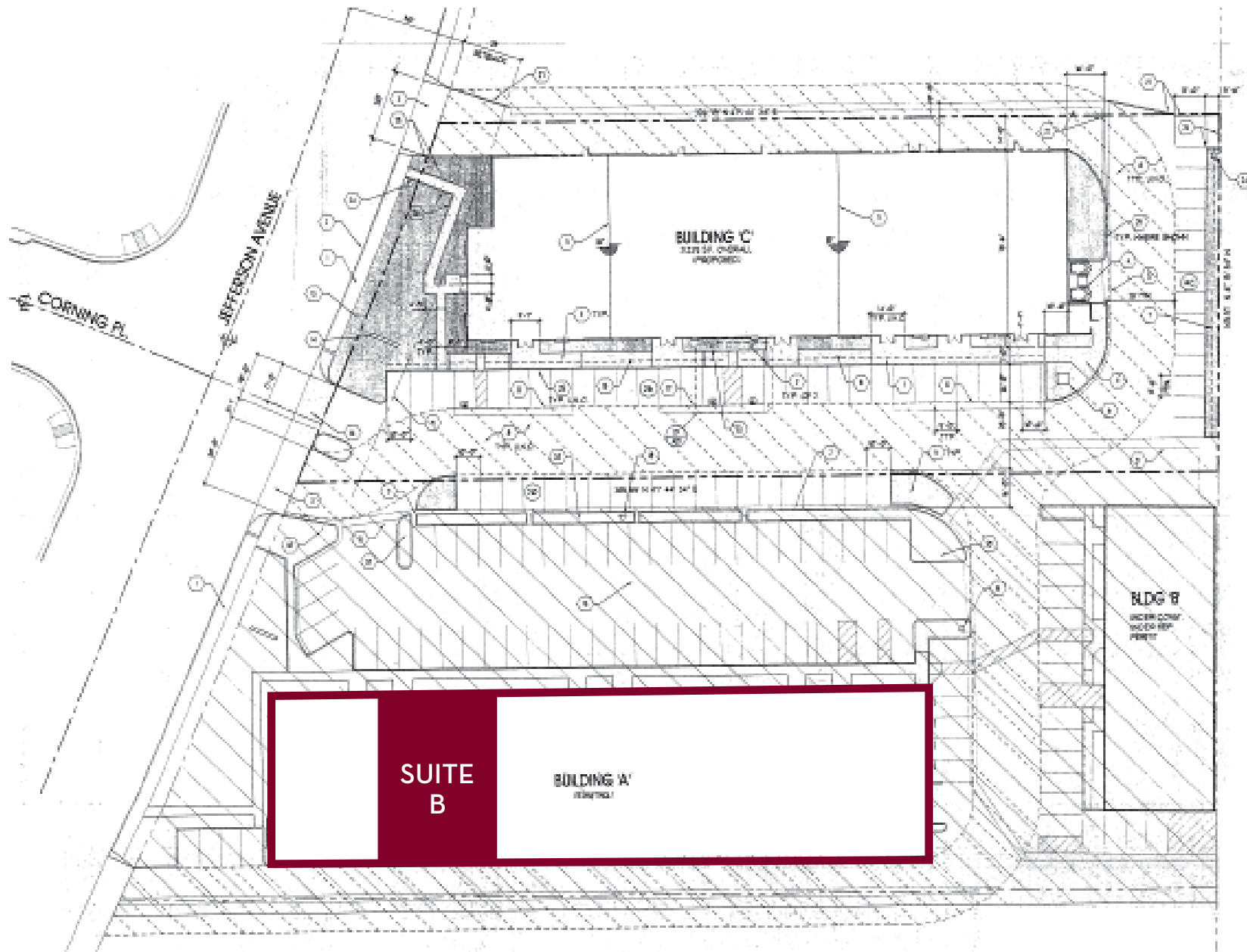
LEASE RATE:
\$1.15/PSF + \$.05/PSF CAM
Available October 1, 2018

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FLOORPLAN



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