

MURRIETA JEFFERSON PLAZA RETAIL / SHOWROOM FOR LEASE

26755 JEFFERSON AVE - MURRIETA, CA

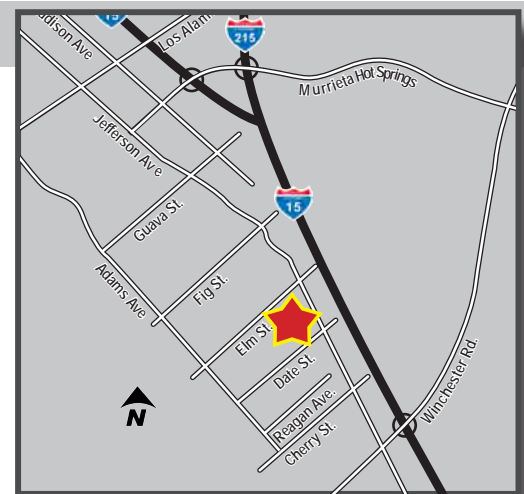
**NEW
BUILDING
FACELIFT!**

**\$0.95/PSF
PROMOTIONAL
RATE**



PROPERTY HIGHLIGHTS:

- ±40,000 Sq Ft. Retail And Showroom Center
- One Suite Available ±5,198 Sq Ft.
- Available Immediately
- Located At Two Signalized Intersections Of Jefferson Avenue And Date Street And Eastman Drive
- Prominent Jefferson Avenue Signage And Exposure
- 4:1,000 Parking Ratio



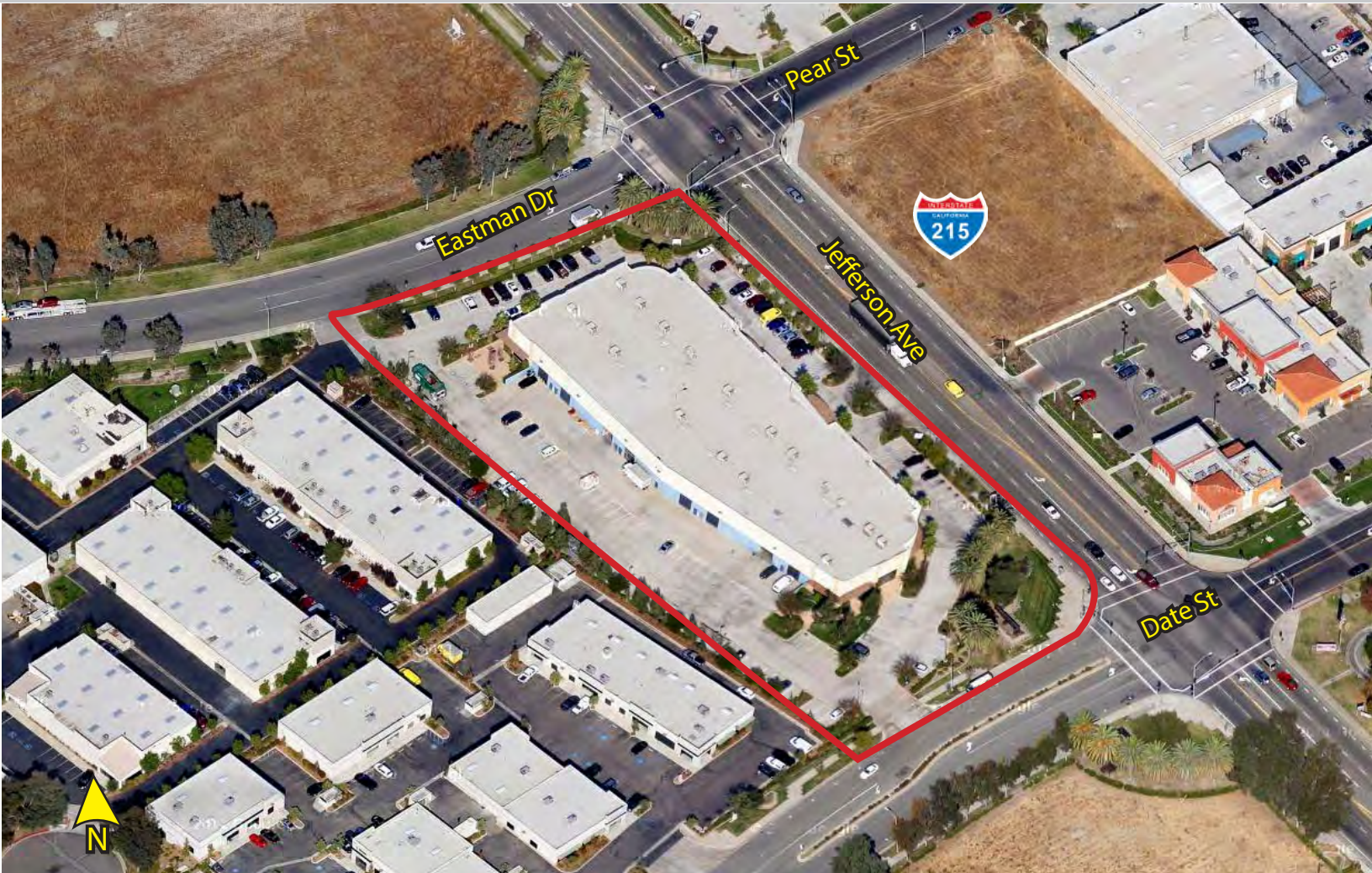
JIM NADAL, CCIM, SIOR • 951.445.4520 • jnadal@leetemecula.com • License #01040679

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

MURRIETA JEFFERSON PLAZA RETAIL / SHOWROOM FOR LEASE

26755 JEFFERSON AVE - MURRIETA, CA



AVAILABILITY			
SUITE	SF(±)	RATE/SF MG	TENANT
A	3,089	----	Hardwood Floors Outlet
B	3,797	----	Curtis Martial Arts
C-1	3,013	----	United Furniture
C-2	4,451	----	Cycle Gear
D	10,921	----	United Furniture
E-1	5,198	\$0.95*	Available
E-2	3,495	----	Advanced Protection
F	1,973	----	Brew Pub Restaurant
G	3,455	----	Brew Pub Restaurant
H	2,601	----	Hardwood Floors Outlet

*Promotional rate for the first 4 months of the lease, than reverts to \$1.75 with 3% annual increases on a 5-year term commencing no later than 8/1/16. Includes all CAM charges except electricity. Rev. 06/13/16

JIM NADAL, CCIM, SIOR • 951.445.4520 • jnadal@leetemecula.com • License #01040679

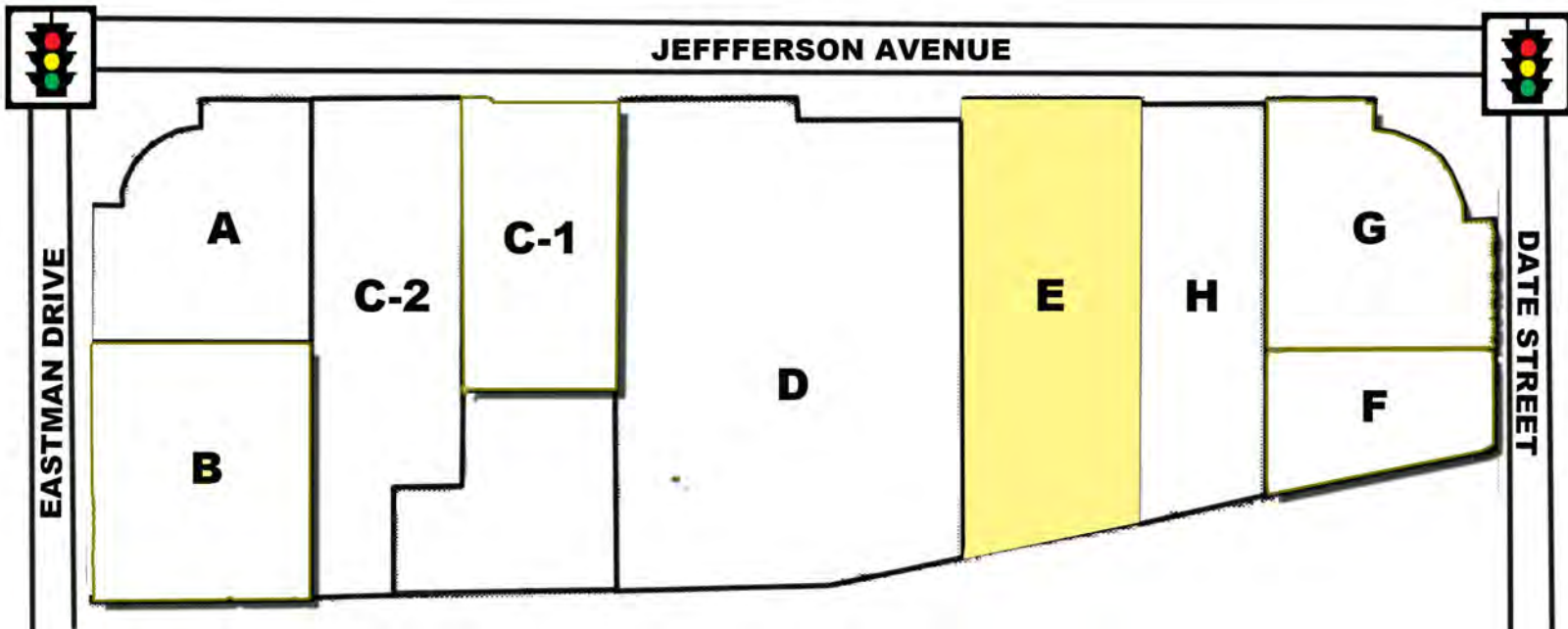
MURRIETA JEFFERSON PLAZA

RETAIL / SHOWROOM FOR LEASE

26755 JEFFERSON AVE - MURRIETA, CA

BUILDING LAYOUT:

BUILDING TOTAL: ±40,000 SF



JIM NADAL, CCIM, SIOR • 951.445.4520 • jnadal@leetemecula.com • License #01040679

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

MURRIETA JEFFERSON PLAZA RETAIL / SHOWROOM FOR LEASE

26755 JEFFERSON AVE - MURRIETA, CA



ASSOCIATES®

2015 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	ADT
2015 POPULATION (Estimated):	2,240	69,655	169,078	JEFFERSON AVE:	±33,120
2020 POPULATION (Projected):	2,395	74,438	180,861	DATE ST:	±6,064
DAYTIME POPULATION:	1,612	52,823	71,877	(Source: CoStar with 3% Annual Increments)	
AVERAGE HOUSEHOLD INCOME:	\$79,668	\$76,295	\$86,261		

(Source: Regis)

JIM NADAL, CCIM, SIOR • 951.445.4520 • jnadal@leetemecula.com • License #01040679

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055