

Jefferson Avenue Retail Building

25425 Jefferson Ave, Murrieta, CA 92562

FOR LEASE



**1,400± SF
SUITE AVAILABLE**



**\$2.50 PER
SQUARE FOOT
PLUS NNN
STARTING MONTHLY
LEASE RATE**



11,200± SF RETAIL BUILDING FRONTING BUSY JEFFERSON AVENUE

- High visibility and easy access from both Interstates 15 and 215
- 1,400± SF suite available
- Nearly 1,000 units planned on Jefferson Avenue and Murrieta Hot Springs Road Intersection

Demographics

Source: CoStar	1 mile	3 mile	5 mile
2025 Population (Estimated)	3,971	75,582	163,025
2030 Population (Projected)	4,095	77,302	167,550
Daytime Employee Population	5,906	40,329	76,553
Average Household Income	\$93,200	\$128,824	\$134,411

Traffic Counts

Source: CoStar 2025	ADT
Jefferson Avenue South of Murrieta Hot Springs Road	25,871
Murrieta Hot Springs Road at Jefferson Avenue	21,037

JOIN NEARBY RETAILERS::



Exclusively Marketed By:

Scott Forest

Senior Vice President

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The above information, while not guaranteed, has been secured from sources we believe to be reliable.

Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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SUITE	TENANT	SF	RATE (PSF/MONTH) + NNN
101-102	The Luxx Barber Shop	2,800±	-----
103	Sculpt Lounge	1,400±	-----
104	AVAILABLE	1,400±	\$2.50
105-107	Newd Gym	2,860±	-----
2026 NNN Budget estimated at \$0.80 PSF monthly			

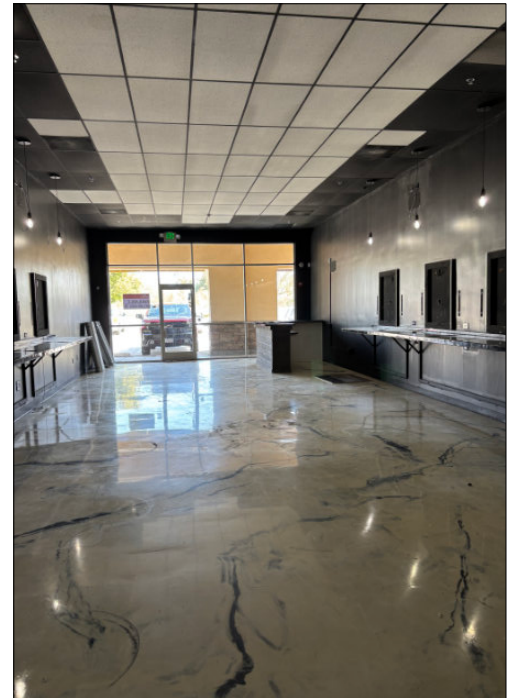


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Suite 104



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