

FOR LEASE



38790 SKY CANYON DRIVE  
MURRIETA, CA 92563

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**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# EXECUTIVE SUMMARY

## Property Overview

38790 Sky Canyon Drive is a fully built out high Image Play-N-Plug workspace. Approximately +/- 2,432 - 6,681 SF space. The property is located in the beautiful city of Murrieta CA. Great space for multiple uses with two large roll up doors and some warehouse space. This was an owner user unit, the landlord spared no expense and updated the unit with high end materials. Pictures do not do this space justice, give us a call to see the space for yourself.

## Property Highlights

- High Image Office/Flex Building
- True "Plug-N-Play Space (Utilities, Janitorial, Internet and Utilities Included)
- 12 Workstations, 2 Private Offices with Desks and Chairs (Additional SF Available for Total of +/- 2,900 SF)
- Separate Front Door Entrance
- Panoramic Views, Extensive Glass Lines
- High-Quality Improvements
- Close to 215 & 15 Freeways
- Call to Tour

# PROPERTY DETAILS

**Address:** 38790 Sky Canyon Drive

**Lease Rate:** \$2.00/ SF

**Building Size:** 6,681 SF

**Available SF:** 2,432 - 6,681 SF

**Year Built:** 1999



**Private Office**  
4 Employees or More, Great Mountain Views/Natural Lighting.



**Spacious Office Lobby Area**

# PROPERTY DETAILS

**Lease Rate**

**\$2.00/ SF**

## Location Information

**Street Address**

38790 Sky Canyon Drive

**City, State, Zip**

Murrieta, CA 92563

**County**

Riverside

## Property Information

**Property Type**

Sky Canyon Business Center

**Property Subtype**

Office Warehouse



# LEASE SPACES



## Lease Information

<b>Lease Type:</b>	MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	2,432 - 6,681 SF	<b>Lease Rate:</b>	\$2.00 SF/month

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
38790 Sky Canyon Dr 1st Floor	Available	2,432 - 6,681 SF	Modified Gross	\$2.00 SF/month
38790 Sky Canyon Dr 2nd Floor	Available	2,900 - 6,681 SF	Modified Gross	\$2.00 SF/month



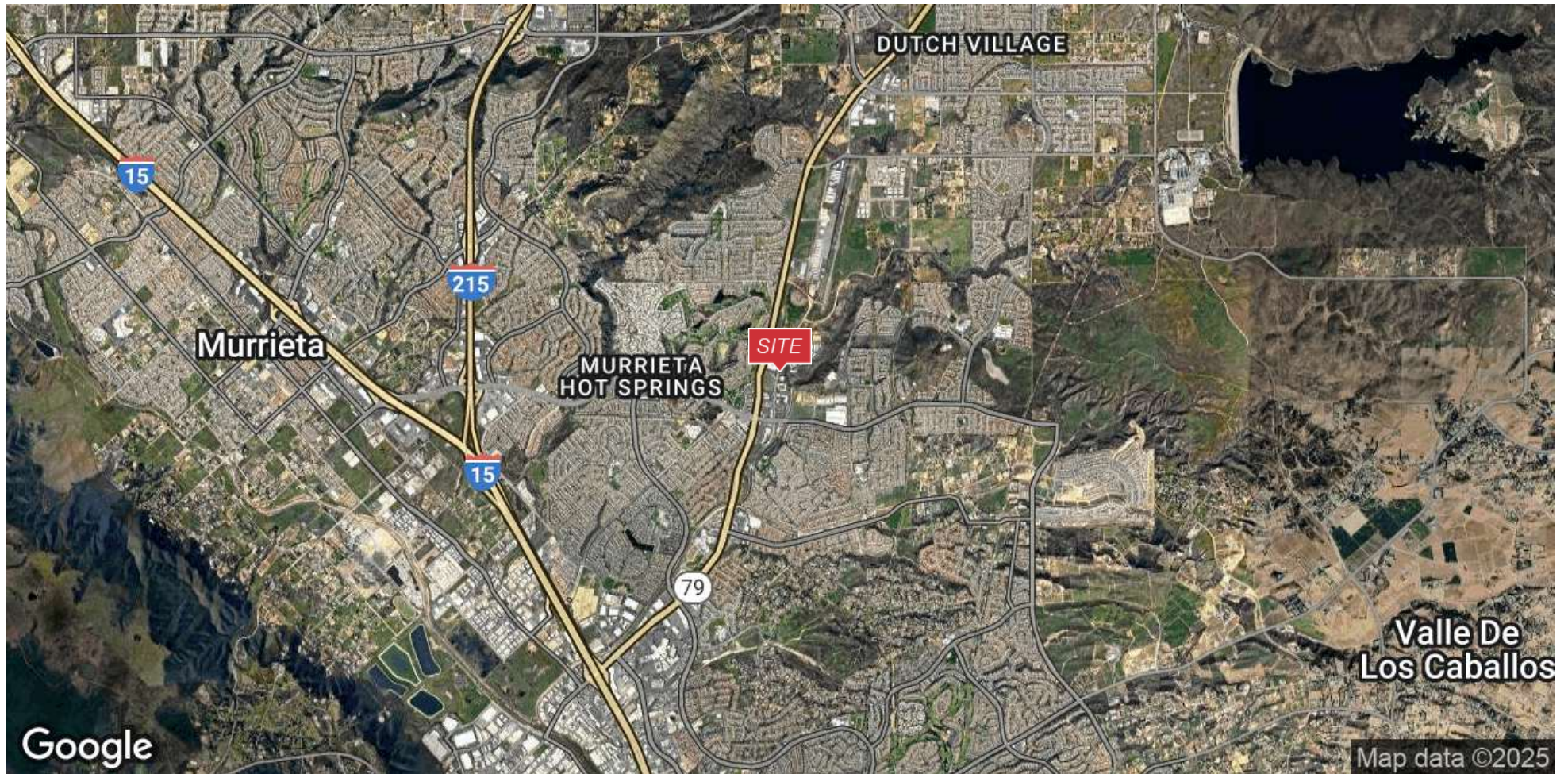
# LOCATION OVERVIEW

## **Location Overview**

Murrieta California, is a rapidly growing city in Riverside County, known for its family-friendly atmosphere, convenient location, and expanding amenities. Situated in the Inland Empire region, it offers a blend of suburban comfort and access to major urban centers. The city spans about 33.6 square miles and maintains a suburban density of around 3,300 people per square mile. The average household income is estimated at \$109,922. Murrieta is strategically located with convenient access to Interstate 15 and interstate 215.

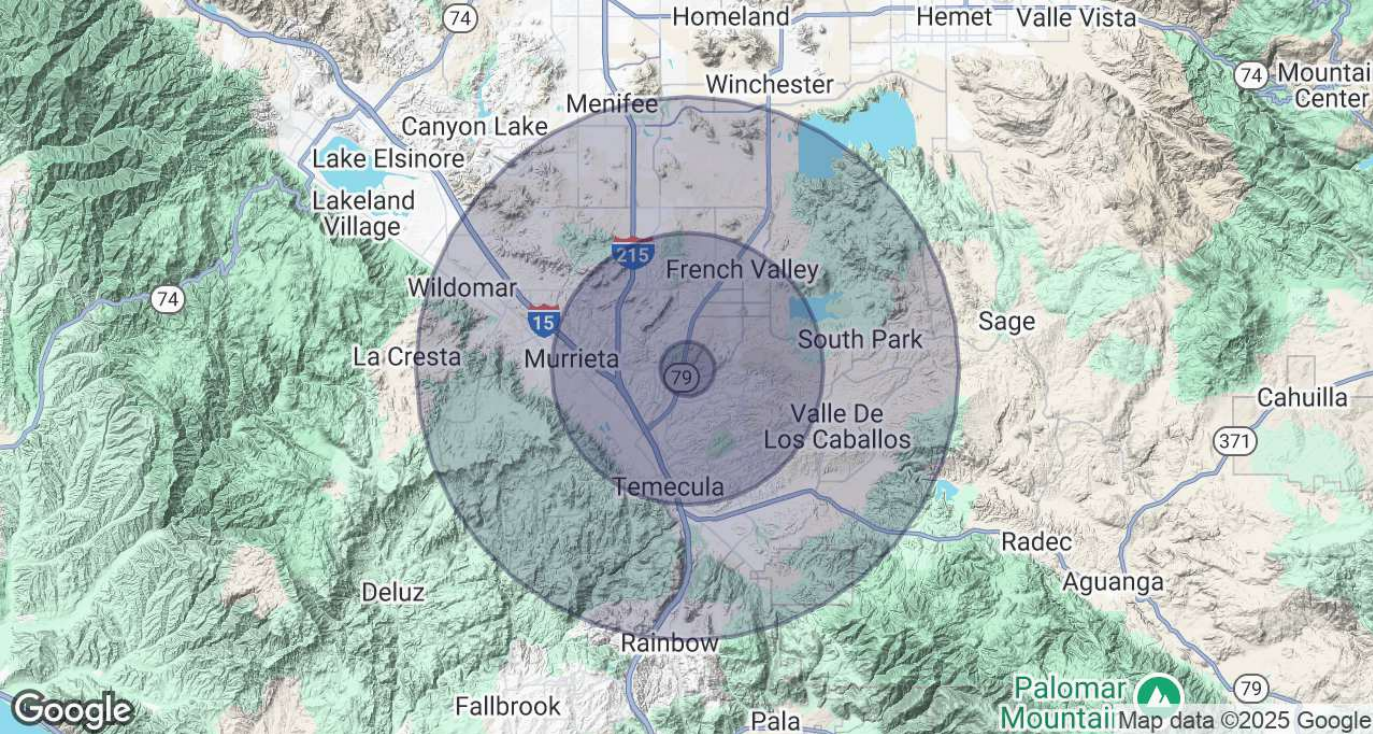
**Only A Few Minutes Away From  
Freeway!**

# LOCATION MAP






# RETAILER MAP





# PROPERTY LOCATION

Demographics	1 Mile	5 Miles	10 Miles
 <b>Population</b>	16,275	205,499	385,881
 <b>Total Households</b>	4,941	63,189	117,544
 <b>Average HH Income</b>	\$109,922	\$108,951	\$112,208