

26047 Jefferson Avenue, #D, Murrieta, CA

±2,700 SF INDUSTRIAL UNIT



FOR LEASE

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**AVISON
YOUNG**

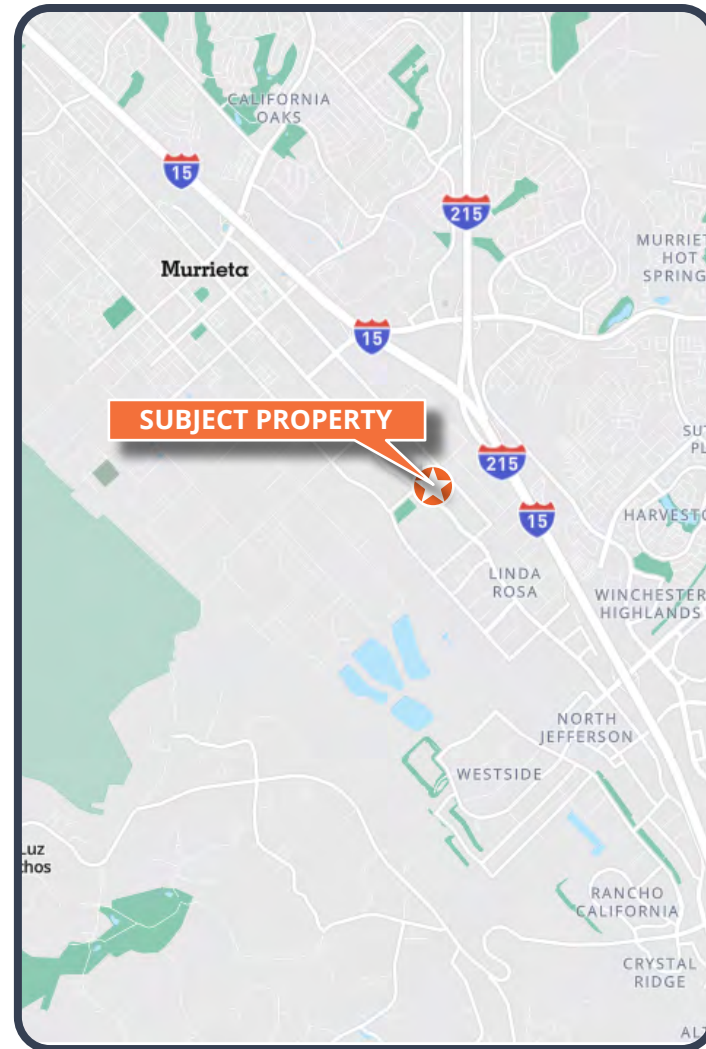
26047 JEFFERSON AVENUE, # D MURRIETA, CA

PROPERTY DESCRIPTION

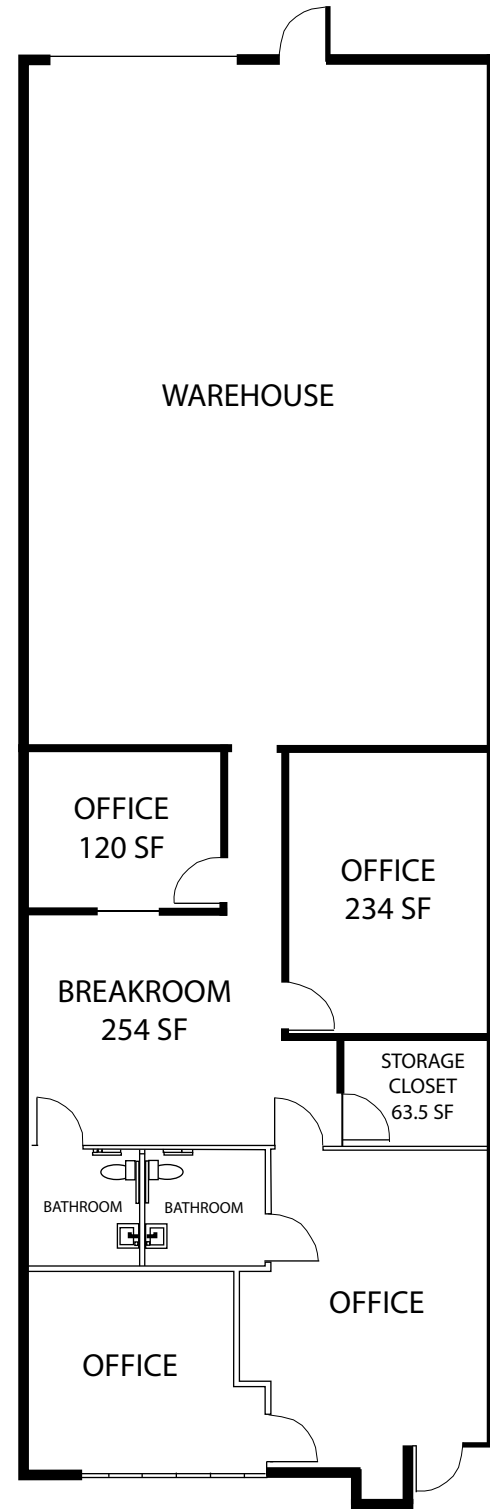
Position your business in the heart of Murrieta's thriving Jefferson Avenue Business Corridor - one of the region's most active and strategically connected commercial zones. Surrounded by a dynamic mix of showroom, industrial, office, and retail users, this location benefits from strong visibility, high traffic counts, and seamless access to both the I-15 and I-215 freeways, making it ideal for companies that value convenience and regional reach. 26047 Jefferson Avenue, Unit D, Murrieta offers a well-positioned, high-exposure address in a corridor built for success.

PROPERTY FEATURES

UNIT AREA:	±2,700 SF
OFFICE AREA:	±1,295 SF
GRADE LEVEL DOOR:	(1) 12' w x 14' h
CLEAR HEIGHT:	22'
POWER:	Main Panel: 225 amps; 208/120v Sub Panel: 100 amps; 480/277v
LEASE RATE:	\$1.50/SF Modified Gross
ZONING:	Business Park (BP) Murrieta, CA - Zoning Map

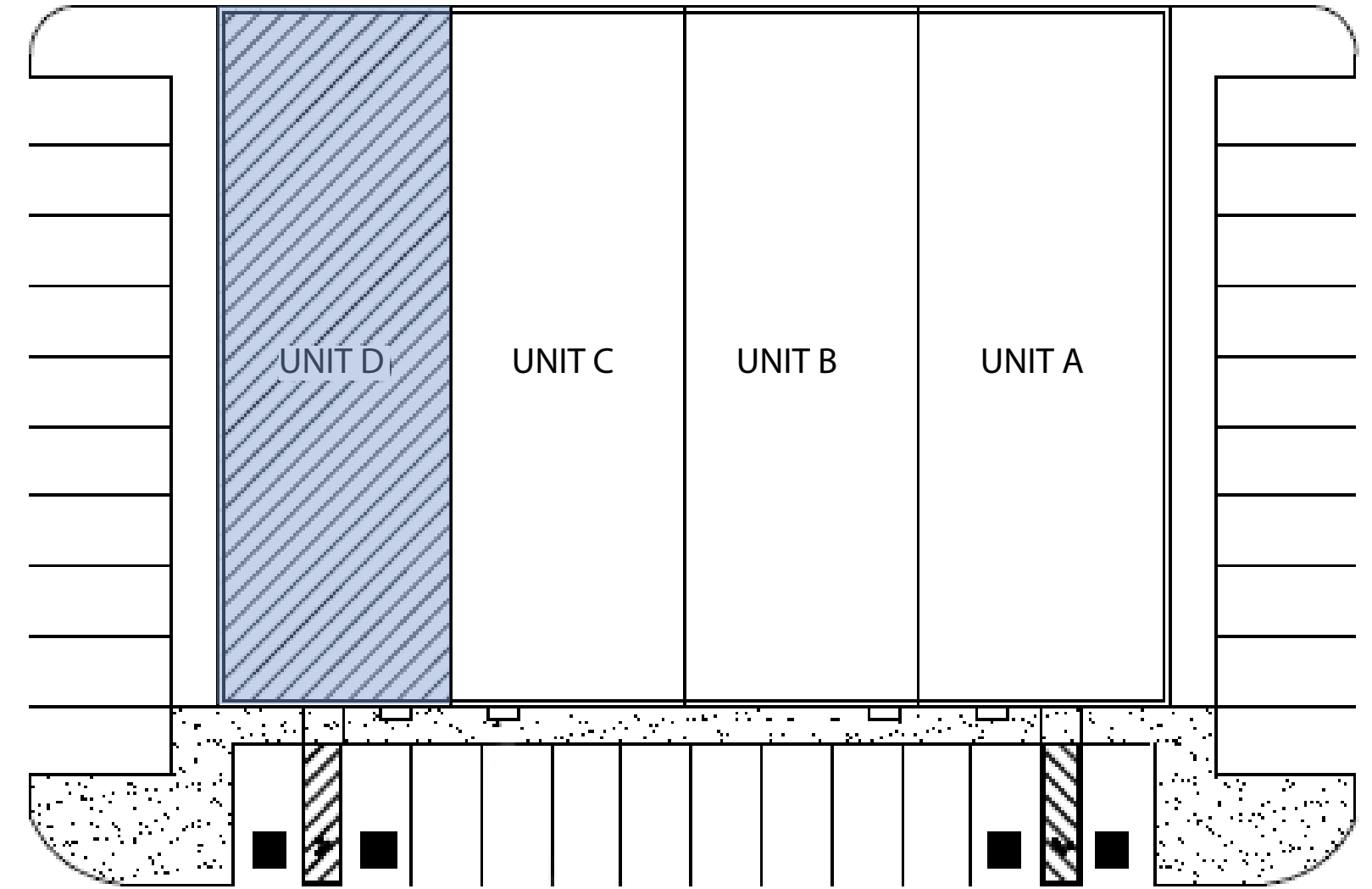


FLOOR PLAN



*Plans are not to scale, dimensions and features are approximate.

SITE PLAN



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PROPERTY PHOTOS



CONNECTED BY COMMUNITY

Located in the heart of Southern California's fastest-growing innovation corridor, the City of Murrieta offers an exceptional environment for businesses seeking connectivity, talent, and long-term stability. Murrieta continues to rise as a premier destination for industrial, office, and showroom operations, supported by over 2 million square feet of thriving business park space and an ambitious expansion pipeline along the Jefferson-Madison innovation zone, where approximately 10 million square feet of land is designated for future business park development.

With its business-friendly climate, strategic infrastructure improvements, and a central Southern California location, Murrieta offers the ideal foundation for companies ready to grow and thrive.

[City of Murrieta Business Resources](#)

*Demographics data within 5-mile radius of subject property (per CoStar)

5-MILE RADIUS DEMOGRAPHICS



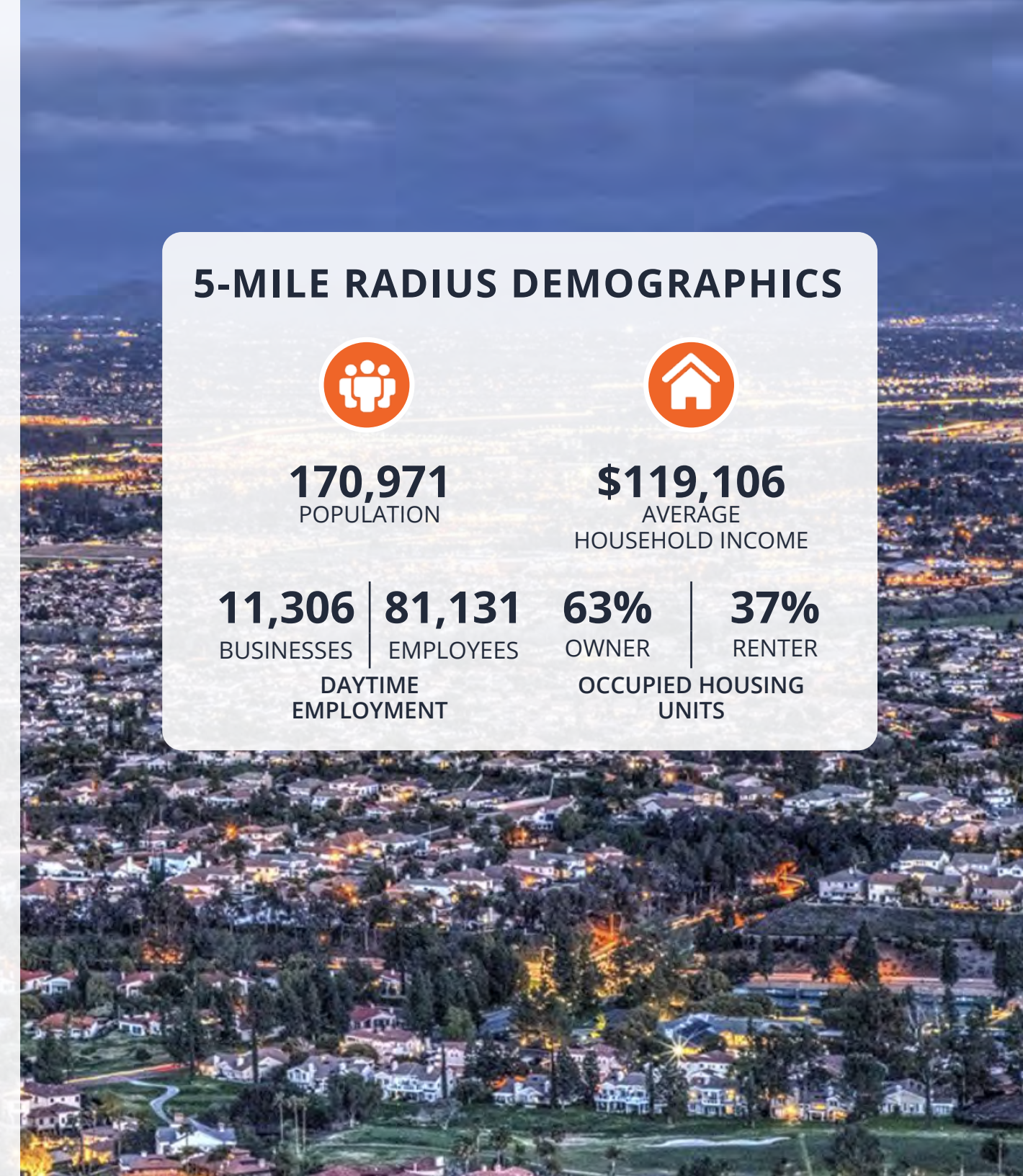
170,971
POPULATION

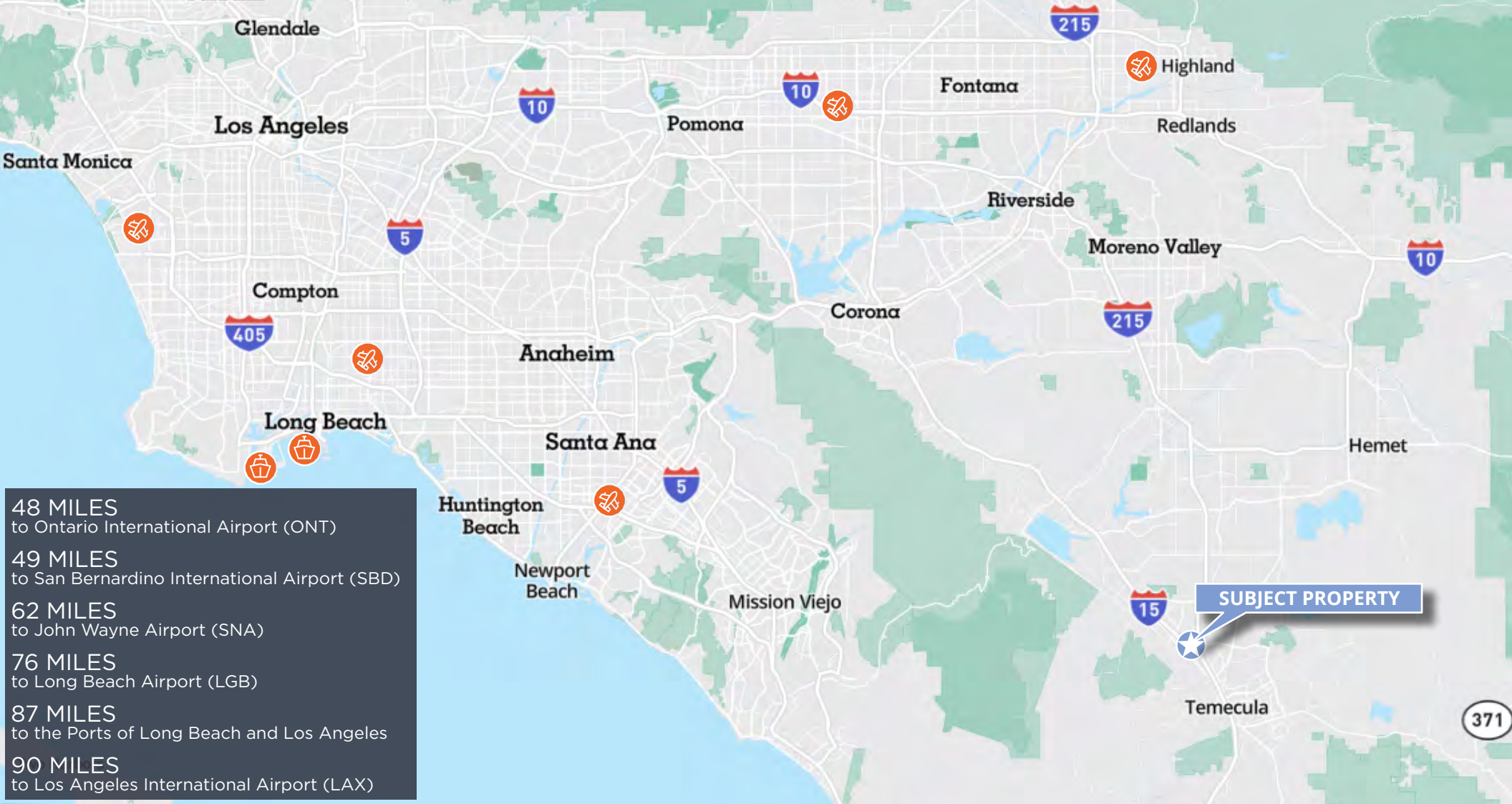


\$119,106
AVERAGE
HOUSEHOLD INCOME

11,306 | **81,131**
BUSINESSES | EMPLOYEES
DAYTIME
EMPLOYMENT

63% | **37%**
OWNER | RENTER
OCCUPIED HOUSING
UNITS





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Get in touch.

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