

CALIFORNIA OAKS CENTER

40635 & 40685
CALIFORNIA OAKS ROAD
MURRIETA



DRE #01456055



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OFFICE SUITES FOR LEASE

PROPERTY HIGHLIGHTS:

- ±720 SF – ±1,365 SF Office Space Available for Lease
- Across from the California Oaks Sports Park and Boys and Girls Club of Southwest County
- Within the California Oaks Center - Surrounding Retailers include McDonald's, Dollar Tree, Baron's, Wells Fargo Bank, Walgreens, Chase Bank and Crunch Fitness
- Excellent I-15 Freeway Access
- Walking distance to 'The Colony' and Brookdale Senior Living

LEASE RATE: \$1.90 PSF + NNN'S

*NNN's = \$0.60 psf

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 Population:	16,521	92,163	166,995
Daytime Population:	10,217	53,064	109,972
Avg. Household Income:	\$124,007	\$145,887	\$150,802

Source: Regis Online

TRAFFIC COUNTS

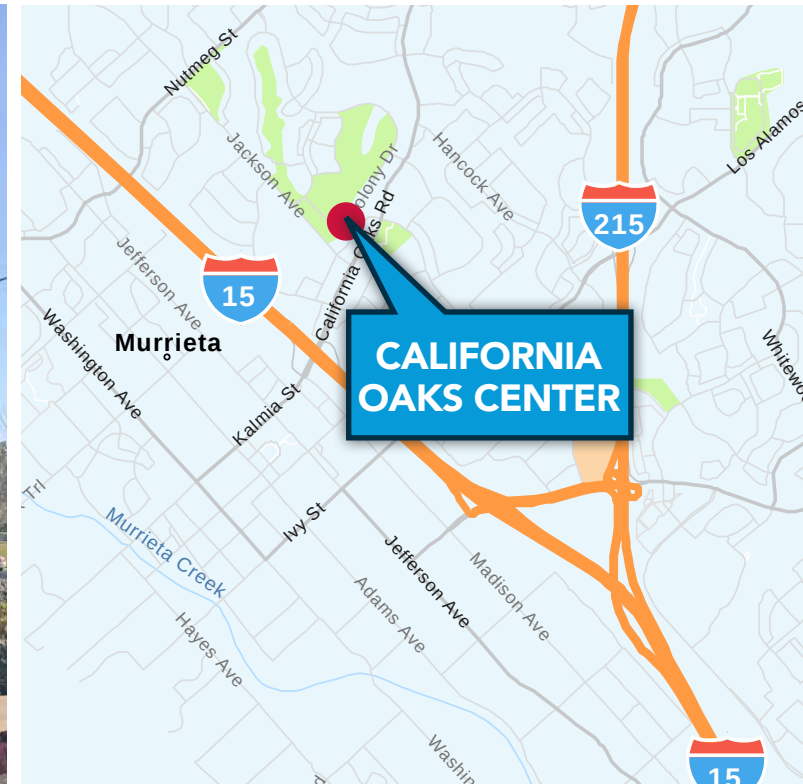
30,524 CPD

On California Oaks Rd.

Source: Regis Online

14,960 CPD

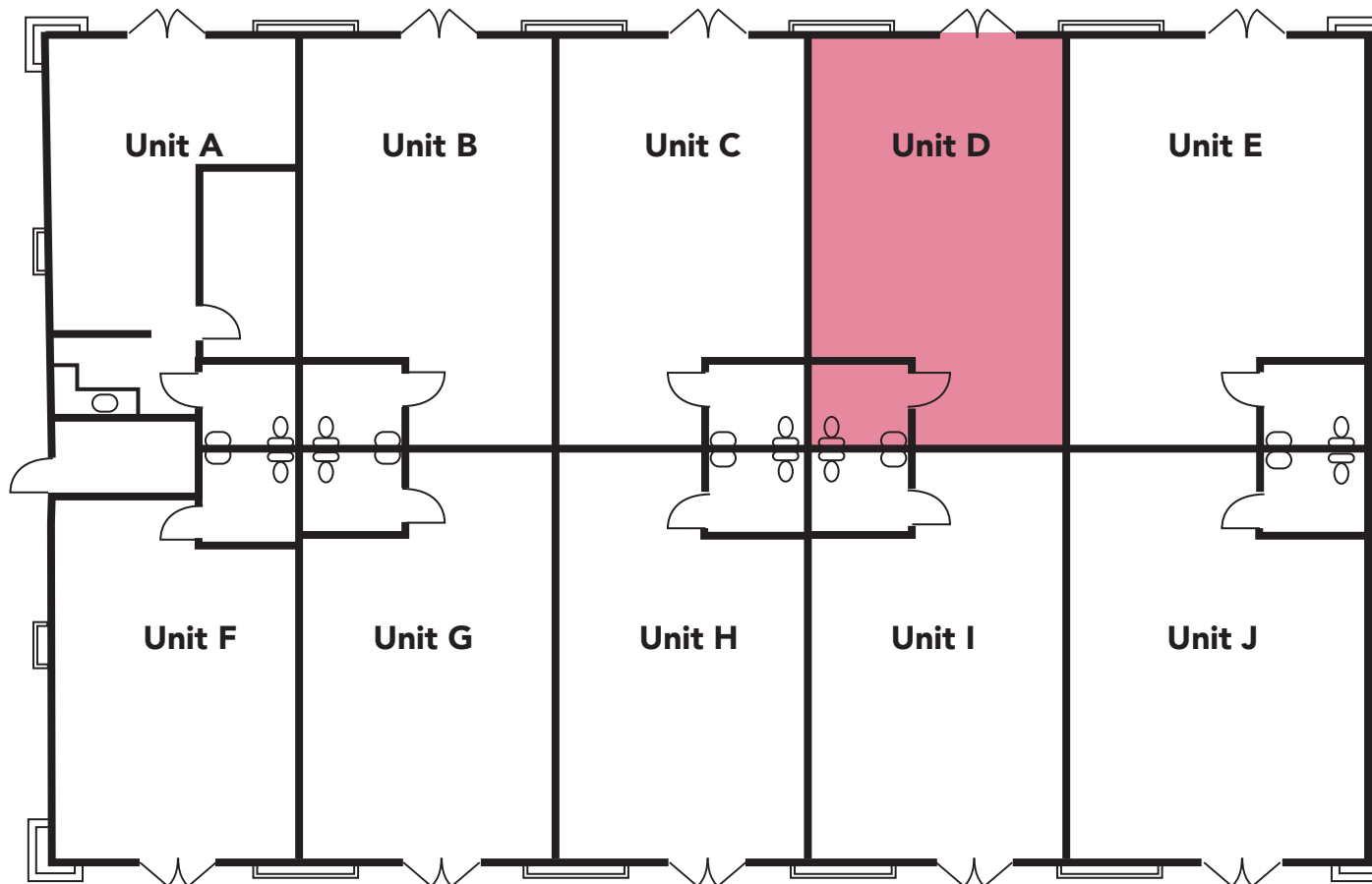
On Jackson Ave.



40685 CALIFORNIA OAKS ROAD - AVAILABILITY

Building	Unit #	RSF	Rate per RSF	Description
40685	D	±720 SF	\$1.90 + NNN*	

*NNN's = \$0.60 psf

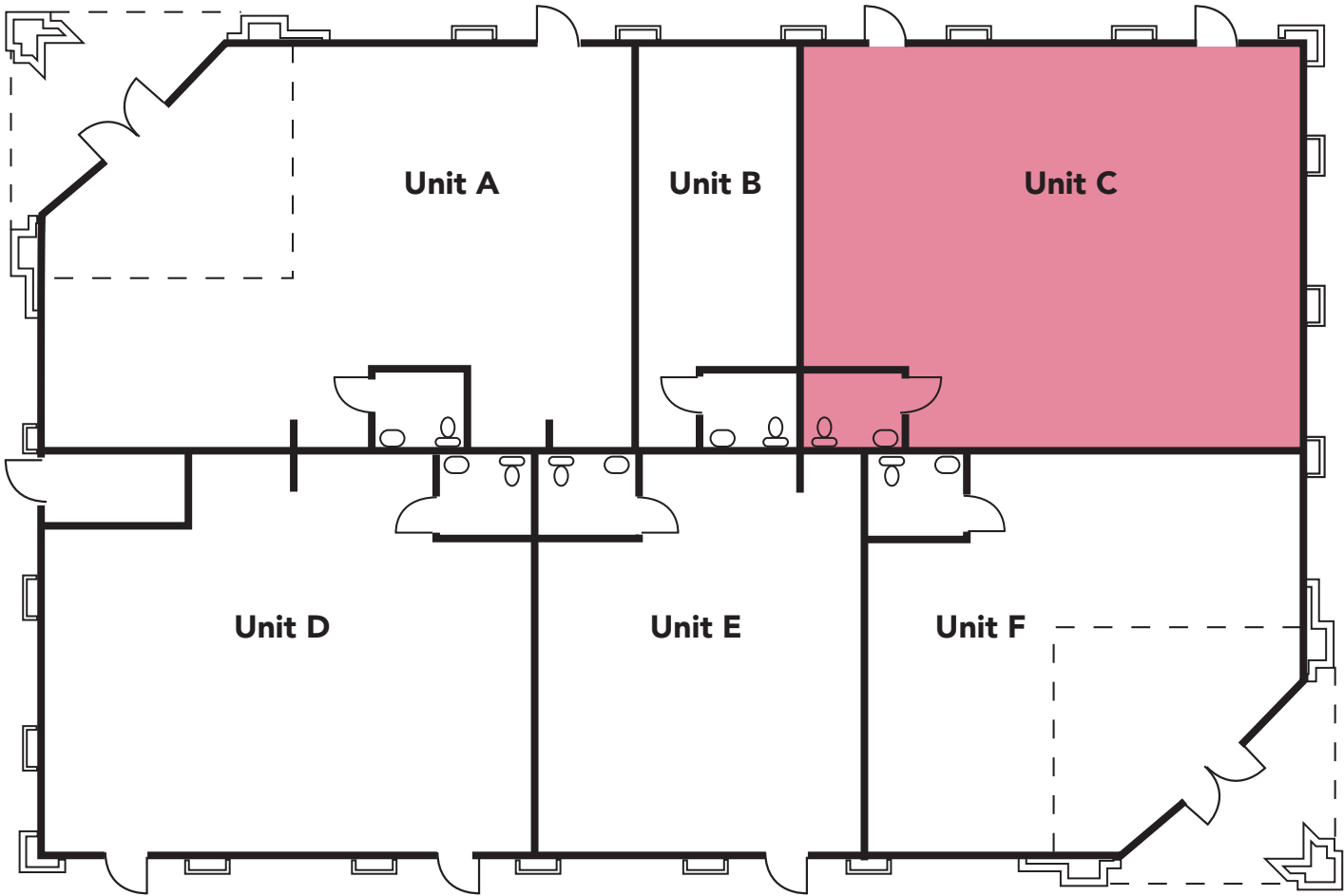


40635 CALIFORNIA OAKS ROAD - AVAILABILITY

Building	Unit #	RSF	Rate per RSF	Description
40635	C	±1,365 SF	\$1.90 + NNN*	

*NNN's = \$0.60 psf

Rev 08/25/26



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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.
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