

# Fiesta Plaza

26760 Jefferson Avenue, Murrieta, CA 92562

**FOR LEASE**



**1,276± SF Available**

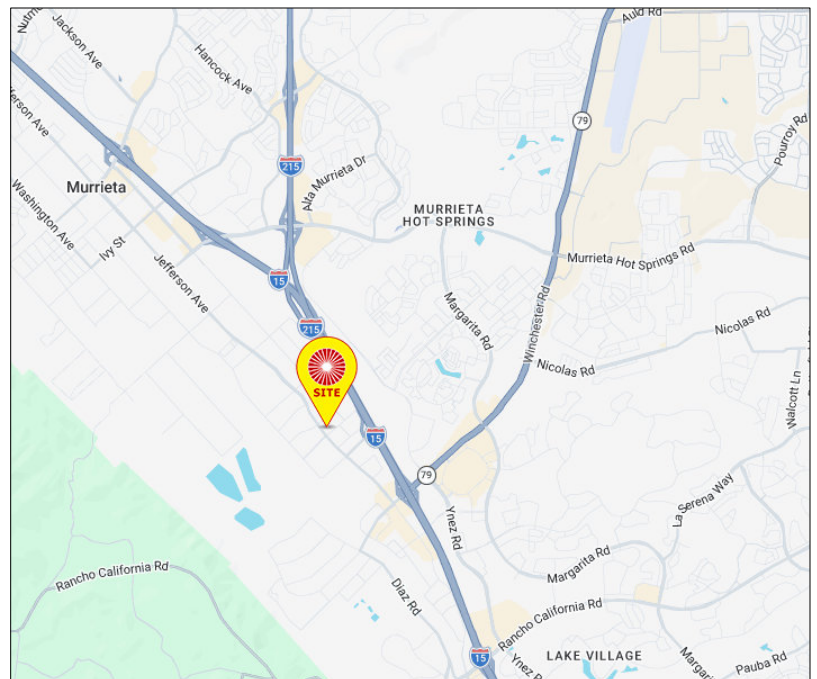


**\$2.00 PSF Per Month + NNN Asking Rate**



## HIGHLIGHTS

- Prime retail location along busy Jefferson Avenue commercial corridor in Murrieta
- Strong visibility with prominent street frontage and monument signage opportunities
- Second generation barber shop space
- Convenient access to I-15 via nearby Winchester Road and Murrieta Hot Springs Road interchanges
- Excellent access for both Jefferson Avenue and Date Street
- Ideal for a variety of users, including hair, nail salon, coffee shop, and more, to serve high daytime population



**Scott Forest**  
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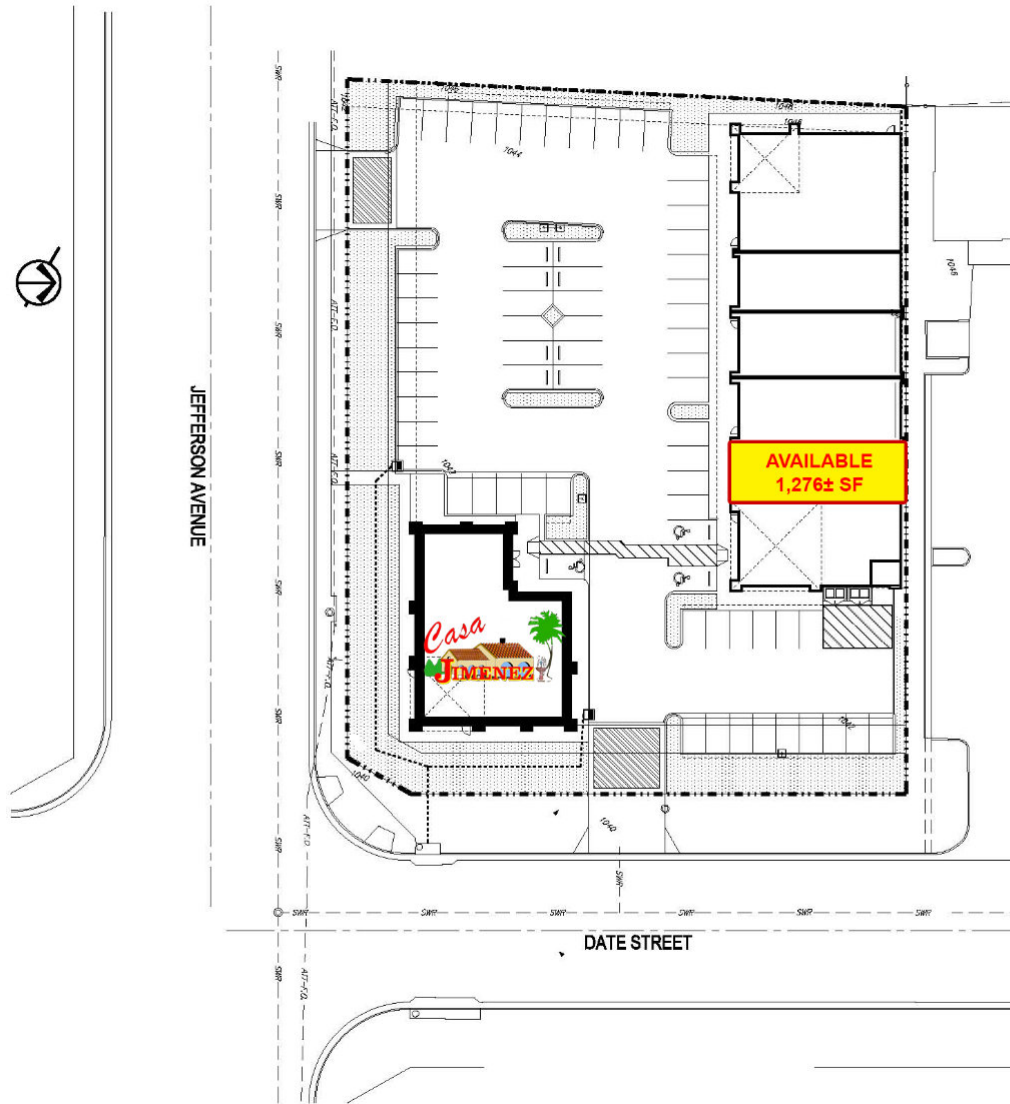


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Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

# Site Plan



SUITE	TENANT	SF	ASKING RATE (PSF/MONTH)
101	Envision Tattoo & Piercing	—	—
<b>102</b>	<b>AVAILABLE</b>	<b>1,276±</b>	<b>\$2.00 + NNN</b>
103	California Dancewear	—	—
104	Ahadi Men's Suit Co.	—	—
105	Banana Boy All Natural Juice Bar & Deli	—	—
106/107	Sofa Spectrum Furniture	—	—
2026 NNN Budget estimated at \$.60 PSF monthly			

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# Suite 102



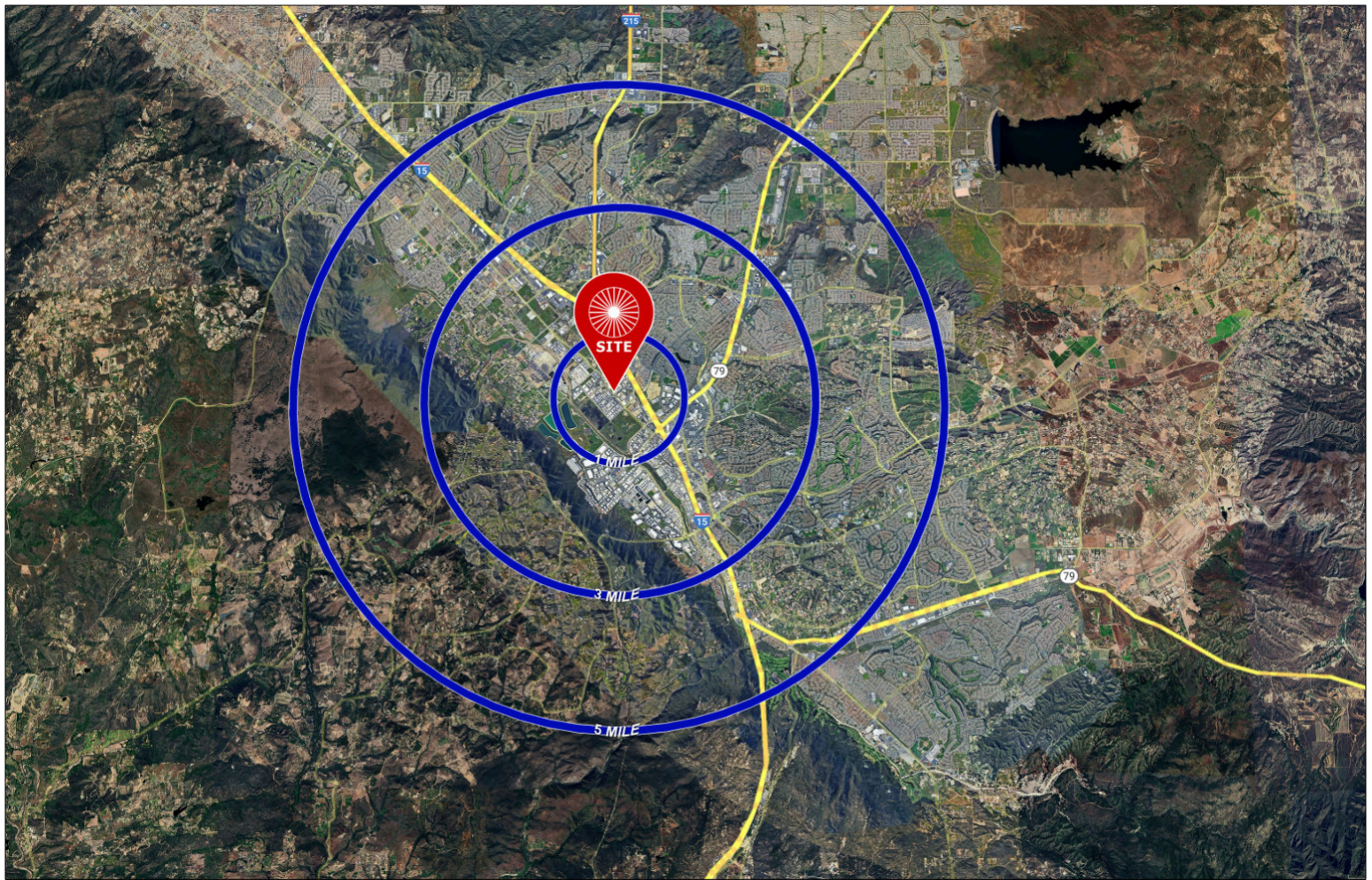
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### Demographics

Source: CoStar 2025		1 mile	3 mile	5 mile
	2025 Population (Estimated)	4,183	71,670	172,971
	2030 Population (Projected)	4,337	73,452	177,001
	Daytime Employee Population	9,772	58,667	78,039
	Average Household Income	\$162,191	\$123,209	\$133,321

### Traffic Counts



Source: CoStar 2025		ADT
Jefferson Avenue North of Date Street		26,374
Date Street East of Jefferson Avenue		4,641

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