

Fiesta Plaza

26760 Jefferson Avenue, Murrieta, CA 92562

FOR LEASE



**1,276± SF
Available**

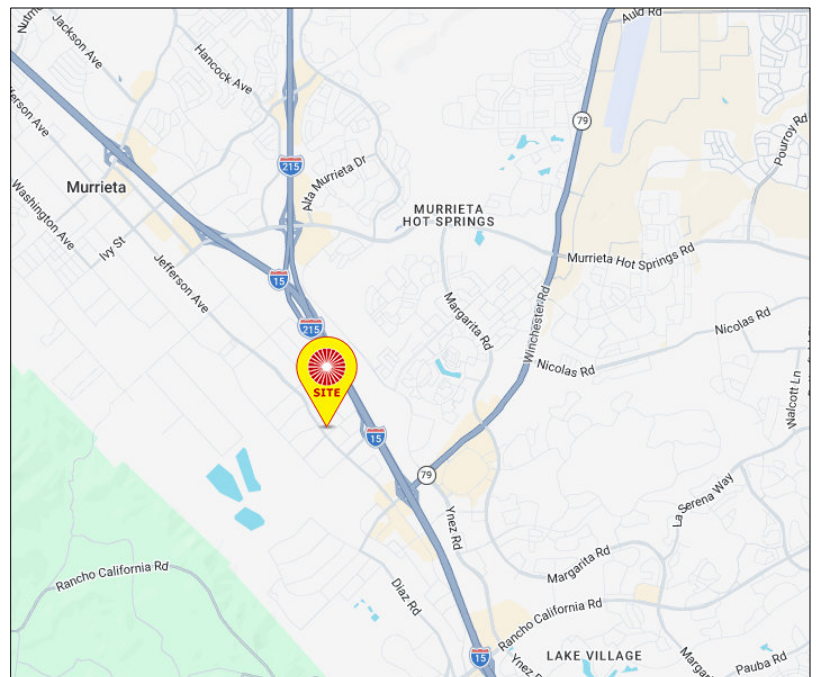


**\$2.00 PSF Per Month + NNN
Asking Rate**



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
Senior Vice President
CA License # 01396577
(951) 491-6300
sforest@westmarcre.com

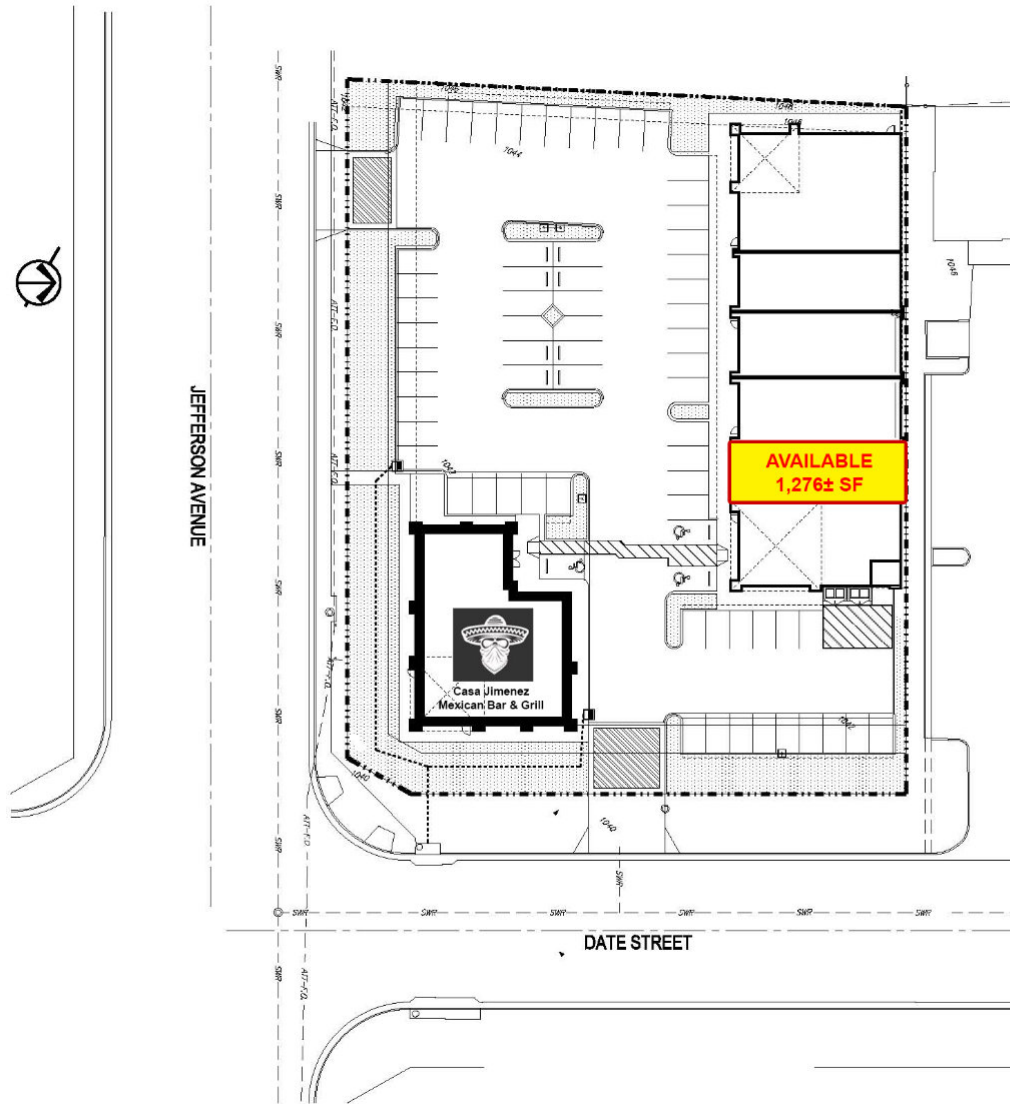


Scott Forest (DRE #01396577) | (951) 491-6300 | sforest@westmarcre.com | www.westmarcre.com

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.

Site Plan



SUITE	TENANT	SF	ASKING RATE (PSF/MONTH)
101	Envision Tattoo & Piercing	—	—
102	AVAILABLE	1,276±	\$2.00 + NNN
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			

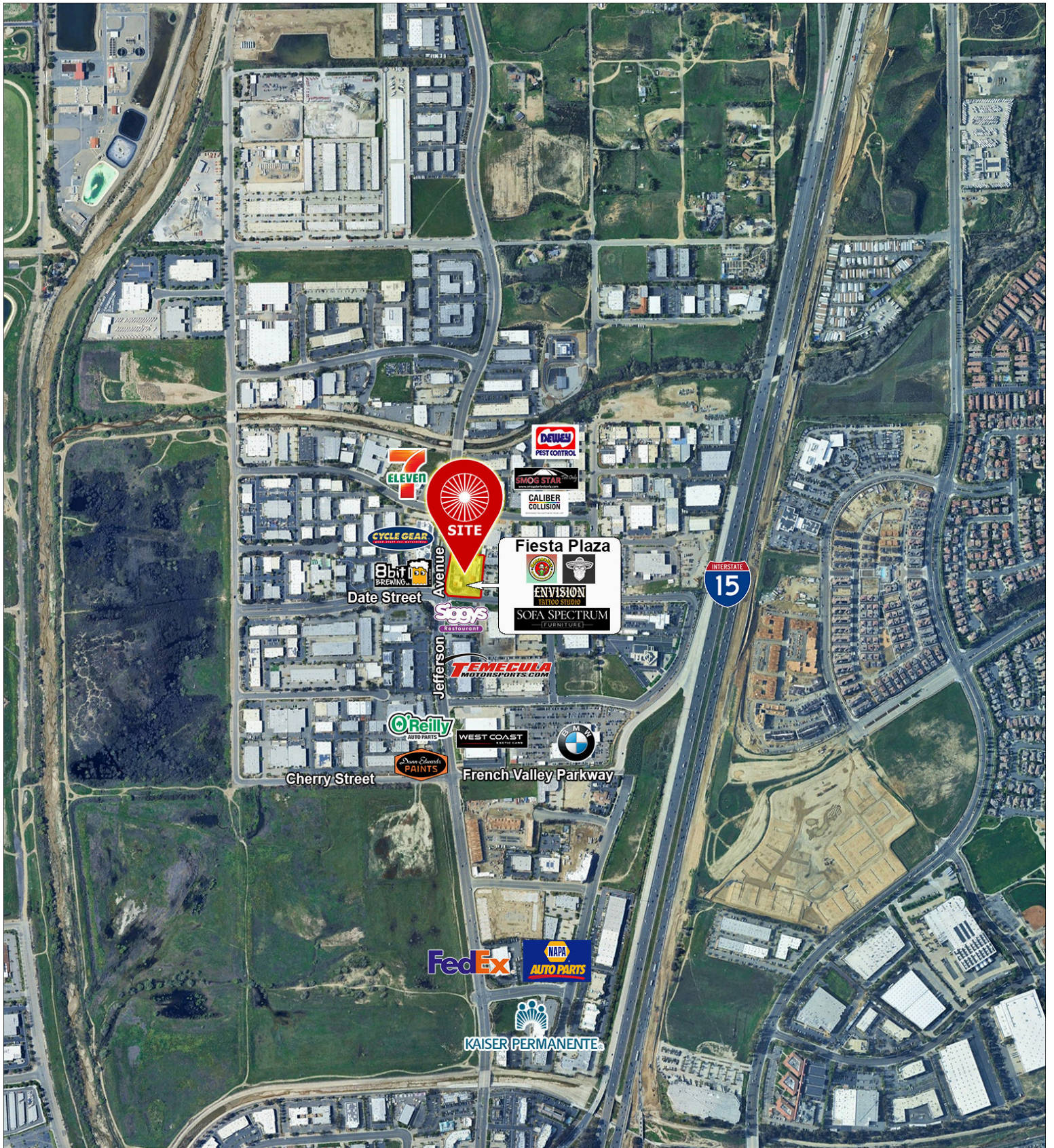
Fiesta Plaza

26760 Jefferson Avenue, Murrieta, CA 92562

Scott Forest (DRE# 01396577) | (951) 491-6300 | sforest@westmarcre.com | www.westmarcre.com

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.



Fiesta Plaza

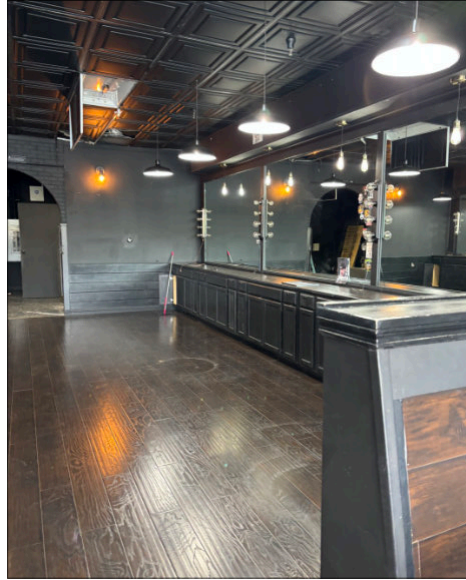
26760 Jefferson Avenue, Murrieta, CA 92562

Scott Forest (DRE# 01396577) | (951) 491-6300 | sforest@westmarcre.com | www.westmarcre.com

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.

Suite 102



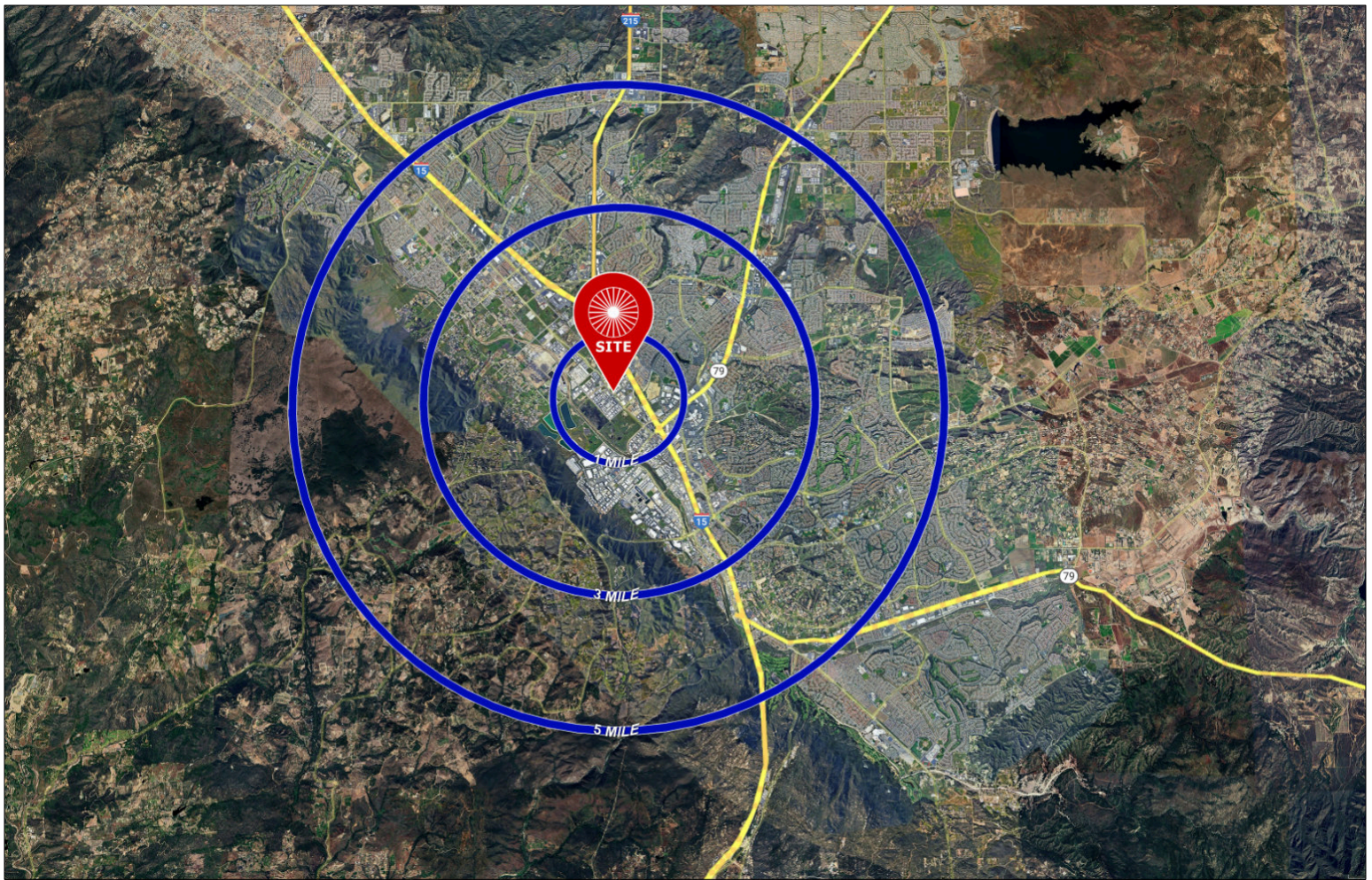
Fiesta Plaza

26760 Jefferson Avenue, Murrieta, CA 92562

Scott Forest (DRE# 01396577) | (951) 491-6300 | sforest@westmarcre.com | www.westmarcre.com

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.



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

Fiesta Plaza

26760 Jefferson Avenue, Murrieta, CA 92562

Scott Forest (DRE #01396577) | (951) 491-6300 | sforest@westmarcre.com | www.westmarcre.com

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.