

MURRIETA BUSINESS CENTER

675 SF Retail
2,000 SF Office

26658 Jefferson Ave., Murrieta, CA



FOR LEASE

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CBRE

Features

- Conveniently located at signalized intersection of Jefferson & Pear/Eastman Drive
- Easily accessed from I-15 Fwy
- Along Murrieta/Temecula's Jefferson Avenue business corridor



Traffic Counts: Jefferson Ave - 28,800 VPD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Average Household Income	\$136,696	\$122,260	\$132,123
2023 Population Estimates	3,125	72,898	174,973
2023 Daytime Population	11,051	110,400	188,488

Site Plan

ROSTER

SUITE	SQ. FT.	TENANT
101	1,000	American Eagle Trophies
102	675	AVAILABLE 9/1/25
103	675	Stews Barber
104	1,311	Kitchen and Bath
105A	5,640	Dynamite Dog
105B	2,000	AVAILABLE 2nd Floor Office
106	1,914	Tintman
107	1,375	Franco's Tire Shop
108	1,375	A-Z Car Stereo
109	1,375	Heritage Tattoo
110	1,600	A & C Windows and Doors



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Aerial Map



Eastman Dr

Jefferson Ave

Pear St

French Valley Pkwy



MURRIETA BUSINESS CENTER

Retail, Showroom and Industrial Space



For more information,
please contact:

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