

For Lease

MADISON SPRINGS PLAZA

25285 MADISON AVENUE | MURRIETA, CA



HIGHLIGHTS:

- ◆ 2,100 - 7,700 SF Medical Space Available January 2018 For Lease
- ◆ Adjacent to Many Major Retailers Including: Walmart, Home Depot, Best Buy, Staples, Big 5 and Others
- ◆ Close to I-15 & I-215 Freeways.
- ◆ Ideal for Real Estate Office, Hair Salon, Clothing Boutique, Tutoring, Veterinarian, Tax or Insurance Agency and other retail or office users.

LEASE RATE: \$2.00 PSF NNN
(NNN= \$0.65 PSF)

TRAFFIC COUNT:

- ◆ Murrieta Hot Springs @ Madison: 46,460 CPD
- ◆ Madison @ Murrieta Hot Springs Rd: 27,715 CPD
- ◆ 2015 Population: 158,368 within 5 miles



LEE & ASSOCIATES | TEMECULA VALLEY
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Murrieta, CA 92560 | 951.445.4500
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LAURA MENDEN

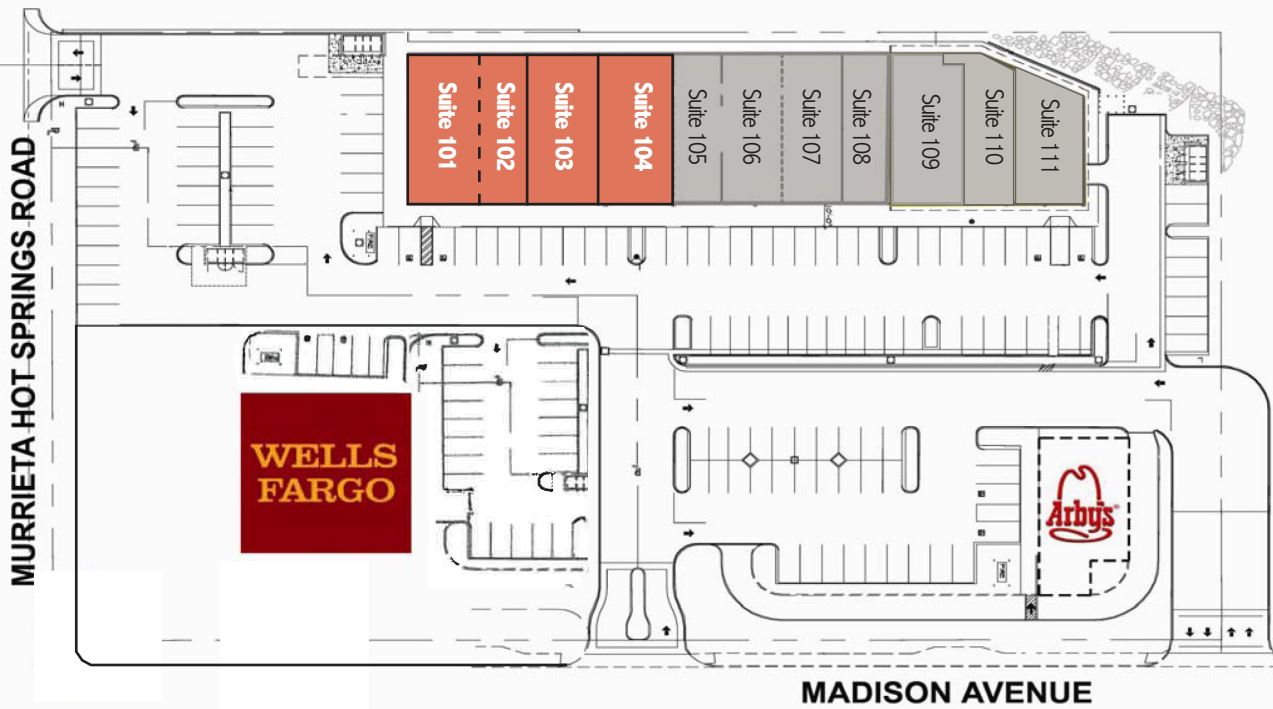
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SUITE	TENANT
101-102	Medical Space ±3,500 SF
103	Retail/Office ±2,100 SF
104	Retail/Office ±2,100 SF
105	Ideku Sushi
106	Sultan Grill
107	Dental
108	Chiropractor
109	Massage Spa
110	Nail Salon
111	Body Art

Rev. 10/20/17



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