

# MURRIETA SPECTRUM

25115-25175 MADISON AVENUE | MURRIETA, CA



## SHOPPING CENTER HIGHLIGHTS

- Upscale Architecture Boasting An Exclusive Community Image
- Spaces From: 1,431 SF - 6,688 SF Available For Immediate Occupancy
- 1,431 SF 2nd Generation Restaurant Space Available
- Strategically Located Along The Madison Avenue Murrieta's Main Retail Corridor.
- Near Interstate 15 And Interstate 215 Freeways With Easy Access To Murrieta Hot Springs Road And California Oaks Road.
- Anchored By: VA/U.S. Dept of Veteran's Affairs, Savers, Automobile Club Of Southern California, San Diego County Credit Union, Starbucks, AT&T and Western Dental.
- Surrounding Retailers Include Home Depot, Walmart, Best Buy, Smart & Final, Big 5 Sporting Goods And Petsmart.

DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	8,320	85,933	164,237
Daytime Population	9,719	53,739	117,313
Avg. HH Income	\$89,664	\$104,107	\$107,844

\*Source: Regis

## TRAFFIC COUNTS

<b>32,153 CPD</b> Madison Ave. & Los Alamos Rd:	<b>79,947 CPD</b> Murrieta Hot Springs Rd. & Madison Ave.
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\*Source: Regis

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# AERIAL VIEW OF PROPERTY



# MEET YOUR NEIGHBORS



# SITE PLAN



Rev. 12/03/2025

## AVAILABLE

### 25125 MADISON AVENUE

100 B	1,995 USF / 2,331 RSF
103	6,688 SF
108	3,039 SF

### 25175 MADISON AVENUE

102	1,431 USF
	<i>Potentially Available - 2nd Generation Restaurant Space</i>

 Available  Potentially Available



## DEMOGRAPHICS

	<i>1-mile radius</i>	<i>3-mile radius</i>	<i>5-mile radius</i>
Population	8,320	85,933	164,237
Average Household Income	\$89,664	\$104,107	\$107,844
Households	2,918	28,262	53,094
Median Household Income	\$83,545	\$93,699	\$97,640
Daytime Population	9,719	53,739	117,313
Median Age	32.7	37.1	36.4

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