

FOR LEASE



1,103± SF
Suite Available



\$2.00 PSF Plus NNN
2026 NNN Estimated \$0.70

AVAILABLE

Jeweler By Design
Custom Studio

40750



Symphony Park Center

40750 Symphony Park Lane, Murrieta, CA 92562

Scott Forest

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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.

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HIGHLIGHTS

- Building signage available on Monroe Avenue
- 1,103± SF suite with 3 private offices and private restroom
- Located adjacent to Murrieta Mesa High School (2,228± students), Target, Albertson's and Reading Cinema. Within walking distance to several amenities, restaurants, etc.
- Ideal for all professional office uses, non-parking intensive retail uses and most service retail uses.
- 28 parking stalls
- Contact Broker to tour



SUITE	TENANT	SF	RATE (PSF/ MONTH NNN)
101	The Lending Foundation	3,518±	—
102	AVAILABLE	1,103±	\$2.00
103	Jewelers by Design	1,814±	—

2026 NNN Budget estimated at \$0.70 PSF monthly

Suite 102

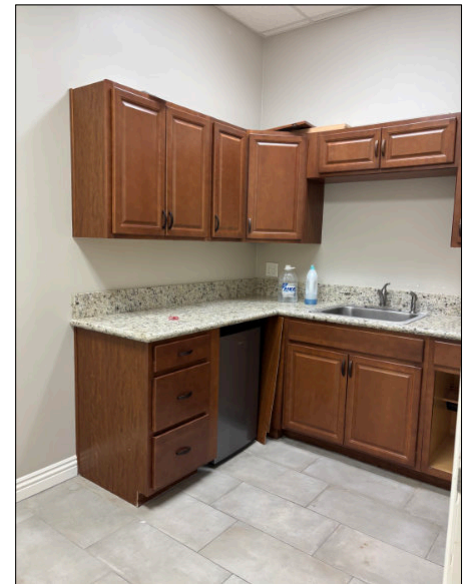
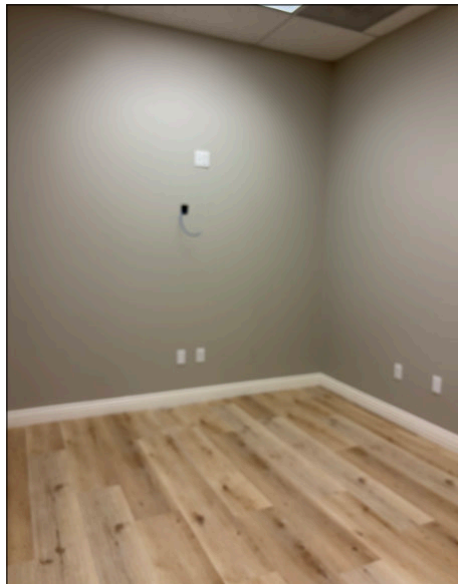
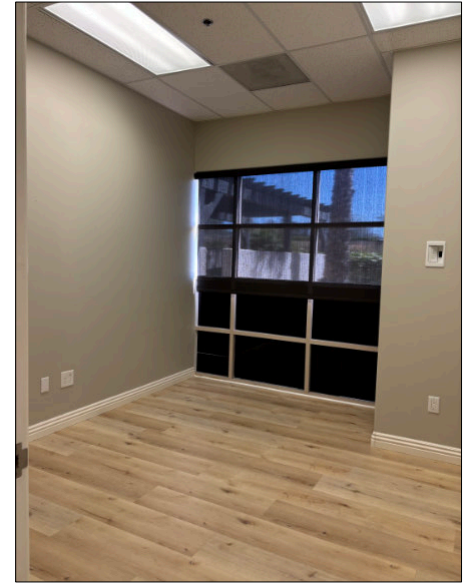
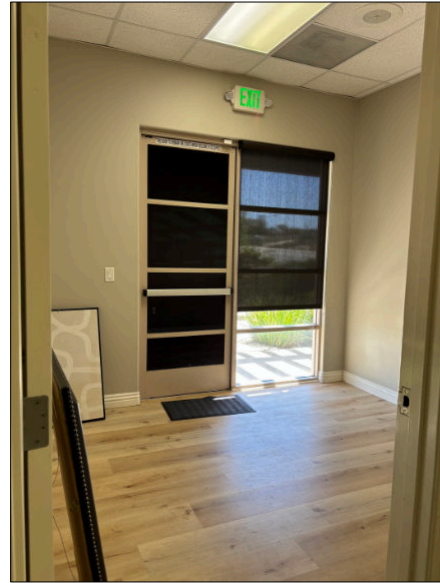
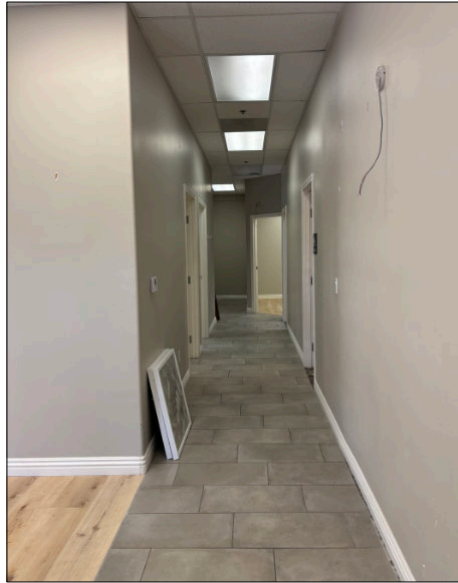
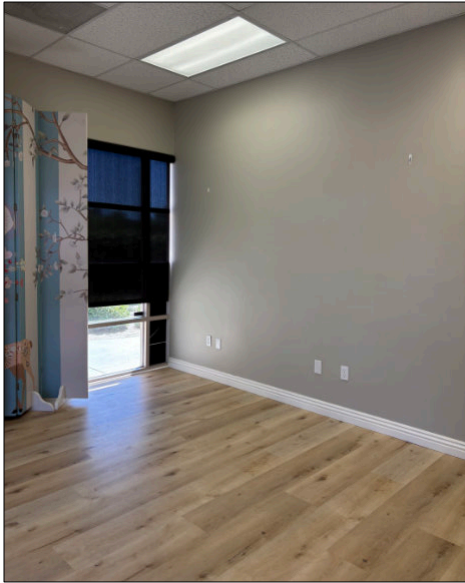


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Suite 102



Exclusively Listed by WestMar Commercial Real Estate | Scott Forest (DRE# 01396577) | sforest@westmarcre.com

41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com

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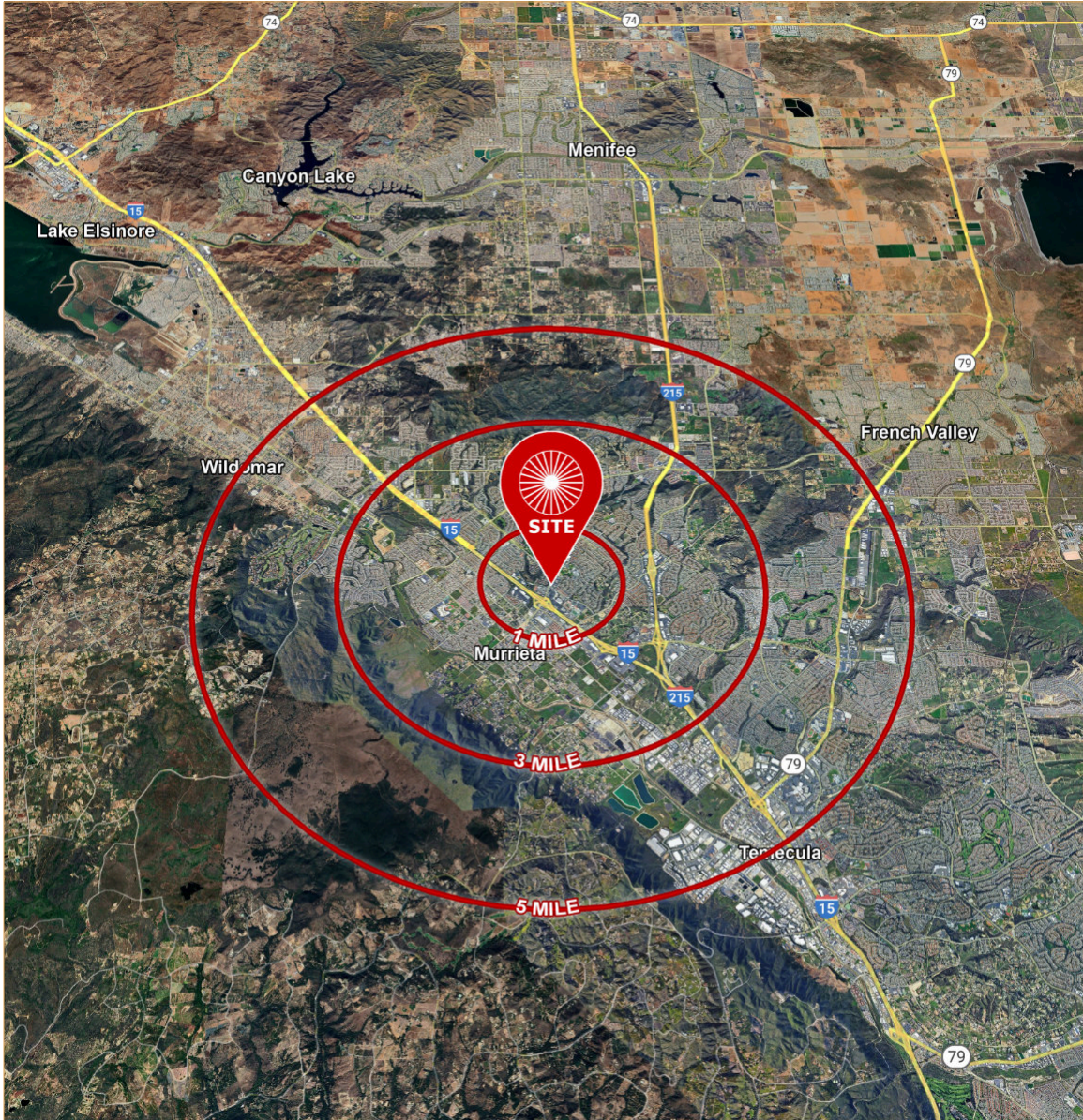
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Demographics

Source: CoStar 2024

	1 mile	3 mile	5 mile
 2024 Population (Estimated)	14,465	87,833	157,255
 2029 Population (Projected)	15,242	91,893	165,079
 Daytime Employee Population	8,784	28,437	70,768
 Average Household Income	\$93,780	\$122,374	\$122,025

Traffic Counts

Source: CoStar 2025

	 ADT
Monroe Avenue East of California Oaks Road	8,531



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