MURRIETA SPECTRUM

25115-25175 MADISON AVENUE | MURRIETA, CA

JOIN:





















SHOPPING CENTER HIGHLIGHTS

- Upscale Architecture Boasting An Exclusive Community Image
- Spaces From: 1,995 SF 9,870 SF Available For Immediate Occupancy
- 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

32,153 CPD

Madison Ave. & Los Alamos Rd:

79,947 CPD

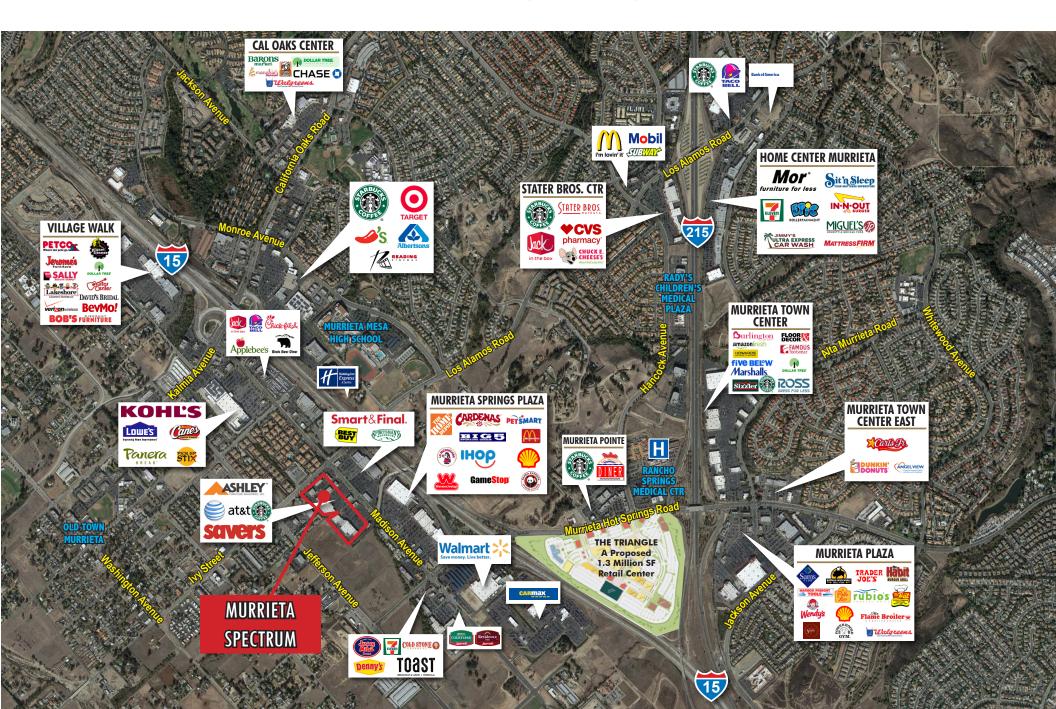
Murrieta Hot Springs Rd. & Madison Ave.

*Source: Regis

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AERIAL VIEW OF PROPERTY



MEET YOUR NEIGHBORS





























SITE PLAN



MADISON AVENUE

Rev. 05/12/2025

AVAILABLE

25125 MADISON AVENUE

| 100 B 1,995 | USF / | 2,331 | RSF |
|-------------|-------|-------|-----|
|-------------|-------|-------|-----|

101 A 9,870 SF

Potentially Available August 2027

103 6,688 SF108 3,039 SF









DEMOGRAPHICS

| | 1-mile radius | 3-mile radius | 5-mile radius |
|--------------------------|------------------|------------------|------------------|
| 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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