



25186

Southwest Tower

25186 Hancock Avenue

Murrieta | California | 92562

PROFESSIONAL OFFICE SPACE | FOR LEASE



25186

NO PARKING IN FRONT OF THIS BUILDING



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Southwest Tower
25186 Hancock Avenue

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Property Overview

- Southwest Tower is a Class A professional and medical office building
- Space available for lease ranges from $\pm 1,045$ to $\pm 2,427$ sf
- High-end common area finishes
- 3-story, elevator served
- Building top signage available
- Excellent Interstate 215 frontage and visibility (93,000 ADT, Caltrans - 2017)
- Within walking distance to numerous restaurants and retail establishments
- Ample Parking
- Centrally located between I-15 and I-215 freeways with convenient access
- FiOS internet connected and available



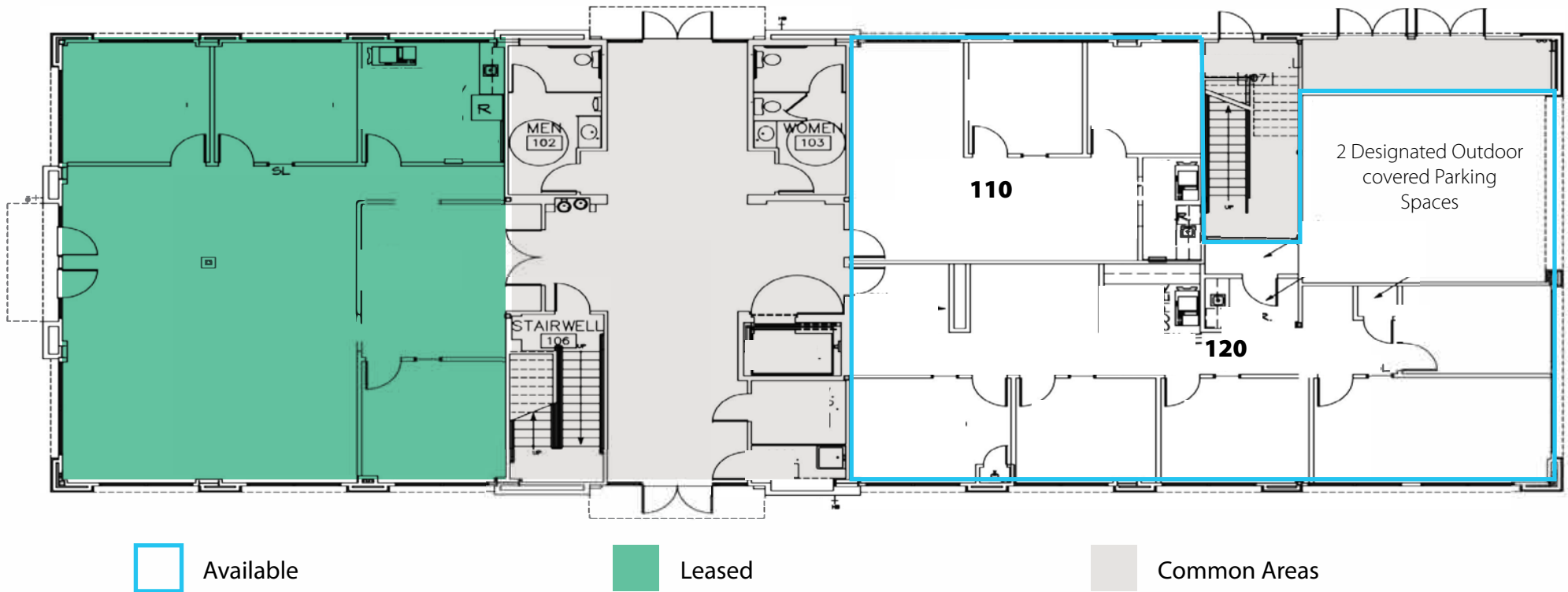




Availability First Floor

Suite	Rentable Square Footage	Lease Rate	Availability	Comments
110/ 120	2,427	\$2.10 PSF, MG*	Immediate	Reception area, multiple private office, conference room, coffee bar and open office.

*Tenant pays for separately metered electrical



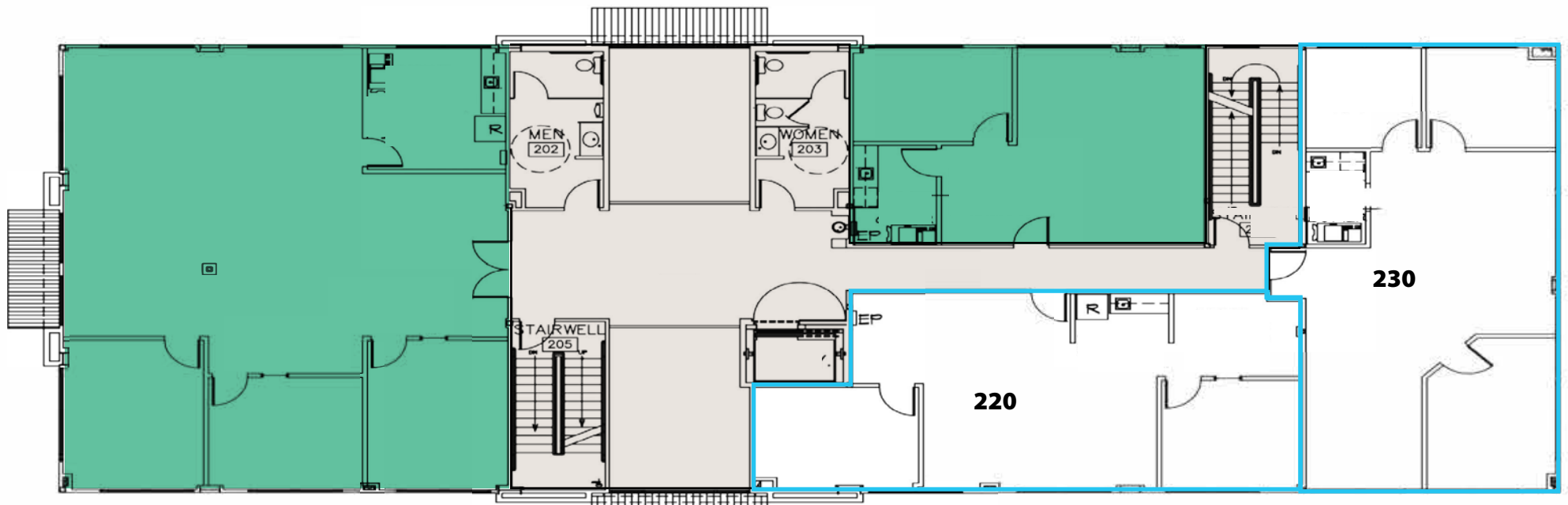
*Floor plans may not represent current "as built" improvements and may not be to scale.



Availability *Second Floor*

Suite	Rentable Square Footage	Lease Rate	Availability	Comments
220	1,045	\$2.10 PSF, MG*	Immediate	Reception area, one private office, conference room, coffee bar and open office. Can be combined with suite 230 for 2,242 SF
230	1,197	\$2.10 PSF, MG*	Immediate	Reception area, two private offices, conference room, copy/break room, open office. Can be combined with suite 220 for 2,242 SF

*Tenant pays for separately metered electrical



Available

Leased

Common Areas

*Floor plans may not represent current "as built" improvements and may not be to scale.

Proposed Exterior Color Scheme



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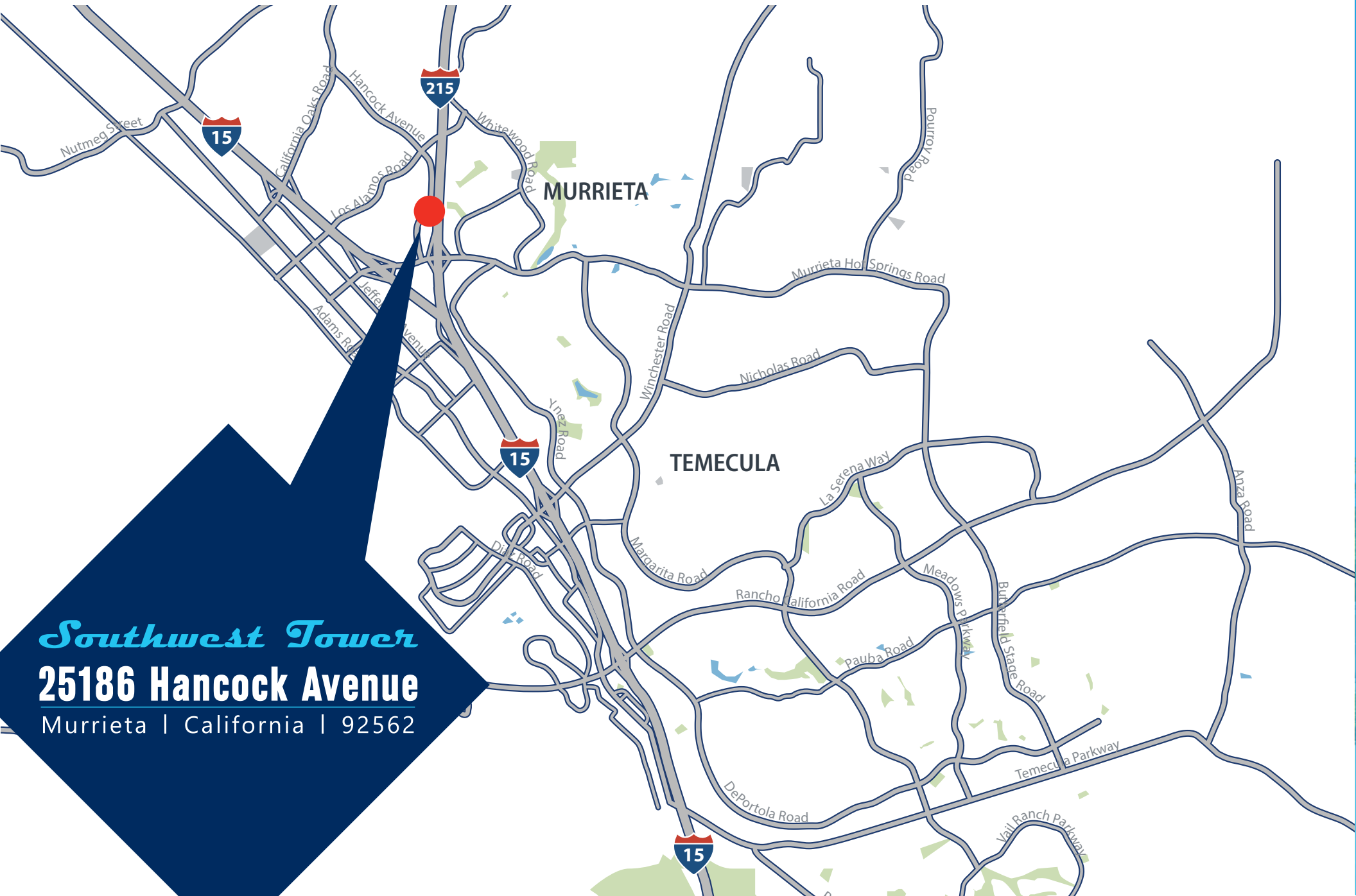
***Ownership committed to capital improvement plan to repaint the exterior.
Estimated completion Q3 2019.***



- 1** Main Body - DE6122 Dry Creek
- 2** Accent - DE6070 Chocolate Chunk
- 3** Wrought Iron/Mullions/Address - DEC756 Weathered Brown



Location Overview



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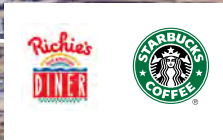
Murrieta | California | 92562

Murrieta

Murrieta is a young affluent community in close proximity to San Diego, Los Angeles and Orange County. The Valley has a wide range of new shopping, dining and recreational options, a diverse choice of housing and a world-class educational system. Murrieta is centrally located along the I-15 and I-215 freeway corridor in Southwest California, just north of the San Diego county line. Murrieta is very close to Southern California's beaches and its mountains, within minutes of large lakes for recreation, the region's many wonderful wineries, or the largest Indian casinos in the nation, Pechanga. With a population of just over 114,000, this city continues to build on its success; it attracts those who demand a high quality of life.



Amenities



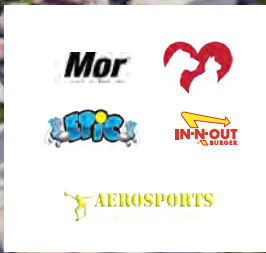
JEFFERSON AVENUE



MURRIETA HOT SPRINGS ROAD



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HANCOCKS





MADISON AVENUE

STREET



PREMIER SOUTH WEST RIVERSIDE LOCATION



Strategically situated near the convergence of Interstate 215 & I-15 freeways with direct access to the Orange County, Riverside County and San Diego County marketplaces. Only 15 miles east of the Pacific Ocean and 4 miles south of the French Valley Airport.



Murrieta has a perfect climate and close to 600 acres of parkland including the Santa Rosa Plateau Ecological Preserve providing miles of hiking and riding trails. Murrieta has three golf courses, including Bear Creek Gold & Country, designed by Jack Nicklaus.



Recently recognized again as one of the safest cities in the nation for populations of 100,000 or more, Murrieta has the lowest crime rate in Riverside and San Diego Counties. Murrieta's safety is attributed to the City having its own police department, creating a partnership with the community. The focus of The Murrieta Police Department is on crime prevention with the philosophy of "Working Together to Keep Murrieta Safe."



One of the fastest-growing and centrally-located business districts on the West Coast. The City of Murrieta offers a cost-effective and business-friendly environment which provides access to a highly skilled labor force, high quality of living and a surplus of available affordable housing, making it a successful location for a wide variety of professional service firms and high technology companies.



Affluent trade area demographics with an average household income of \$106,029 within a 5-mile trade area and \$99,508 in a 3-mile trade area.



Murrieta has strong future business growth potential and is poised to benefit from the influence of growing technology and biotechnology companies in the area.

Top Employers



2,267
Employees



1,612
Employees



1,011
Employees



847
Employees



433
Employees



325
Employees



309
Employees



300
Employees



295
Employees









209
Employees

DEMOGRAPHICS

Over the past two decades, the City of Murrieta has evolved into an innovative, dynamic City and a regional economic center for Southwest Riverside County, all while retaining its small town feel and character. Many families began to move to the area from San Diego and Orange County drawn by the affordable housing prices and the popular wine country. Murrieta is an affluent community, supported by high median and mean income levels. Murrieta remains the ideal city for relocating, expanding and developing a new project in Southern California.

Murrieta boasts an educated, high-income population comparable to communities in nearby San Diego and Orange County. Contributing to this is the exceptional school district that continually exceeds the state's exemplary marks. Murrieta also has easy access to many colleges and universities in the Southern California region. More than 34% of Murrieta's residents have a BA or advanced degree; 63% have attended college.

	3 Mile	5 Mile	10 Mile
 POPULATION	103,237	193,590	427,883
 MEDIAN HOUSEHOLD INCOME	\$79,750	\$85,316	\$86,735
 HIGH SCHOOL DEGREE OR HIGHER	93%	92%	91%
 GRADUATE DEGREE OR HIGHER	31%	31%	30%
 TOTAL EMPLOYEES	34,876	71,210	109,745
 TOTAL BUSINESSES	4,333	8,515	13,337

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