

AVAILABLE FOR LEASE



SIERRA VISTA PLAZA
25030-25100 HANCOCK AVE, MURRIETA, CA 92562



PROPERTY FEATURES

- ±21,420 SF Available.
- Signalized intersection at Main Ingress/Egress to Junior Anchor Box.
- Anchored by Stater Bros. Junior Anchor Space Available.
- Other national tenants include Pizza Hut, The UPS Store, Jack in the Box, H&R Block, Chuck E. Cheese and Anytime Fitness.
- Great access and visibility to Interstate 215.

5 MILE RADIUS DEMOS

192,748
POPULATION



\$142,823
AVERAGE
HOUSEHOLD
INCOME

DAYTIME
DEMOGRAPHICS

117,094

TRAFFIC COUNTS

At Los Alamos Rd and 215 Freeway

150,869 CPD



FOR MORE INFORMATION, CALL: (909) 406-4000

John Jennings
Partner
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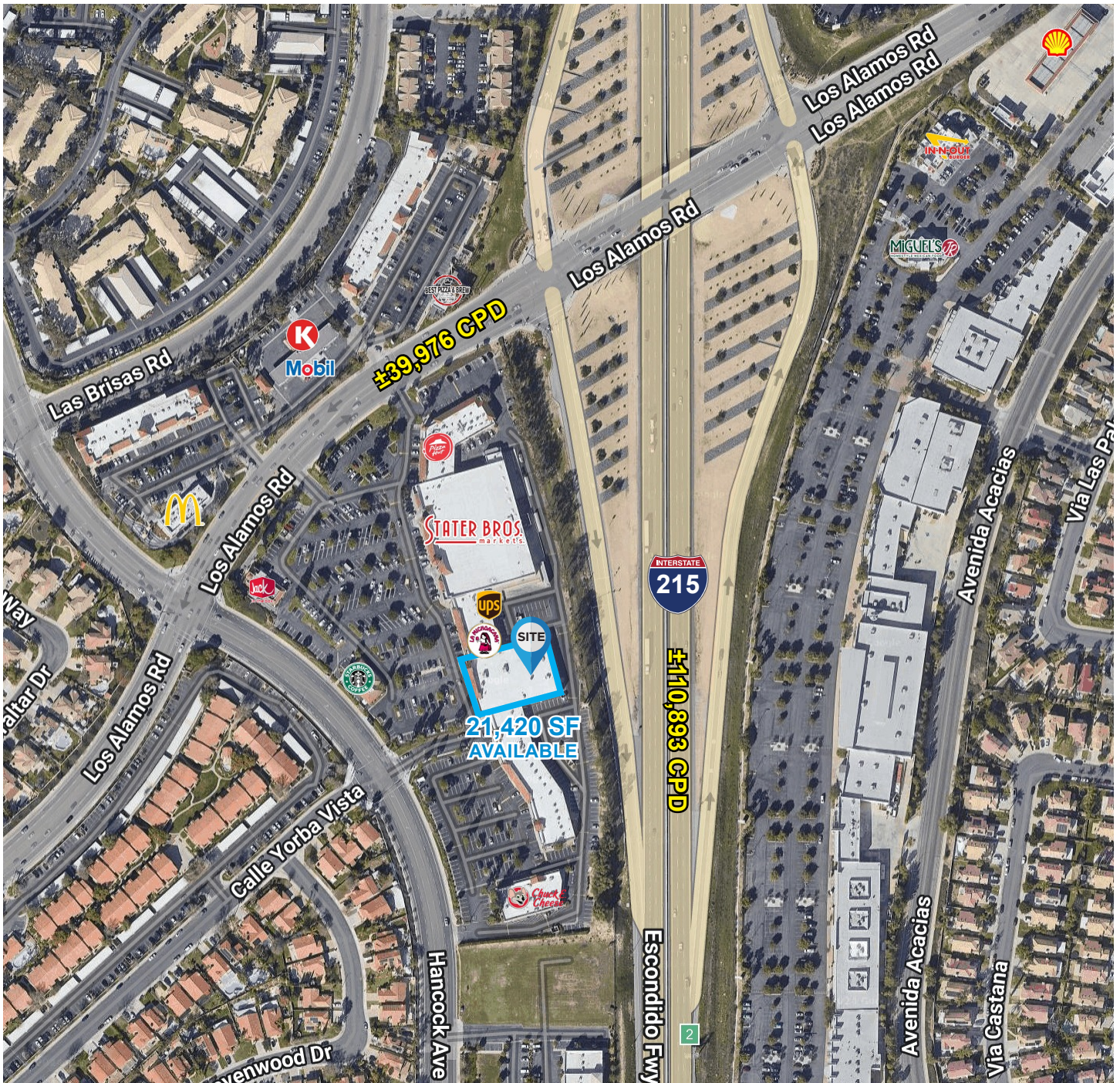
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CATALYST
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SIERRA VISTA PLAZA Murrieta, CA 92562	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	16,371	103,237	192,748
2029 Projected Population	16,446	106,666	199,720
2020 Census Population	17,008	102,723	193,131
2010 Census Population	16,633	96,079	169,394
Projected Annual Growth 2024 to 2029	-	0.7%	0.7%
Historical Annual Growth 2010 to 2024	-0.1%	0.5%	1.0%
2024 Median Age	35.0	37.0	36.5
Households			
2024 Estimated Households	5,397	33,885	61,017
2029 Projected Households	5,492	35,647	64,152
2020 Census Households	5,565	33,496	60,743
2010 Census Households	5,352	30,939	52,963
Projected Annual Growth 2024 to 2029	0.4%	1.0%	1.0%
Historical Annual Growth 2010 to 2024	-	0.7%	1.1%
Race and Ethnicity			
2024 Estimated White	48.4%	49.1%	49.5%
2024 Estimated Black or African American	7.0%	7.6%	7.6%
2024 Estimated Asian or Pacific Islander	10.1%	12.1%	12.2%
2024 Estimated American Indian or Native Alaskan	1.3%	1.0%	1.1%
2024 Estimated Other Races	33.2%	30.1%	29.6%
2024 Estimated Hispanic	41.1%	37.6%	37.4%
Income			
2024 Estimated Average Household Income	\$133,624	\$137,042	\$142,823
2024 Estimated Median Household Income	\$110,445	\$108,795	\$116,812
2024 Estimated Per Capita Income	\$44,061	\$45,029	\$45,244
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	6.2%	4.2%	3.9%
2024 Estimated Some High School (Grade Level 9 to 11)	4.3%	4.5%	4.6%
2024 Estimated High School Graduate	25.0%	21.9%	20.9%
2024 Estimated Some College	27.4%	28.0%	27.7%
2024 Estimated Associates Degree Only	12.4%	11.1%	11.5%
2024 Estimated Bachelors Degree Only	16.7%	20.3%	20.9%
2024 Estimated Graduate Degree	8.1%	10.0%	10.6%
Business			
2024 Estimated Total Businesses	546	4,211	8,872
2024 Estimated Total Employees	3,956	27,354	61,850
2024 Estimated Employee Population per Business	7.2	6.5	7.0
2024 Estimated Residential Population per Business	30.0	24.5	21.7