



SIZE

80,259 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
18,244	106,226	200,450
Households		
5,950	34,543	63,013
Median HH Income (\$)		
103,398	103,366	109,824

MAJOR TENANT(S)

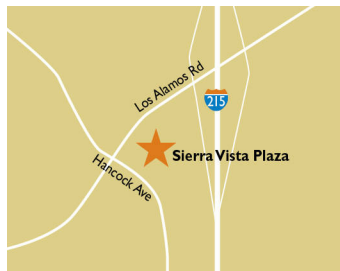
Pacific Dental Services
 Starbucks
 Jack in the Box
 Stater Brothers

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

25030-25100 Hancock Avenue | Murrieta, CA 92562

PROPERTY HIGHLIGHTS

- Shadow-anchored by Stater Bros.
- Other national tenants include Starbucks, Pizza Hut, The UPS Store, Jack in the Box, H&R Block and Chuck E. Cheese
- Located at the intersection of Hancock Avenue and Los Alamos Road (46,400 VPD)
- Population exceeds 106,200 in a three-mile radius with an average household income over \$125,200
- Great access and visibility to Interstate 215 (105,100 VPD)



SIERRA VISTA PLAZA

25030-25100 Hancock Avenue | Murrieta, CA 92562

SPACE	TENANT	SQ. FT.		
SHAD1	Stater Brothers		6106 Legit Barbershop	1,050 SF
3102	VIP's Cafe	2,080 SF	6107 Goi Express	1,525 SF
3103	Ramen and Bao Restaurant	1,490 SF	10102 Pacific Dental Services	3,765 SF
3104	Hong Kong Express	1,075 SF	10104 Magic Brow	1,050 SF
3105	Miss Donuts	975 SF	10105 Sushi Plus One	1,450 SF
3106	Pizza Hut	1,315 SF	10109 CTZN Fitness	5,570 SF
3107	Aloha Hawaiian BBQ	1,094 SF	10111 Sparks Tae Kwon Do	1,300 SF
3108	Royal Tobacco	1,305 SF	10112 Shape U Medical and Wellness Clinic	1,810 SF
3109	H&R Block	1,320 SF	10114 SoCal Pet Hospital	5,985 SF
3110	Murrieta VIP Florist	1,190 SF	25080 COMING AVAILABLE	21,420 SF
3111	FruitWonders	1,500 SF	25110 Chuck E. Cheese	9,340 SF
6101	Procure Pharmacy	1,500 SF	39878 Jack in the Box	2,340 SF
6102	I Nails & Spa	1,050 SF	40101 Starbucks	3,560 SF
6103	The UPS Store	1,400 SF	TOTAL SQ. FT.	80,259
6104	La Michoacana Plus X2	1,400 SF		
6105	Top Dog Pet Store	1,400 SF		

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

SIERRA VISTA PLAZA

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.571112

Longitude: -117.182281

Sierra Vista Plaza Murrieta, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	18,244	106,226	200,450
	2028 Projected Population	19,045	112,283	217,912
	2010 Census Population	17,421	96,367	167,792
	2000 Census Population	14,340	48,810	78,849
	1990 Census Population	9,643	22,635	41,033
	Historical Annual Growth 1990 to 2000	4.05%	7.99%	6.75%
	Historical Annual Growth 2000 to 2010	1.97%	7.04%	7.84%
	Estimated Annual Growth 2010 to 2023	0.34%	0.71%	1.30%
	Projected Annual Growth 2023 to 2028	0.86%	1.12%	1.68%
	Median Age	36.0	37.8	37.5
Households	Q4 2023 Estimated Households	5,950	34,543	63,013
	2028 Projected Households	6,208	36,479	68,298
	2010 Census Households	5,566	30,773	52,399
	2000 Census Households	4,569	15,897	25,498
	1990 Census Households	3,075	7,898	14,028
	Historical Annual Growth 1990 to 2000	4.04%	7.25%	6.16%
	Historical Annual Growth 2000 to 2010	1.99%	6.83%	7.47%
	Estimated Annual Growth 2010 to 2023	0.49%	0.84%	1.35%
	Projected Annual Growth 2023 to 2028	0.85%	1.10%	1.62%
	Population per Household	3.06	3.06	3.17
Population by Race	White	42.0%	45.7%	45.7%
	Black or African American	5.6%	5.4%	5.5%
	Asian & Pacific Islander	7.7%	10.2%	10.5%
	Other Races	7.2%	7.2%	7.2%
	Hispanic Population	37.5%	31.5%	31.2%
Income	Average Household Income	\$123,634	\$125,276	\$130,579
	Median Household Income	\$103,398	\$103,366	\$109,824
	Per Capita Income	\$40,338	\$40,879	\$41,142
Education (Age 25+)	Elementary	5.4%	3.8%	3.4%
	Some High School	4.0%	4.3%	4.1%
	High School Graduate	23.7%	21.5%	20.6%
	Some College	29.9%	29.1%	28.7%
	Associates Degree Only	11.9%	10.9%	11.5%
	Bachelors Degree Only	17.3%	20.7%	21.3%
	Graduate Degree	7.7%	9.7%	10.4%
Business	Number of Businesses	911	4,510	8,893
	Total Number of Employees	5,892	31,052	63,979
	Employees per Business	6.47	6.89	7.19
	Residential Population per Business	20.04	23.55	22.54

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.