

SIERRA VISTA PLAZA

MURRIETA, CA



SIZE

80,259 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
18,192	109,806	198,836
Households		
5,775	35,204	62,062
Median HH Income (\$)		
94,953	94,782	100,391

MAJOR TENANT(S)

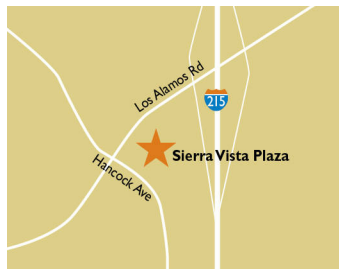
CVS
Starbucks
Jack in the Box
Stater Brothers

LEASING CONTACT

Marissa Visconsi
Mobile (303) 547-4386
mvisconsi@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

25030-25100 Hancock Avenue | Murrieta, CA 92562

PROPERTY HIGHLIGHTS

- Anchored by CVS Pharmacy and 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 109,800 in a three-mile radius with an average household income over \$118,200
- Great access and visibility to Interstate 215 (105,100 VPD)



PHILLIPS EDISON & COMPANY®

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 3,720 SF
3107	Aloha Hawaiian BBQ	1,094 SF	10111	Sparks Tae Kwon Do 3,150 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	CVS 21,420 SF
3111	FruitWonders	1,500 SF	25110	Chuck E. Cheese 9,340 SF
6101	AVAILABLE	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	



SIERRA VISTA PLAZA

25030-25100 Hancock Avenue | Murrieta, CA 92562



SIERRA VISTA PLAZA

25030-25100 Hancock Avenue | Murrieta, CA 92562



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Sierra Vista Plaza Murrieta, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	18,192	109,806	198,836
	2027 Projected Population	19,396	118,415	218,078
	2010 Census Population	16,807	95,473	165,738
	2000 Census Population	13,653	48,199	78,245
	1990 Census Population	6,652	22,790	39,480
	Historical Annual Growth 1990 to 2000	7.46%	7.78%	7.08%
	Historical Annual Growth 2000 to 2010	2.10%	7.07%	7.79%
	Estimated Annual Growth 2010 to 2022	0.62%	1.10%	1.44%
	Projected Annual Growth 2022 to 2027	1.29%	1.52%	1.86%
	Median Age	34.7	35.6	35.3
Households	Q2 2022 Estimated Households	5,775	35,204	62,062
	2027 Projected Households	6,142	37,930	67,939
	2010 Census Households	5,350	30,634	51,928
	2000 Census Households	4,326	15,798	25,445
	1990 Census Households	2,462	8,139	13,653
	Historical Annual Growth 1990 to 2000	5.80%	6.86%	6.42%
	Historical Annual Growth 2000 to 2010	2.15%	6.85%	7.39%
	Estimated Annual Growth 2010 to 2022	0.60%	1.10%	1.41%
	Projected Annual Growth 2022 to 2027	1.24%	1.50%	1.83%
	Population per Household	3.15	3.10	3.18
Population by Race	White	49.2%	50.4%	50.3%
	Black or African American	5.7%	5.2%	5.1%
	Asian & Pacific Islander	7.0%	9.7%	9.5%
	Other Races	5.5%	5.7%	5.6%
	Hispanic Population	32.7%	29.0%	29.6%
Income	Average Household Income	\$114,480	\$118,297	\$122,321
	Median Household Income	\$94,953	\$94,782	\$100,391
	Per Capita Income	\$36,345	\$38,144	\$38,463
Education (Age 25+)	Elementary	4.7%	3.7%	3.6%
	Some High School	4.1%	4.2%	4.3%
	High School Graduate	22.3%	22.1%	21.6%
	Some College	32.5%	29.7%	29.4%
	Associates Degree Only	10.0%	9.9%	10.5%
	Bachelors Degree Only	17.5%	21.1%	20.7%
	Graduate Degree	8.9%	9.3%	9.9%
Business	Number of Businesses	407	2,247	4,610
	Total Number of Employees	3,860	24,056	56,130
	Employees per Business	9.49	10.71	12.18
	Residential Population per Business	44.73	48.87	43.13

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