

FOR LEASE MURRIETA POINTE

40663 MURRIETA HOT SPRINGS ROAD



JANET F. KRAMER, JD, CCIM
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CalDRE #01351570



-  Prime retail location on Murrieta Hot Springs Road between I-15 & I-215
-  Walking distance to Rancho Springs Hospital and numerous medical office buildings
-  Strong demographics and traffic counts; daytime population of 6,746 within 1 mile
-  Beautifully appointed retail center with a great tenant mix
-  Immediately across the street from the proposed “Golden Triangle” development, slated for over 1,700,000 square feet of retail, hotel, office and entertainment

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RETAIL CENTER LAYOUT

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Asking Rent: \$2.50 PSF NNN
Current Nets: \$0.85

Suite	Tenant	Size
A1	Salon O	±1,997 SF
A2	Golden Nail & Spa	±1,409 SF
A3	Dr. Yap, D.D.S.	±1,711 SF
A4	Murrieta Dermatology	±2,032 SF
A5	T-Mobile	±1,759 SF
A6	Nonno's Ristorante	±2,484 SF
B1	The Cove Bar & Grill	±5,239 SF
B2	AVAILABLE	±1,370 SF
B3	The Brow Shop	±778 SF
B4	Rose Spa	±1,375 SF
B5	AVAILABLE	±909 SF
C1-C2	United Medical Doctors	±5,689 SF
C3-C4	Murrieta Dermatology	±3,614 SF
C5	PENDING	±1,470 SF
Bldg.D	Richie's Diner	±6,966 SF
Pad 1	Starbucks	±2,042 SF
Pad 2	Columbia Bank	±5,000 SF



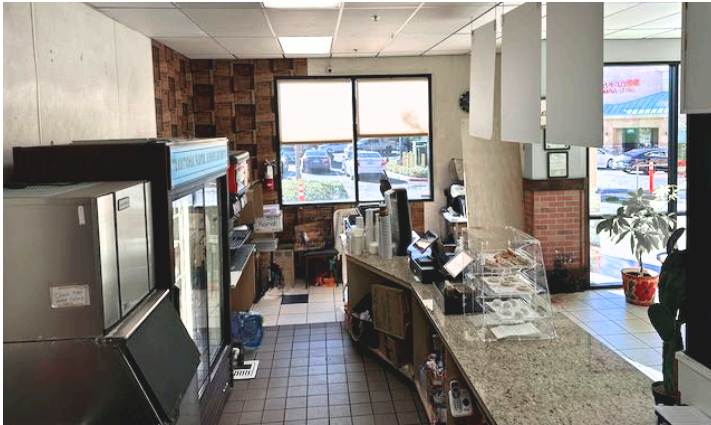
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This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2026

SUITE C5 PHOTOS

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RETAILER MAP

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DEMOGRAPHICS

MURRIETA POINTE | 40663 MURRIETA HOT SPRINGS ROAD | MURRIETA, CA



- State** California
- County** Riverside
- Website** murrietaca.gov

POPULATION

Source: ESRI



91,843
POPULATION

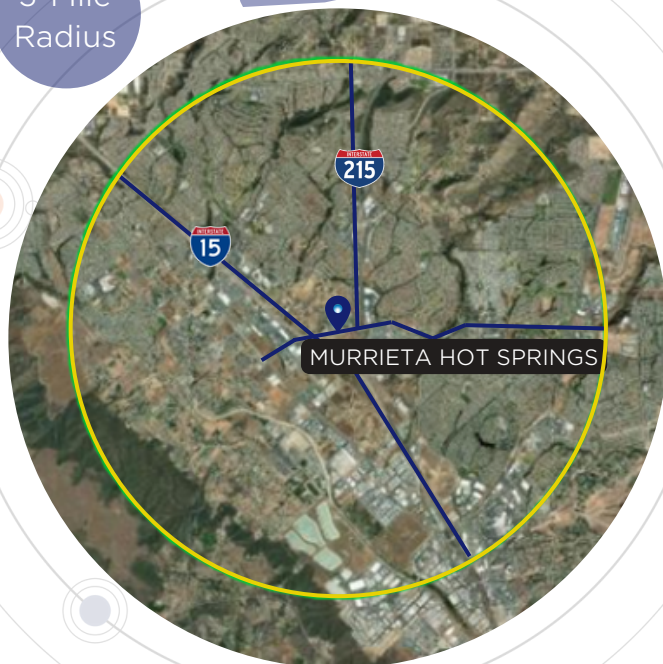


35.4
MEDIAN AGE



30,640
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



67%
WHITE COLLAR



18%
BLUE COLLAR



18%
SERVICES



5.7%
UNEMPLOYMENT RATE

EDUCATION



24%
HIGH SCHOOL
GRADUATE



36%
SOME COLLEGE



33%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$96,980
MEDIAN HOUSEHOLD
INCOME



\$42,081
PER CAPITA
INCOME



\$206,462
MEDIAN NET
WORTH

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