

**FOR LEASE - RETAIL ENDCAP SPACE**  
±1,836 Sq. Ft. Former Restaurant



**39500 MURRIETA HOT SPRINGS ROAD**  
MURRIETA, CALIFORNIA



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**FOR LEASE BY OWNER:**

**Ken Depesa**

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# GENERAL SUMMARY

Address	39500 Murrieta Hot Springs Road, Murrieta, CA 92563
Available Space (Suite 102)	±1,838 SF
Number of Suites at Building	Four (4)
Building Size	±8,200 SF
Year Built	2007
APN(s)	913-160-083
Zoning	Commercial General (CG)
Parking	±44 Spaces (5.37/1,000 SF)
Signage	Available
Traffic Counts	Murrieta Hot Springs Road: ±51,200 ADT Margarita Road: ±23,193 ADT Interstate 15: ±110,000 ADT

# HIGHLIGHTS

## ASKING RENT

\$6,000 Per Month + NNN

## CORNER ENDCAP RETAIL SUITE

±1,838 SF Retail Endcap Retail Suite Facing Murrieta Hot Springs Rd.

## 2ND GENERATION - TURNKEY RESTAURANT SPACE

Former Marco's Pizza - 2nd generation restaurant space, ready for immediate occupancy with minimal tenant improvements for existing restaurant users, or can be occupied for any other allowable retail use.

## HIGH-QUALITY CONSTRUCTION

Built in 2007, the building features durable and well-maintained construction, ensuring long-term operational efficiency.

## RETAILER DIVERSITY ADVANTAGE

Tenant roster at the Margarita Center represents a diverse tenant mix, which resides in a thriving and growing retail ecosystem surrounded by countless retailers, and a dense population base.

## PRIME LOCATION WITH MULTIPLE ECONOMIC DRIVERS

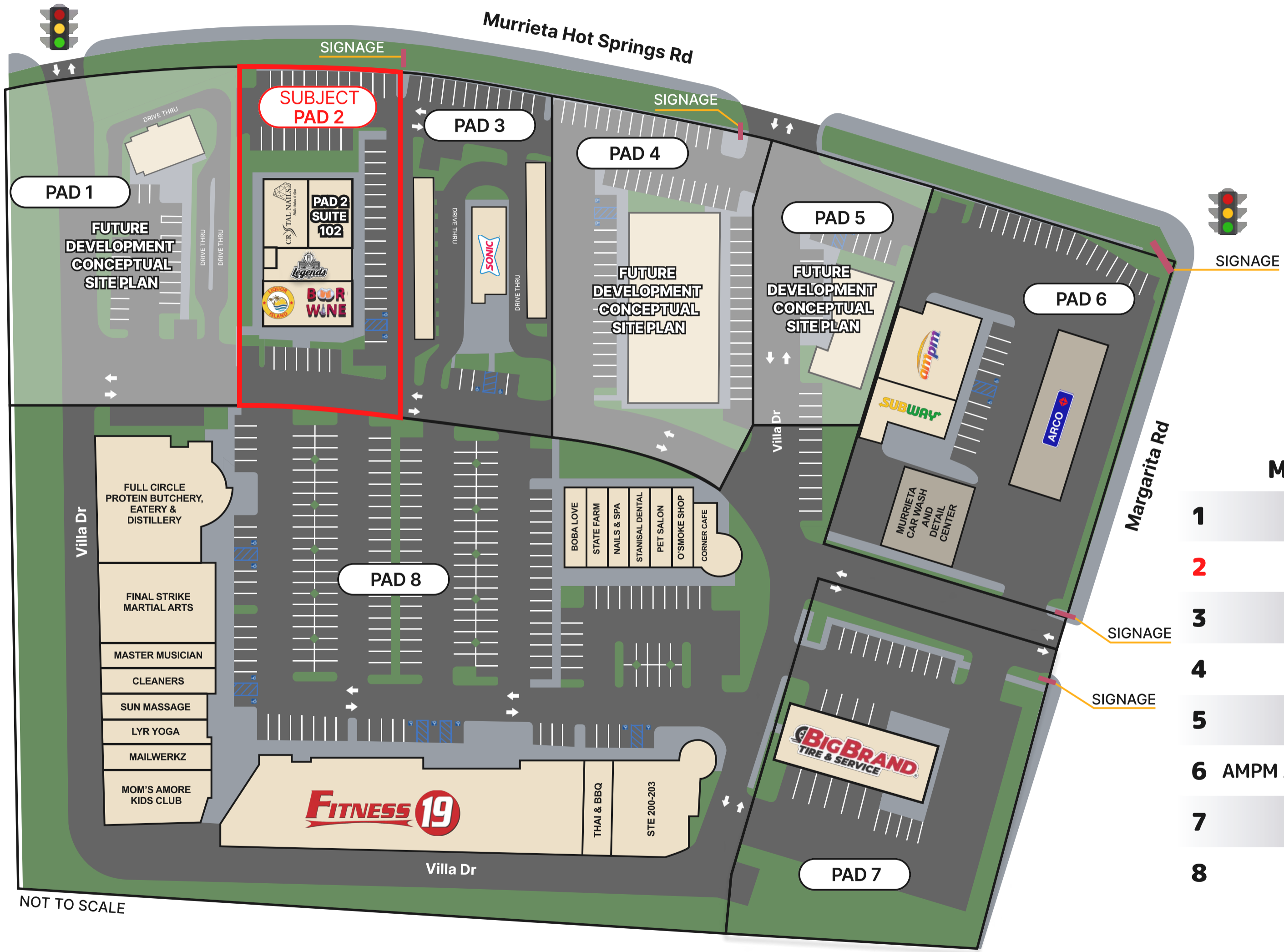
Situated in a growth market with multiple economic drivers, this property benefits greatly from trade area population (±92,200 people living within a 3-mile ring), new developments, and from its strategic location along the Murrieta Hot Springs Road (±51,200 ADT) business corridor with immediate access to Interstate-15 (±174,000 ADT) and Interstate-215 (±110,000 ADT), and adjacent to intersection boasting 80,000+ cars daily

## THOUSANDS OF NEW HOMES

±1,795 housing units under construction or recently completed, and ±8,556 housing units approved by Planning or pending approval as of Q2 2024.



# MARGARITA CENTER SITE PLAN



## MARGARITA CENTER PADS

- 1** Future Development on ±1.10 AC Pad
- 2** **Subject Building**
- 3** Sonic Drive-Thru on 0.75 AC Pad
- 4** Future Development on 1.00 AC Pad
- 5** Future Development on 0.52 AC Pad
- 6** AMPM Arco Car Wash & Subway on 1.35 AC Pad
- 7** Big Brand Tire & Service on 1.27 AC Pad
- 8** Three Shop Buildings on 5.59 AC Pad

NOT TO SCALE

NAP
  Subject Property
 **±8,200 SF**  
Building Size
**±1,838 SF**  
Available Suite



# SUBJECT PROPERTY SITE PLAN

SIGNAGE

SUITE	TENANT	SF
101	Crystal Nails	1,888
<b>102</b>	<b>VACANT</b>	<b>1,836</b>
103	Legends Barbershop	1,836
104	Liquor Island	2,588

Villa Dr

**FUTURE DEVELOPMENT CONCEPTUAL SITE PLAN**

Crystal Nails  
Nails Salon & Spa

**VACANT SUITE 102**

Legends

Liquor Island  
**BEER WINE**

DRIVE THRU

DRIVE THRU

**FUTURE DEVELOPMENT CONCEPTUAL SITE PLAN**

NAP

Future Development

Subject Property

**±8,200 SF**  
Building Size

**±1,838 SF**  
Available Suite



**SUBJECT  
PROPERTY**

PROPOSED  
DRIVE THRU

**SONIC**

Murrieta Hot Springs Rd ±51,200 ADT

**SUBWAY**

**ampm**

**ARCO**

**FITNESS 19**

**BIG BRAND  
TIRE & SERVICE**

Margarita Rd ±29,193 ADT



**E6S FITNESS**



 **±80,000+ cars at intersection**

**Margarita Rd ±29,193 ADT**



**SUBJECT PROPERTY**

**PROPOSED CAR WASH**

**Murrieta Hot Springs Rd ±51,200 ADT**

**PROPOSED DRIVE THRU**



**SUBJECT  
PROPERTY**

**FITNESS 19**

**SONIC**

**Murrieta Hot Springs Rd ±51,200 ADT**

**SUBWAY**

**BIG BRAND  
TIRE & SERVICE**

**ampm**

**ARCO**

**Margarita Rd ±29,193 ADT**

**Chevron**

**±80,000+ cars  
at intersection**

PROPOSED  
DRIVE THRU

PROPOSED  
CAR WASH





ALTA MURRIETA  
ELEMENTARY  
±815 STUDENTS

MURRIETA TOWN CENTER  
391,000 SF | 2.8M ANNUAL VISITS | TOP 10%



**SUBJECT  
PROPERTY**



Murrieta Hot Springs Rd ±51,200 ADT



Winchester Rd ±34,000 ADT

MURRIETA PLAZA  
380,000 SF | 4.3M ANNUAL VISITS | TOP 5%



WARM SPRINGS  
MIDDLE SCHOOL  
±924 STUDENTS

Margarita Rd ±26,193 ADT



215 INTERSTATE  
±110,000 ADT

15 INTERSTATE  
±174,000 ADT



**CUBESMART**  
self storage  
**BIG TIRES**

Little Caesars McDonald's Dollar Tree  
**BARONS market**

GROCERY OUTLET  
Starbucks UP TOWN JUNGLE TACO BELL

**MEDICAL BUILDINGS**  
1 Southwest Healthcare  
Rancho Springs Hospital  
2 Golden Triangle Courtyard  
Walsh Medical Arts Center

FRENCH VALLEY AIRPORT

BURGER KING Shell 7-ELEVEN  
O'Reilly CUBESMART self storage

SHIVELA MIDDLE  
±1,309 STUDENTS

CVS pharmacy Jack in the box Starbucks UPS  
STATER BROS. markets CHUCK E. CHEESE

IN-N-OUT BURGER

Shell 7-ELEVEN

KFC DQ  
PNC BANK

CALIFORNIA OAKS  
176,100 SF | 3.7M ANNUAL VISITS | TOP 6%  
crumbl cookies jamba  
Carl's Jr. Starbucks  
AutoZone Target Albertsons

Sit'n Sleep  
YOUR MATTRESS SUPERSTORE

15  
±135,000 ADT

MURRIETA MESA HIGH SCHOOL  
+2,291 STUDENTS

215  
±110,000 ADT

MURRIETA TOWN CENTER  
391,000 SF | 2.8M ANNUAL VISITS | TOP 10%  
DOLLAR TREE  
Burlington Marshalls Starbucks  
FLOOR DECOR five  
FAMOUS footwear BEL'W  
Sizzler ROSS DRESS FOR LESS

**SUBJECT PROPERTY**

ampm SONIC ARCO

Panera FarmerBoys  
Cane's KOHL'S LOWE'S

BEST BUY STAPLES  
Smart & Final. SPORTSMAN'S WAREHOUSE

HOME DEPOT BIG 5 SPORTS GOODS  
PET SMART  
Shell McDonald's  
99c only B!  
Walmart IHOP  
CARDENAS

Richie's STARBUCKS  
THE COVE BAR & GRILL  
T Mobile

AT&T Ashley HOMESTORE  
T Mobile Starbucks

Arby's WELLS FARGO

Walmart  
CARMAX LARGEST IN NATION  
ExtraSpace Storage

THE TRIANGLE  
±256,630 SF RETAIL | 31 AC LAND  
1271 PARKING SPACES

15  
±174,000 ADT

MURRIETA PLAZA  
380,000 SF | 4.3M ANNUAL VISITS | TOP 5%  
Pollo Loco W  
POWERHOUSE GYM  
the Habit BURGER GRILL  
sam's club HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

FITNESS 19

Chevron ExtraMile Jack in the box goodwill  
EoS FITNESS

WARM SPRINGS MIDDLE  
±924 STUDENTS  
7-ELEVEN

BUCHANAN ELEMENTARY  
±817 STUDENTS

Jersey Mike's SUBS  
VONS WELLS FARGO

ups Shell McDonald's  
TACO BELL Albertsons BR baskin robbins  
BANK OF AMERICA

PROMENADE TEMECULA  
1.1M SF | 8.7M ANNUAL VISITS | TOP 1%  
AMERICAN EAGLE OUTFITTERS Apple Bath & Body Works Foot Locker H&M PANDA EXPRESS CHINESE KITCHEN Starbucks  
JCPenney REGAL VICTORIA'S SECRET  
claire's SUBWAY  
macy's OLD NAVY Red Robin  
COACH VANS TILLYS  
The Cheesecake Factory FOREVER 21 HOLLISTER

AutoZone DELTACO planet fitness 99c only STORES  
CVS pharmacy OUTBACK STEAKHOUSE

CHAPARRAL HIGH SCHOOL  
±2,973 STUDENTS

TACO BELL TRADER JOE'S McDonald's Chevron  
Pep Boys MATTRESS FIRM  
WinCo FOODS jiffylube  
BIG TIRES

Jack in the box ampm  
O'Reilly AUTO PARTS  
ARCO Pizza Hut SHOE CITY

LOWE'S

BevMo! RITE AID  
SPROUTS FARMERS MARKET  
verizon ESPORTA FITNESS

FIVE GUYS Office DEPOT  
BURGERS and FRIES  
ISLANDS fine burgers & drinks ULTA BEAUTY AT&T  
petco jamba 76 Pollo Loco  
PartyCity GameStop  
COSTCO WHOLESALE BARNES & NOBLE MATTRESS FIRM