



Property Highlights

- Northwest quadrant of the 15 Freeway and the 215 Freeway
- New super regional shopping center development
- Direct regional access from the 15 Freeway and 215 Freeway
- Anchor, theater, fitness, restaurants and specialty shop space available
- Outstanding residential densities and incomes in the immediate trade area

Project Data

Phase 1

LAND AREA:	12.0 Acres
RETAIL:	87,270 SF
PARKING:	435 Spaces

Phase 2

LAND AREA:	19.0 Acres
RETAIL:	167,360 SF
PARKING:	836 Spaces

Site Plan



THE TRIANGLE

Murrieta

559,000 SF Regional Shopping Center

Bill Bauman
bill.bauman@nmrk.com | t 213-298-3593 | CA RE Lic. #00969493

Bryan Norcott
bryan.norcott@nmrk.com | t 213-298-3595 | CA RE Lic. #01200077

Demographics within 3 mile

90,807
Population

45,744
Daytime Population

\$133,197
Average HH Income

Demographics within 5 mile

182,891
Population

77,551
Daytime Population

\$140,173
Average HH Income



THE TRIANGLE

Murrieta

559,000 SF Regional Shopping Center

Bill Bauman

bill.bauman@nmrk.com | t 213-298-3593 | CA RE Lic. #00969493

Bryan Norcott

bryan.norcott@nmrk.com | t 213-298-3595 | CA RE Lic. #01200077



NEWMARK | PACIFIC

5 MILE



THE TRIANGLE

Murrieta

For More Information Contact:

Bill Bauman

Vice Chairman

t 213-298-3593

bill.bauman@nmrk.com

CA RE Lic.#00969493

Bryan Norcott

Executive Managing Director

t 213-298-3595

bryan.norcott@nmrk.com

CA RE Lic.#01200077

DTLA Office

515 S. Flower St, Suite 3510

Los Angeles, CA 90071

Corporate License #01796698

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.