

# UNDER CONSTRUCTION

Downtown Marketplace, Murrieta's newest, most exciting, and vibrant development, offers first-floor commercial opportunities with patio seating, excellent exposure and walkability beneath three floors of residential units.

FOR LEASE



**1,500 - 13,458± SF**  
Available



**\$4.00 PRSF Plus NNN**  
Starting Lease Rate



## Downtown Marketplace

24610 Washington Avenue,  
Murrieta, CA 92562

**Scott Forest**

Senior Vice President  
CA License # 01396577  
(951) 491-6300  
sforest@westmarcre.com



**Allison Esbensen**

Sales Associate  
CA License # 01983671  
(951) 491-6300  
aesbensen@westmarcre.com



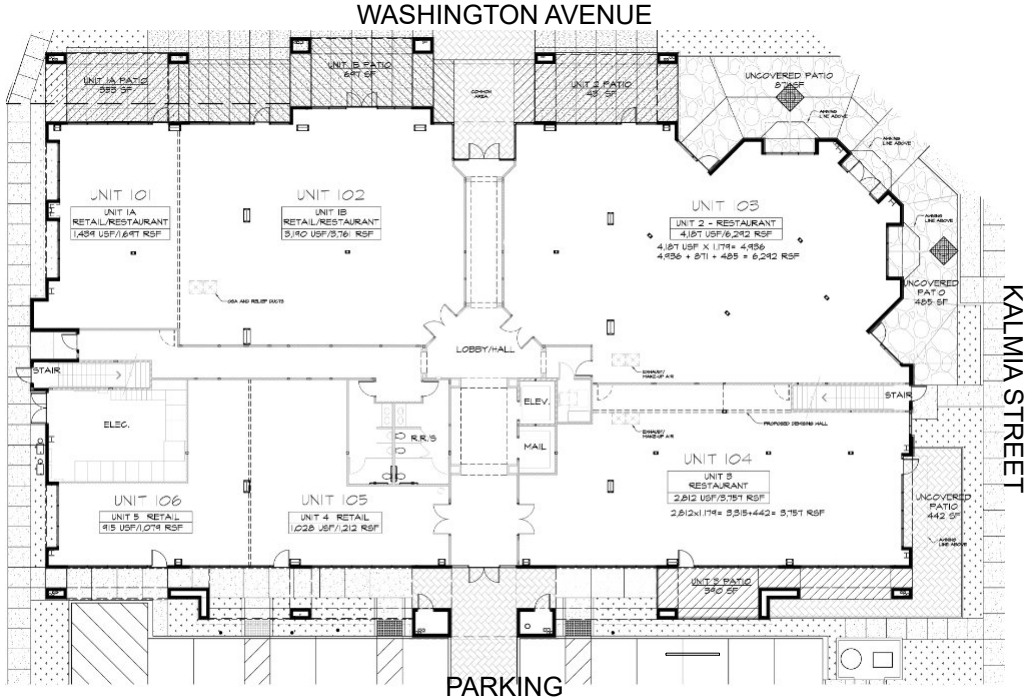
*The above information, while not guaranteed, has been secured from sources we believe to be reliable. Floor plan, site plan, price, tenant mix, and availability subject to change without notice.*

# Proposed Rendering and First Floor Plan



MURRIETA'S HIGHLY ANTICIPATED LUXURY MIXED-USE DEVELOPMENT AT THE MAIN ENTRANCE TO DOWNTOWN MURRIETA!

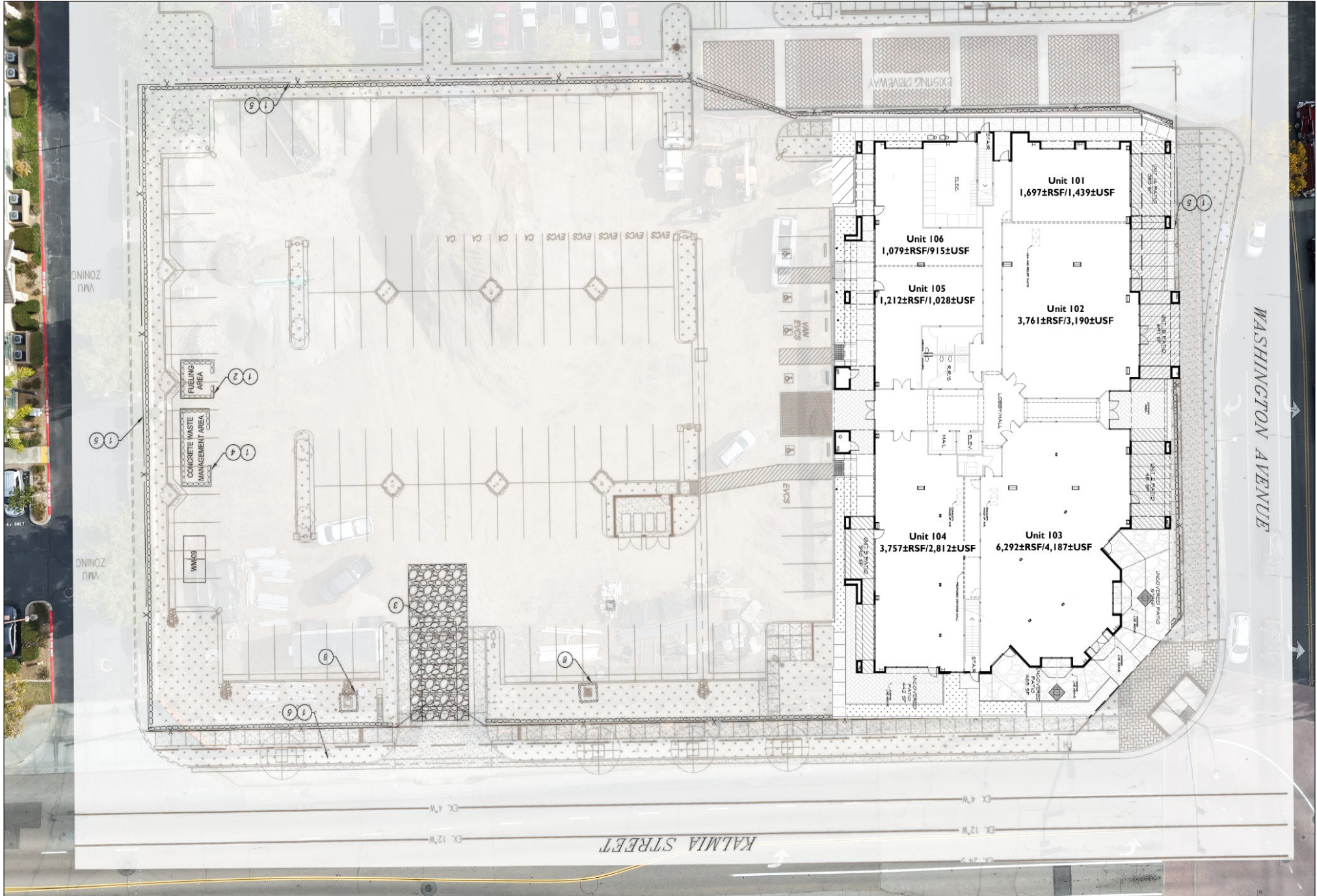
**CONTACT BROKER FOR LEASING INFORMATION**



SUITE	TENANT	SF	RATE (PRSF/MONTH)
101	AVAILABLE	1,697± PRSF/1,439± USF	\$4.00
102	AVAILABLE	3,761± PRSF/3,190± USF	\$4.00
103	AVAILABLE	6,292± PRSF/4,187± USF	\$4.00
104	AVAILABLE	3,757± PRSF/2,812± USF	\$4.00
105	AVAILABLE	1,212± PRSF/1,028± USF	\$4.00
106	AVAILABLE	1,079± PRSF/915± USF	\$4.00

2026 NNN Budget estimated at \$0.85 PRSF monthly

# Site Plan Rendering



# Construction Progress



WATCH  
VIDEO





1) The Press Espresso  
 2) Gypsy Sunset  
 3) Downtown Public House  
 4) Vantage Home Shoppe  
 5) Wine Ranch Grill & Cellars  
 6) Bach Theatre Group  
 7) Jade Boutique  
 8) Lisa's Reborn Treasures  
 9) Hillbilly Surfboards  
 10) Mae's Market Boutique  
 11) Sidelines Sports Bar & Grill  
 12) The Shootist

14) Chaparral Coin & Gun  
 15) Studio No. 3  
 16) Geronimo's Clothing & Barbershop  
 17) Love, Dreams & Pie  
 18) Calhoun's Family Texas BBQ  
 19) The Mill  
 20) The Crafted Scone  
 21) Anthony's Lounge & Ristorante  
 22) Murrieta Day Spa

Indicates a dining opportunity

Largest Outdoor Amphitheater in Southwest Riverside County

Downtown Murrieta

Shopping

Live Music

Tasty Grub

Fine Dining

Antiques, etc.

Murrieta Historical Museum

**SITE**

**Downtown Murrieta 395**  
 MERCHANTS & PROPERTY OWNERS ASSN

**MURRIETA**  
 SOUTHERN CALIFORNIA

Downtown Murrieta is at the center of it all!

Washington Ave  
 1st Ave  
 2nd St  
 Kalmia St  
 A St  
 B St  
 C St  
 Juniper St  
 Plum Ave  
 Plum Way  
 Ivy St

Historic Downtown Murrieta: Take a stroll through historic Downtown Murrieta, where charming shops, local favorites, and vibrant events create a lively atmosphere. (Source: City of Murrieta - [www.murrietaca.gov/1503/Shop-Dine-Play-Relax](http://www.murrietaca.gov/1503/Shop-Dine-Play-Relax))



## Main Street Murrieta

**Murrieta's Historic Downtown 395: A Blend of History, Music, Culture, Shopping and Restaurants**

**24810 Washington Avenue, Murrieta California 92562**

Main Street Murrieta is a historic downtown area that blends history, art, music, culture, shopping, and dining. Aligned with the Specific Plan adopted in March 2017, the initiative follows a two-phase approach to foster long-term growth and vibrancy.

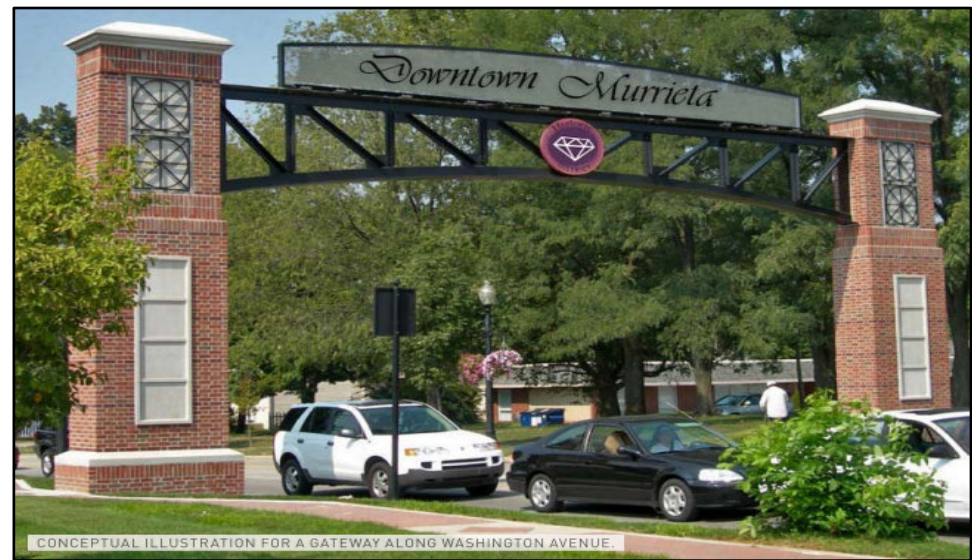
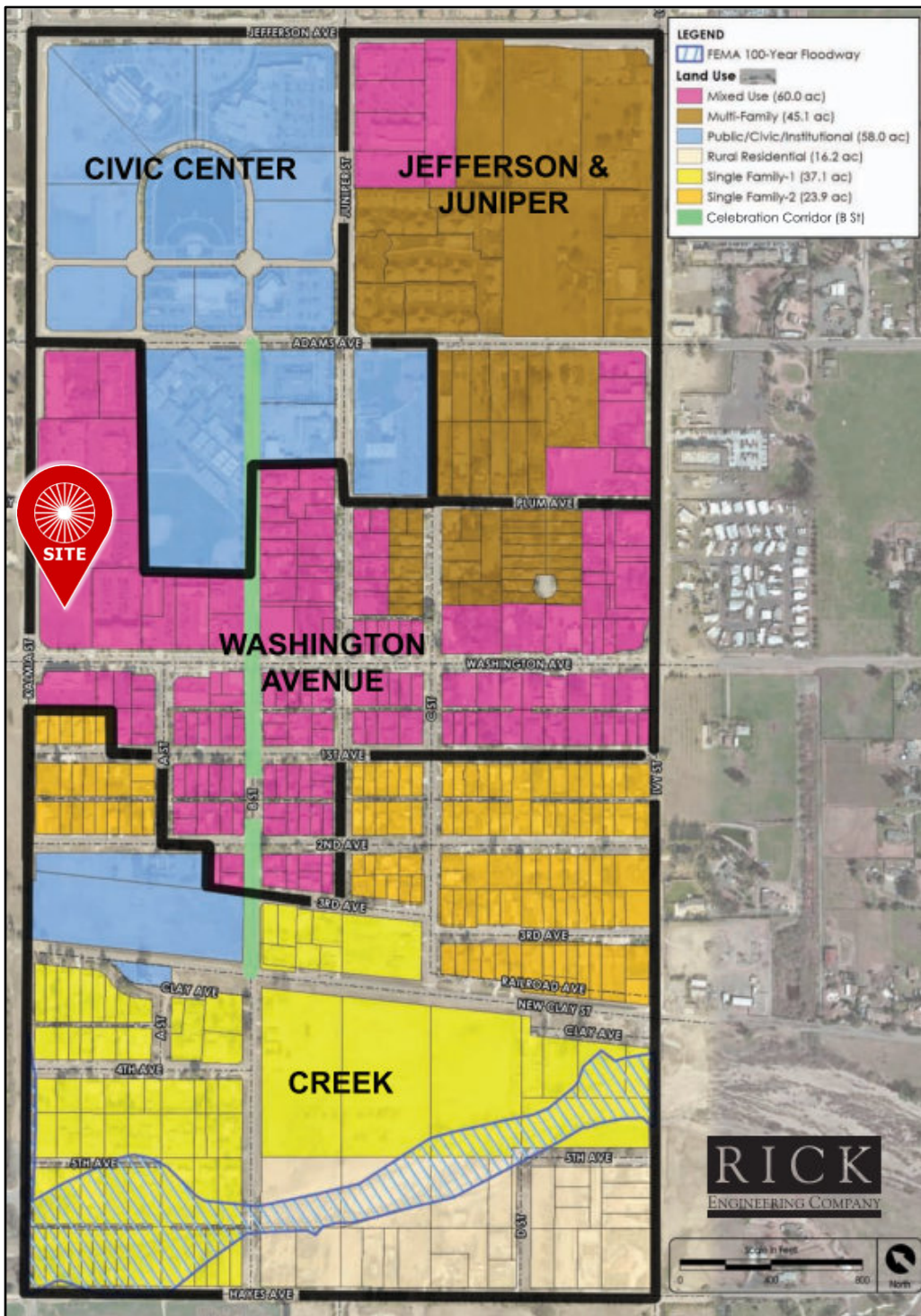
Phase One focuses on non-developmental integration, enhancing the existing infrastructure to create a cultural and economic ecology. Key actions include fostering art and music culture, beautifying alleyways, creating a pedestrian-friendly walking and biking environment, and supporting brick-and-mortar small businesses. The community is eager for this transformation, seeking a space that reflects their shared identity and aspirations.

Phase Two will bring maximum developmental implementation, ensuring sustainable growth while preserving the area's historic charm. This phase will be guided by economic incentives, governmental support, and the creation of cultural and business districts.

This phased approach, supported by stakeholders such as the City of Murrieta, the Murrieta Economic Development Department, the Murrieta Chamber of Commerce, the Murrieta Arts Council (MAC), and the Murrieta Historical Society, will ensure Main Street becomes a vibrant cultural and tourism destination that supports small businesses and draws both residents and visitors.

(Source: [mainstreetmurrieta.com](http://mainstreetmurrieta.com))





## PRIMARY **RETAIL** TRADE AREA

### Total Restaurant & Retail Demand Outlook

**\$4,800,260,176**

2028



**\$3,975,508,660**

2023



The City is actively seeking developers that share the City's vision to fulfill a beautiful, new Downtown Specific Plan. Downtown Murrieta will feature a variety of mixed use projects, including retail, entertainment and residential along and around Washington Avenue, and will be anchored by the Civic Center which currently includes City Hall, the Police Station and Murrieta Public Library.

Source: [Murrieta Economic Development Downtown Specific Plan](#)





**Demographics**

Source: CoStar 2024		1 mile	3 mile	5 mile
	2024 Population (Estimated)	8,986	67,151	140,364
	2029 Population (Projected)	9,531	70,295	147,223
	Daytime Employee Population	6,167	26,478	69,301
	Average Household Income	\$107,402	\$120,276	\$121,200

**Traffic Counts**

Source: CoStar 2025		ADT
Kalmia Street @ Washington Avenue		18,915
Washington Avenue @ Kalmia Street		20,686