

Margarita Square

39400 Murrieta Hot Springs Road, Murrieta, CA 92563

FOR LEASE



**2,760± - 3,595± SF
SUITES AVAILABLE**



**FREESTANDING
PAD FOR LEASE**



JOIN:



- **Black Rock Coffee Coming Soon!**
- 2,760± SF Former bakery available with grease interceptor, hood and other kitchen improvements
- 3,595± SF Former Sylvan Learning Center
- 120,000± SF Neighborhood shopping center
- DRIVE-THRU OR FREE-STANDING PADS AVAILABLE FOR GROUND LEASE
- Affordable asking lease rates
(2026 Monthly NNNs Estimated at \$0.63 PSF)
- Major retail corridor
- Contact Broker for details and showing appointment.
- Located at high traffic signalized intersection of Murrieta Hot Springs Road and Margarita Road (over 63,000 cars per day at intersection)



Exclusively Marketed By:

Scott Forest

Senior Vice President

CA License # 01396577

(951) 491-6300

fforest@westmarcre.com



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.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.

Margarita Square

39400 Murrieta Hot Springs Road, Murrieta, CA 92563

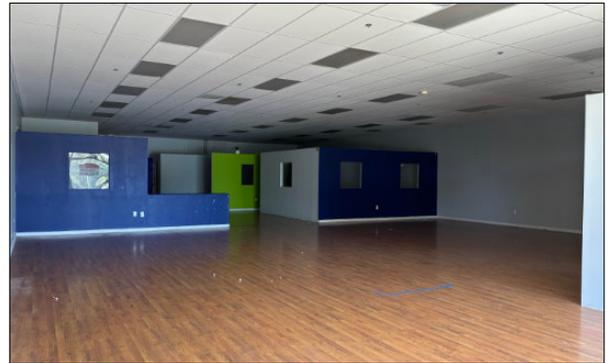
FOR LEASE

Suite 109/110



Suite 109/110

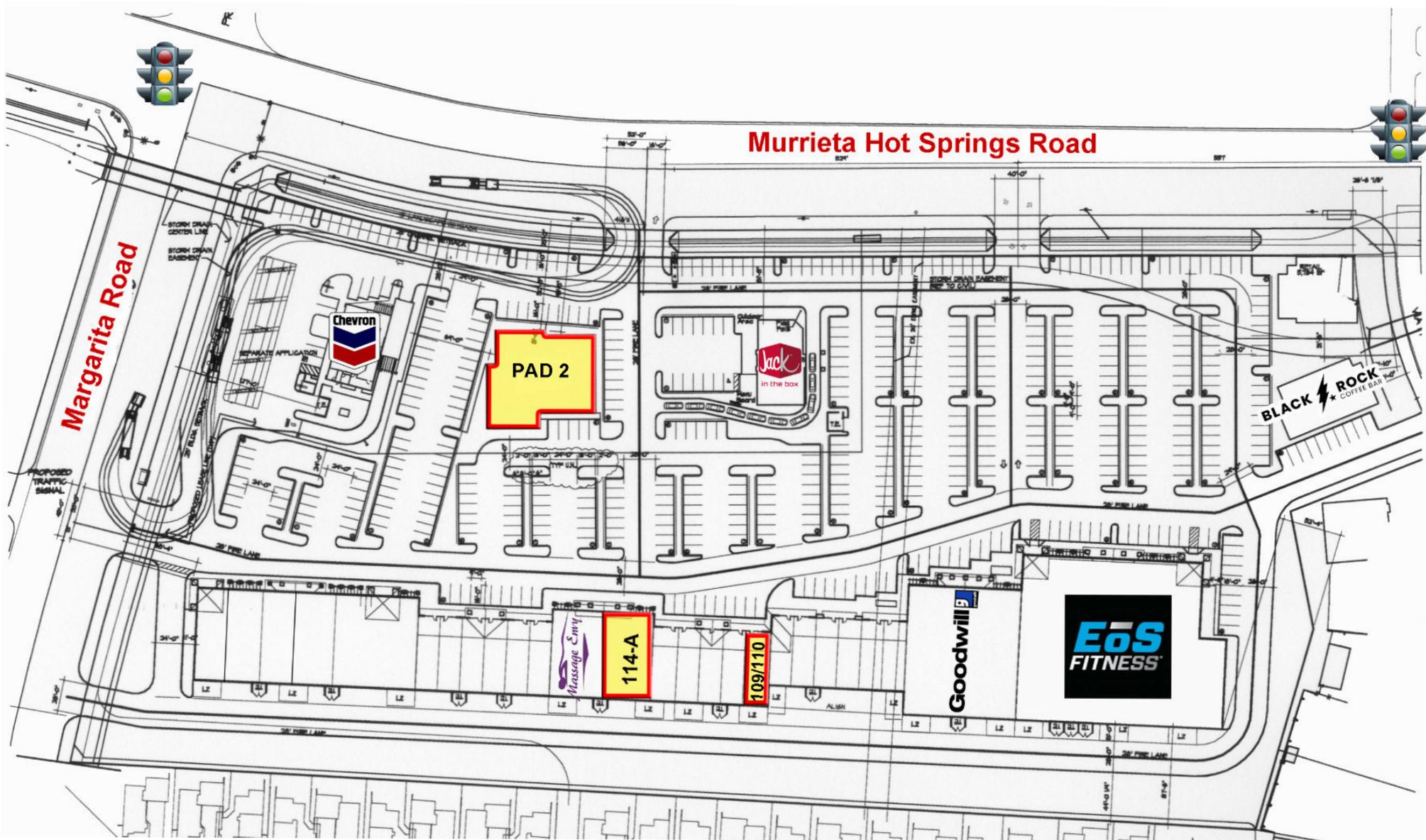
Suite 114a



Margarita Square

39400 Murrieta Hot Springs Road, Murrieta, CA 92563

FOR LEASE



Margarita Square

39400 Murrieta Hot Springs Road, Murrieta, CA 92563

FOR LEASE

Suite	Tenant	Size	Rent PSF (NNN)
Anchor	EoS Fitness	25,986 SF	Leased
101-B	EoS Fitness		
102	Goodwill Industries	11,973 SF	Leased
103	Smoke Shop	1,264 SF	Leased
104	Pure Nutrition	1,243 SF	Leased
105	Rose Thai Cuisine	1,376 SF	Leased
106	Socal Tacos	1,184 SF	Leased
107	Maybell's BBQ	1,312 SF	Leased
108	Island Pizza	1,206 SF	Leased
109/110	Available. On Lockbox	2,760 SF	\$2.00
111	Body Bottega	1,527 SF	Leased
112	Kan Zaman Mediteranean Restaurant	1,833 SF	Leased
113	Go Clippers Barber Shop	1,047 SF	Leased
114-A	Available. On Lockbox	3,595 SF	\$1.50
114-B	Massage Envy	3,581 SF	Leased
115	999 Hair & Nail Spa	1,369 SF	Leased
116	Jackson Hewitt Tax Office	1,375 SF	Leased
117/118	Kori Kryotherapy	2,040 SF	Leased
119	American Medical Response	1,421 SF	Leased
120	Couture Salon Suites	1,993 SF	Leased
121-A	California Polls of Riverside	2,092 SF	Leased
121-B	Supreme Dance Studio	2,581 SF	Leased
121-C	Progressive Health Pro, Inc.	1,600 SF	Leased
122-A	Progressive Health Pro, Inc.	2,061 SF	Leased
122-B	Boman Chiropractic	2,439 SF	Leased
123-A	The Backyard Bottle Shop & Tap Room	2,417 SF	Leased
123-B	Margarita Family Dental	3,584 SF	Leased
Pad 2	AVAILABLE FOR GROUND LEASE	32,000 SF pad	Available
Pad 4/5	Black Rock Coffee	1,800 SF (Drive-Thru)	Leased

(All leases are NNN. 2026 Monthly NNN budget is \$0.63)

Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	19,991	91,750	205,086
2029 Population (Projected)	20,966	96,357	216,322
Daytime Employee Population	3,261	49,335	83,234
Average Household Income	\$108,909	\$120,037	\$121,596

Traffic Counts

Source: CoStar 2024	ADT
Murrieta Hot Springs Road	52,822
West of Margarita Road	
Margarita Road	23,143
South of Murrieta Hot Springs Road	



Margarita Square

39400 Murrieta Hot Springs Road, Murrieta, CA 92563

FOR LEASE

