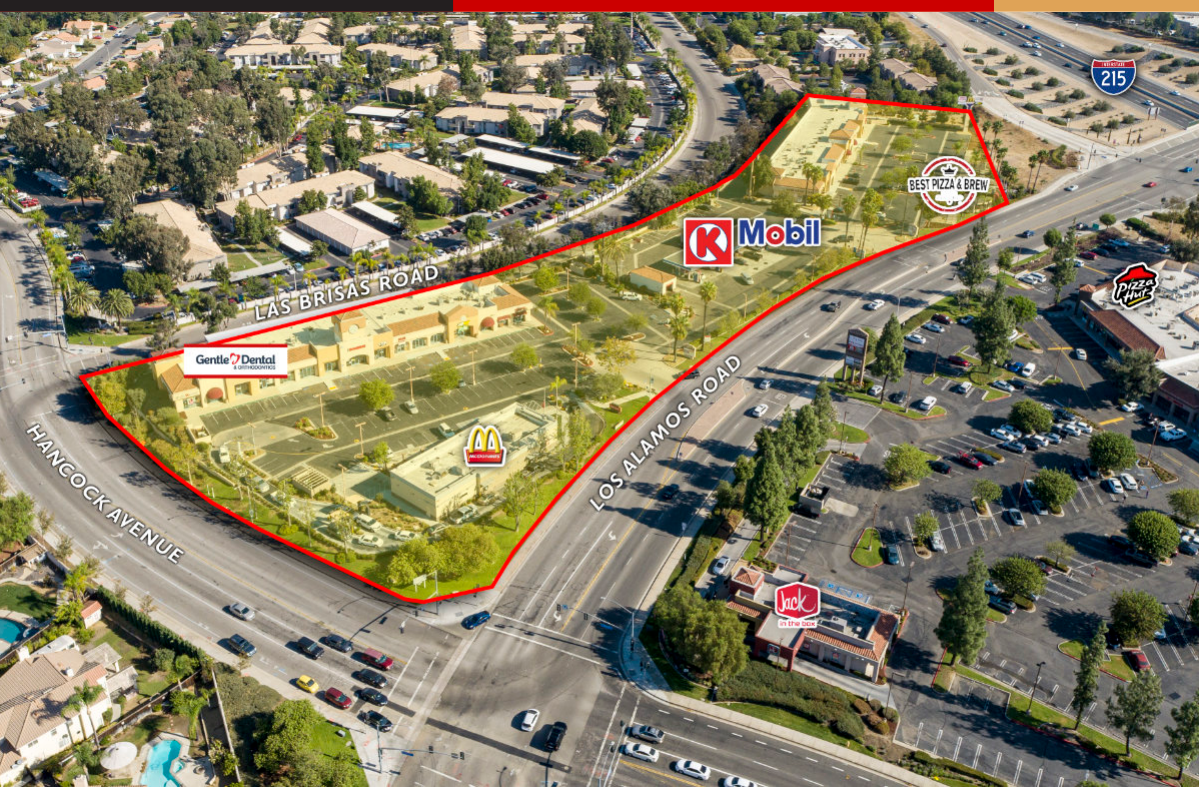




FOR LEASE



From 1,045± SF



From \$2.25 PSF

JOIN RETAILERS:



Mobil

Gentle Dental
& ORTHODONTICS



Plaza Las Brisas

39832, 39840, and 39872 Los Alamos Road, Murrieta, CA 92562

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**WATCH
VIDEO**



Exclusively Listed By: Mark Esbensen (DRE# 00713990) & Scott Forest (DRE# 01396577) | (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.

- Retail suites available from 1,045± SF
- Available for immediate occupancy
- Monthly base lease rate from \$2.25 PSF NNN
- NWC Interstate 215 and Los Alamos Road
- Excellent I-215 visibility, access and signage
- Former Bank Kiosk Pad Available

Nearby Retailers Include:



HIGHLIGHTS

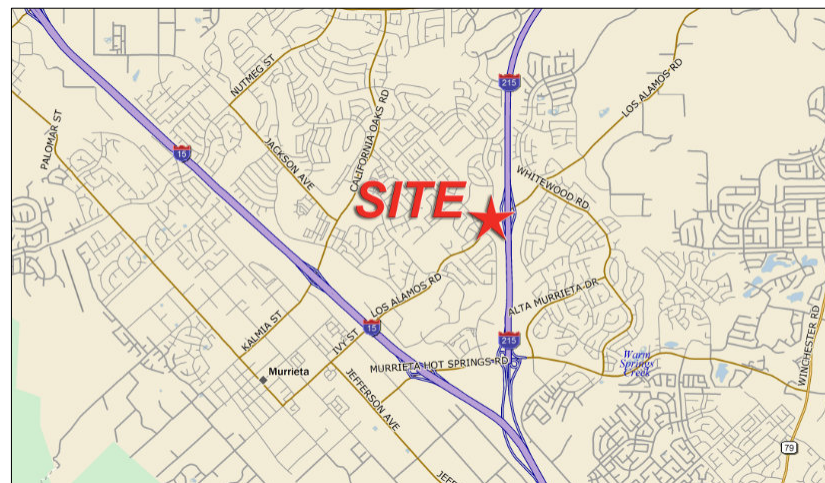
- Great exposure to Los Alamos Road and Interstate 215.
- I-215 Freeway on/off-ramp location.
- Close proximity to Rancho Springs Medical Center and Loma Linda Hospital as well as several medical office buildings including the new Rady Children's Hospital Medical Offices and Hampton Inn & Suites.
- Ideal location for: office use, ice cream/yogurt shop, gym, pilates/yoga studio, postal, medical, urgent care, chiropractor, full service beauty salon, etc.
- Other owners/tenants include: Murrieta University Preschool, Circle K/Mobil, Gentle Dental, El Ranchito Taco Shop, McDonalds and Best Pizza & Brew.
- Newly designed Monument sign space available.
- Keys in lock boxes are vacant masters and open all vacant suites. Brokers contact Agents for lock box instructions.
- Improvement allowances for qualified Lessees
- Remodel with new paint and improvements underway

Demographics

Source: CoStar 2025		1 mile	3 mile	5 mile
	2025 Population (Estimated)	18,288	100,718	192,226
	2030 Population (Projected)	18,652	102,854	196,695
	Daytime Employee Population	5,993	32,995	71,429
	Average Household Income	\$138,577	\$133,394	\$141,395

Traffic Counts

Source: CoStar 2025	ADT 
Interstate 215	113,010
Los Alamos Road at Interstate 215	107,048
Hancock Avenue at Las Brisas Road	24,564



Address/ Suite Number	Approx. Square Feet	Approx. Dimensions	Rent PSF (NNN)	Use/Comments
39872 Los Alamos Road (Building 'A')				
A-1	1,856	Irregular	Leased	Gentle Dental
A-2	640	20x32	Leased	Gentle Dental
A-3a	896	14x64	Leased	Ibrahim Chammo's Tailor Shop
A-3b	1,120	17.5x64	Leased	Princess Nails
A-4/5	2,112	33x64	Leased	Golden Triangle Thai Cuisine
A-6	1,216	19x64	Leased	Eclectc Water Source
A-7	1,408	22x64	Leased	Traditional Barbershop
A-8	1,158	19x64	Leased	Chic Lash Bar
A-9	966	16x64	Leased	Family Foot Massage
A-10	960	15x64	Leased	Right Care Pharmacy
A-11	1,026	31x64	Leased	Night Owl Smoke Shop
A-12	1,377	25.5x54	Leased	Coming Soon: Sushi Restaurant
A-13/14	2,538	49x54	Leased	Tijuana Birria and Beer
Kiosk	N/A	N/A	Leased	Wells Fargo Bank ATM

Address/ Suite Number	Approx. Square Feet	Approx. Dimensions	Rent PSF (NNN)	Use/Comments
39840 Los Alamos Road (Building 'D')				
D-1	3,016	49x64	Leased	Mini-Mart
D-2	1,408	22x64	Leased	El Ranchito Sports Bar
D-3/4	2,176	34x64	Leased	El Ranchito Taco Shop
D-5	1,984	31x64	Leased	Pho Doa #1 (Vietnamese Restaurant)
D-6	966	15X64	Leased	Fallen Crow Tattoo Co.
D-7/8	2,660	41' 2" x 64	Leased	The Meeting Spot
D-9	1,216	19'x64'	Leased	Forever Glam Scrubs and More
D-10	939	14'8"x64	Leased	Liberty Tax
D-11	1,045	16'4"x64	\$2.25	AVAILABLE for Immediate Occupancy
D-12/13	2,336	36.5x64	Leased	Shubham Cash N Carry Ethnic Grocery Store
D-14	5,200	84x64	Leased	Murrieta University Preschool
39832 Los Alamos Road (Building 'E')				
E-01	3,000	Irregular	Leased	Best Pizza and Brew
39850 Los Alamos Road		Ground Lease	Mobil Oil/Circle K	
39888 Los Alamos Road		Owned	McDonald's	
Kiosk				FORMER BANK ATM PAD - Contact Broker for Details
2026 Budget NNN \$0.96 psf				



