

40250 Murrieta Hot Springs Rd.
Murrieta, CA 92563

FOR LEASE

1100 - 1485 SF - RETAIL



HIGH EXPOSURE

- In-line spaces with excellent visibility
- Directly facing highly trafficked Murrieta Hot Springs Road

ACCESS TO MAJOR FREEWAYS

- Close to entrances to 15 and 215 fwys

EXCELLENT LOCATION

- Signalized hard corner location
- Anchored by 7-Eleven with gas station, Alberto's Taco Shop, Juice It Up! and CA Coast Credit Union

VIBRANT RETAIL TRADE AREA

- Sam's Club, 24 Hour Fitness, DICK's, The Habit, Carl's Jr., Starbucks, etc.

For Information +

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Broker Lic # 02056321 (CA)

This information is not guaranteed. Price & availability subject to change.

Demographics +	1 Mile	3 Miles	5 Miles
Population 2019	14,400	97,000	192,000
Pop. 2024 Est.	15,500	103,000	207,000
HH Inc. 2019	\$95,328	\$100,190	\$106,331



Jackson Avenue

Murrieta Hot Springs Road

BELLA PIAZZA

Suite	Tenant	SF
100	Credit Union Bank	4,038
101-103	Pho Tho Restaurant	3,132
104	AVAILABLE	1,100
105	A-Z Tech	825
106	Beauty Supply Store	825
107	Rico's Barbershop	1,115
108	My Haus Bakery	1,489

Suite	Tenant	SF
109	Juice It Up	1,200
110	Sky Martial Arts	1,800
111	Hair+ Salon	1,200
112	AVAILABLE	1,485
113	Buddiez Smoke Shop	1,388

Suite	Tenant	SF
114	Bella Nails	1,100
115	Z&S Tailor	825
116-117	Alberto's Taco Shop	1,925
118-119	Star White Dental	2,682
120	Seoul Asian Market	1,825