

PLAZA LAS BRISAS

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

FOR LEASE



JOIN RETAILERS:



- Retail suites available from 1,045± SF
- Available for immediate occupancy
- Monthly 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:



- 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.
- Monument sign space available.
- Keys in lock boxes are vacant masters and open all vacant suites. Contact Agent for lock box instructions.
- Improvement allowances for qualified Lessees



DEMOGRAPHICS

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	17,465	98,793	190,554
2029 Population (Projected)	18,193	103,487	200,453
Average Household Income	\$120,296	\$119,894	\$125,078

TRAFFIC COUNTS

Source: CoStar 2025	ADT
Interstate 215	105,305
Los Alamos Road at Interstate 215*	107,048
Hancock Avenue at Las Brisas Road	24,564

Exclusively Marketed By:

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 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.

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39840-39872 LOS ALAMOS ROAD
MURRIETA, CALIFORNIA



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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	Tijuanazo Birria and Beer
Kiosk	N/A	N/A	Leased	Wells Fargo Bank ATM
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				



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