

Nutmeg Professional Plaza

23644 Clinton Keith Road, Murrieta, CA 92562

FOR LEASE



**3,685± SF
SUITE AVAILABLE
(DIVISIBLE INTO 2 UNITS)**



**\$2.75 PSF NNN
STARTING MONTHLY
LEASE RATE**

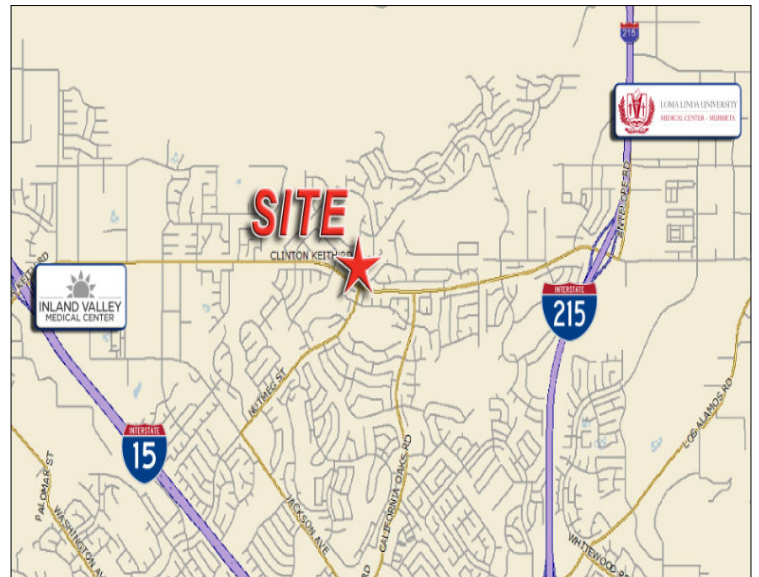


FEATURES:

- 3,685± SF Available - Divisible into two units
- 13,188± SF hard-corner, mixed-use building within the high demographic Greer Ranch Community of Murrieta
- Strategically located directly between Inland Valley Hospital and Loma Linda Medical Center on busy Clinton Keith Road
- Ideal for a wide variety of uses including retail, service, professional and medical office uses such as dentist, pediatrician, orthodontic, urgent care, veterinarian, insurance, bank, real estate office, tutoring center, etc.
- Prominent building signage available
- Signalized northwest corner of Clinton Keith Road and Nutmeg Street

Demographics

Source: CoStar 2025	1 mile	3 mile	5 mile
2025 Population (Estimated)	12,136	76,161	169,078
2030 Population (Projected)	12,289	77,781	173,103
Daytime Employee Population	555	23,515	45,177
Average Household Income	\$141,143	\$136,476	\$139,196



JOIN:



Scott Forest

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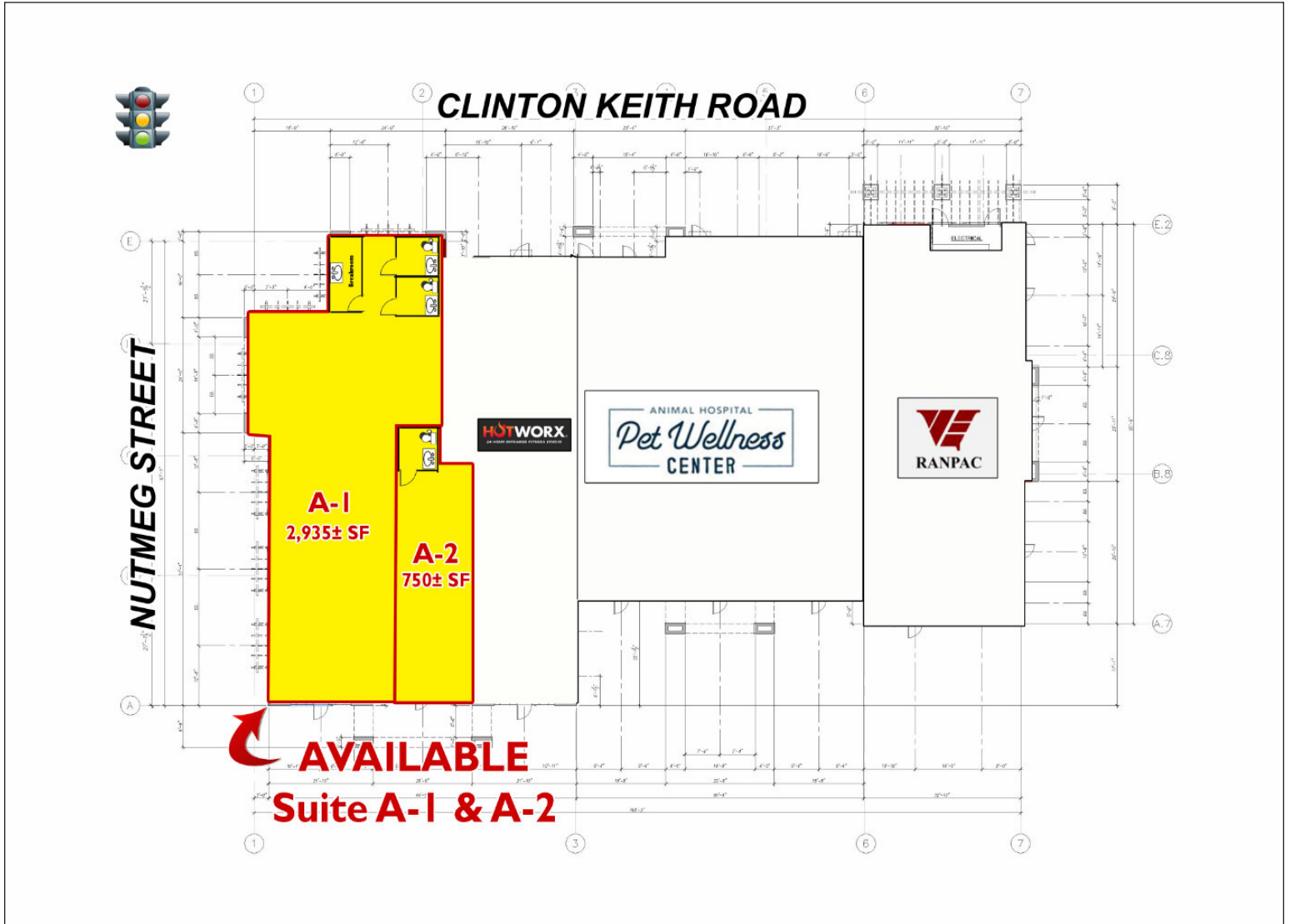


41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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SUITE	TENANT	SF	RATE (PSF/MONTH)
A-1 & A-2	AVAILABLE (Divisible to 2 Units)	750± - 3685±	\$2.75 PLUS NNN
A-3	Hotworx	2,416±	----
B & C	Pet Wellness Veterinarian	5,588±	----
D	Ranpac	2,700±	----
2025 NNN Budget estimated at \$0.50 PSF monthly			

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