

RETAIL PAD AVAILABLE

FOR GROUND LEASE,
BUILD TO SUIT OR SALE
SEC OF MURRIETA HOT SPRINGS RD
& WHITEWOOD RD | MURRIETA, CA

← DRIVE THRU

SITE



MURRIETA HOT SPRINGS RD



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SEC OR MURRIETA HOT
SPRINGS RD & WHITEWOOD
RD | MURRIETA, CA 92530

Nick Earle

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CATALYST
RETAIL

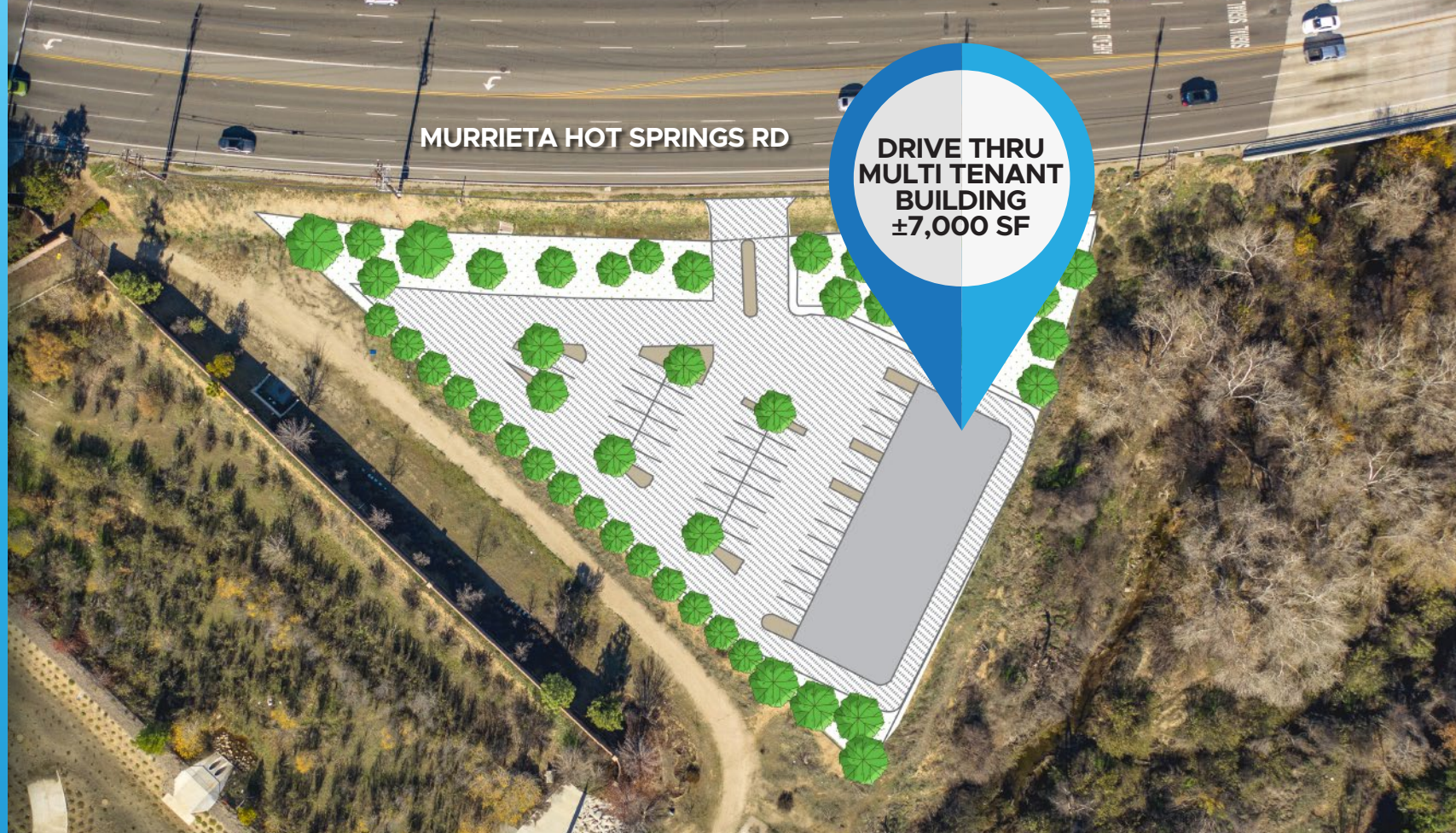
(951) 395-0000

www.catalystretail.com



38605 Calistoga Dr, Suite 150
Murrieta, CA 92563

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



PROPERTY HIGHLIGHTS

- ±1,000-7,000/SF OF RETAIL SPACE AVAILABLE.
- +/-1.45 Acres
- DRIVE THRU OPPORTUNITY
- ALONG BUSY MURRIETA HOT SPRINGS ROAD RETAIL CORRIDOR
- ADJACENT TO BURLINGTON, ROSS, SAMS CLUB AND HARBOR FREIGHT
- LOCATED EAST OF THE I-15/I-215 MURRIETA HOT SPRINGS INTERCHANGES AND WEST HWY 79 (WINCHESTER RD.)
- APPROXIMATELY 2,594 MORE NEW HOMES IN DIFFERENT STAGES OF CONSTRUCTION TO THE EAST OF THE SITE EXPANDING THE TRADE AREA FURTHER.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 POPULATION	18,945	97,901	210,131
2024 EST. POPULATION	2,100	40,090	71,198
AVERAGE HOUSEHOLD INCOME	\$108,000	\$106,302	\$112,960

TRAFFIC COUNTS

51,000 CPD

On Murrieta Hot Springs Rd.

8,000 CPD

On Whitewood Rd.

*Source: Regis Online

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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	3,243	42,988	87,139
MEDIAN HOUSEHOLD INCOME	\$70,025	\$69,896	\$74,904
HIGH SCHOOL DEGREE OR HIGHER	685	8,264	16,718
GRADUATE DEGREE OR HIGHER	985	12,739	28,898
TOTAL EMPLOYEES	5,274	10,375	17,424
TOTAL BUSINESSES	499	1,184	2,389