

Murrieta Square

FOR LEASE

40165 Murrieta Hot Springs Road, Murrieta, CA 92563



1,417± SF
SUITES AVAILABLE
WITH 30 DAYS NOTICE
****Do Not Disturb Current**
Tenants

\$2.25 PSF
STARTING MONTHLY
LEASE RATE (Plus NNN)

JUST LEASED: SUNLUX NAIL SPA

- Suite F - 1,417± SF Suite Available with 30 days notice
- Suite I - 1,417± SF Suite Available with 30 days notice
- 2,834± SF Unit Potentially Available
- Ideal for Retailer Seeking High Profile Signage
- Two Intersections from I-215/I-15 Freeway
- Excellent Murrieta Hot Springs Rd. access with two curb cuts including left hand turn for east bound traffic and right in - right out access for west bound traffic
- Ideal retail shopping center layout with above average parking ratio of 9/1000 SF

Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	15,998	93,934	198,118
2029 Population (Projected)	16,714	98,464	208,846
Daytime Employee Population	5,933	51,183	82,697
Average Household Income	\$120,545	\$115,114	\$121,852

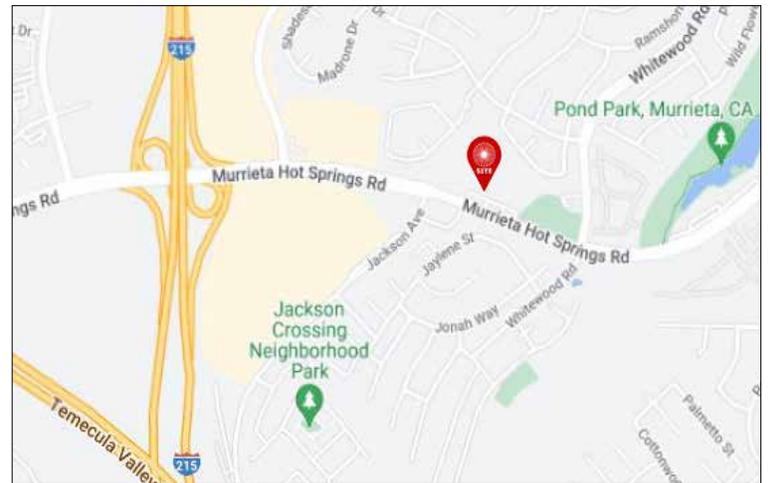
Traffic Counts

Source: CoStar 2022	ADT
Murrieta Hot Springs Rd & Jackson Ave.	46,025
Murrieta Hot Springs Rd & Whitewood Rd.	47,843

LOCATED ACROSS FROM:



CLOSE PROXIMITY TO:



Exclusively Marketed By:

Scott Forest

Senior Vice President
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 (951) 491-6300

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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	Sunlux Nail Spa	1,426±	----
B	Cards & Coffee	1,417±	----
C	Grand Architect Studios	1,417±	----
D	House of Prayer	1,417±	----
E	House of Prayer	1,417±	----
F	AVAILABLE WITH 30 DAYS NOTICE **Do Not Disturb Current Tenant	1,417±	\$2.25 plus NNN
G	Grand Architect Tattoo Studios	1,417±	----
H	Major League Barbers	1,417±	----
I	AVAILABLE WITH 30 DAYS NOTICE **Do Not Disturb Current Tenant	1,417±	\$2.25 plus NNN
J	Te Ori Mana - Polynesian Dance Studio	1,417±	----
K	K&G Toystore & Fat Man Snax	1,417±	----
L	Hot Springs Animal Hospital	10,347±	----
M	Murrieta Dental Excellence	1,417±	----

2024 NNN Budget estimated at \$0.55 PSF monthly



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