

PLAZA LAS BRISAS

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

FOR LEASE



JOIN RETAILERS:



- One (1) Retail suite available of 1,377± SF
- Available for immediate occupancy
- Monthly lease rate \$2.75 PSF NNN
- Former Subway Restaurant
- NWC Interstate 215 and Los Alamos Road
- Excellent I-215 visibility, access and signage
- Former Bank Kiosk Pad Available
- 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

Nearby retailers include:



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 2022 (2020*)	ADT
Interstate 215	105,186
Los Alamos Road at Interstate 215*	92,546
Hancock Avenue at Las Brisas Road	24,609

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WESTMAR
 COMMERCIAL REAL ESTATE

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.

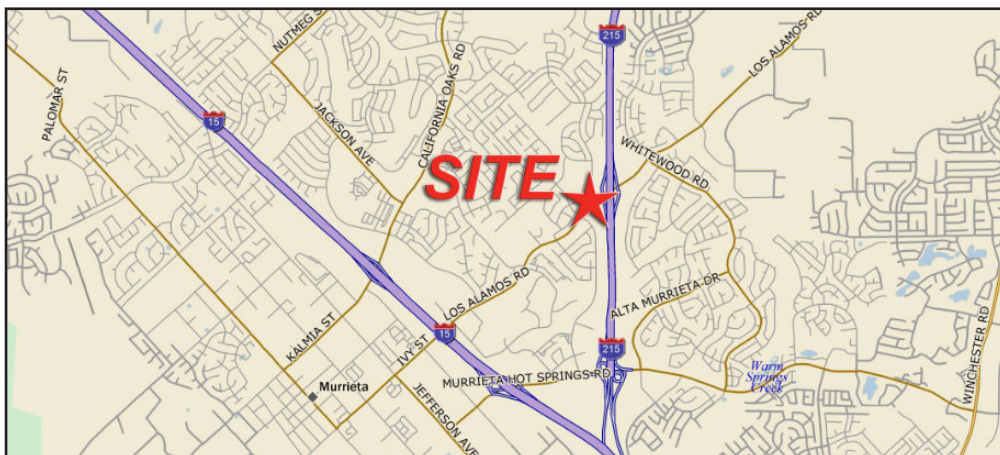
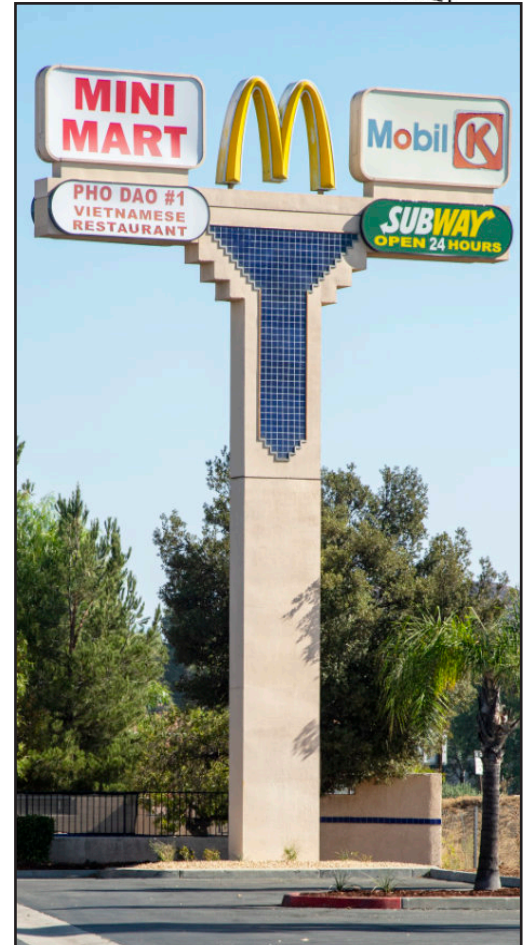
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39840-39872 LOS ALAMOS ROAD
MURRIETA, CALIFORNIA



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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	\$2.75	AVAILABLE for Immediate Occupancy - Former Subway
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 Taco Shop
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	Coming Soon: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	Leased	Bella Fleurs Florist
D-12/13	2,336	36.5x64	Leased	Coming Soon: Indian Grocery
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
2025 Budget NNN \$0.85 psf				



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