






# FOR LEASE MURRIETA POINTE

40663 MURRIETA HOT SPRINGS ROAD



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-  Prime retail location on Murrieta Hot Springs Road between I-15 & I-215
-  Walking distance to Rancho Springs Hospital and numerous medical office buildings
-  Strong demographics and traffic counts; daytime population of 6,746 within 1 mile
-  Beautifully appointed retail center with a great tenant mix
-  Immediately across the street from the proposed “Golden Triangle” development, slated for over 1,700,000 square feet of retail, hotel, office and entertainment

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# RETAIL CENTER LAYOUT

MURRIETA POINTE | 40663 MURRIETA HOT SPRINGS ROAD | MURRIETA, CA

Asking Rent: \$2.50 PSF NNN  
Current Nets: \$0.85

Suite	Tenant	Size
A1	Salon O	±1,997 SF
A2	Red Persimmon Salon	±1,409 SF
A3	Dr. Yap, D.D.S.	±1,711 SF
A4	Murrieta Dermatology	±2,032 SF
A5	T-Mobile	±1,759 SF
A6	Nonno's Ristorante	±2,484 SF
B1	The Cove Bar & Grill	±5,239 SF
B2	Aros Massage Studio	±1,370 SF
B3	The Brow Shop	±778 SF
B4	Nail Studio	±1,375 SF
B5	AVAILABLE	±909 SF
C1-C2	Tem. Valley Digestive	±5,689 SF
C3-C4	Murrieta Dermatology	±3,614 SF
C5	AVAILABLE	±1,470 SF
Bldg.D	Richie's Diner	±6,966 SF
Pad 1	Starbucks	±2,042 SF
Pad 2	Pacific Premiere Bank	±5,000 SF



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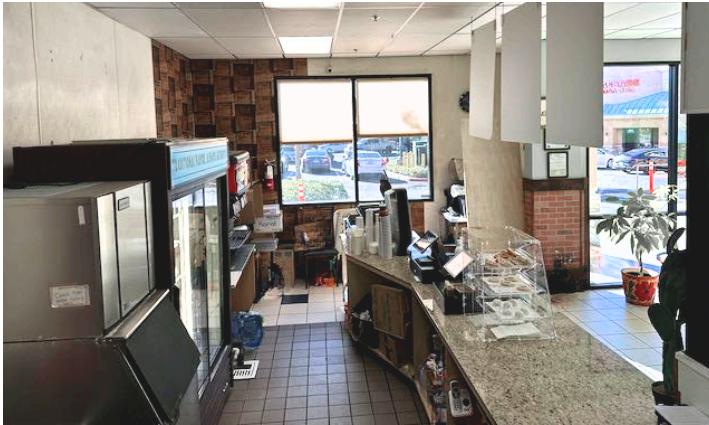
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This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2024



## SUITE C5 PHOTOS

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# RETAILER MAP

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# DEMOGRAPHICS

MURRIETA POINTE | 40663 MURRIETA HOT SPRINGS ROAD | MURRIETA, CA



- State** California
- County** Riverside
- Mayor** Lisa DeForest
- Website** [murrietaca.gov](http://murrietaca.gov)

## POPULATION

Source: ESRI



91,843  
POPULATION

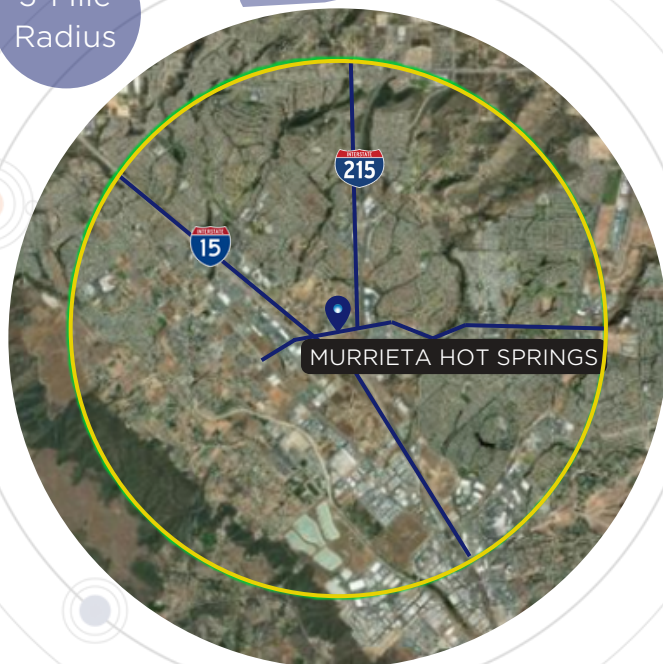


35.4  
MEDIAN AGE



30,640  
HOUSEHOLDS

3-Mile  
Radius



## EMPLOYMENT



67%  
WHITE COLLAR



18%  
BLUE COLLAR



18%  
SERVICES



5.7%  
UNEMPLOYMENT RATE

## EDUCATION



24%  
HIGH SCHOOL  
GRADUATE



36%  
SOME COLLEGE



33%  
BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$96,980  
MEDIAN HOUSEHOLD  
INCOME



\$42,081  
PER CAPITA  
INCOME



\$206,462  
MEDIAN NET  
WORTH

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