

FOR LEASE MURRIETA POINTE

40663 MURRIETA HOT SPRINGS ROAD



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CalDRE #01351570



- 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

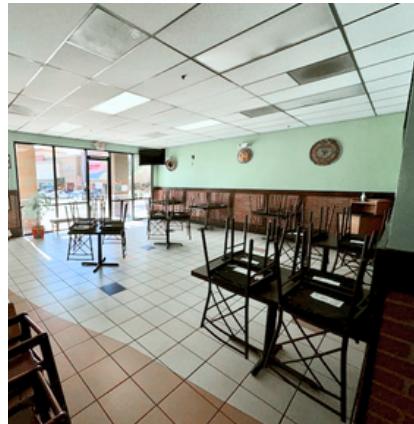
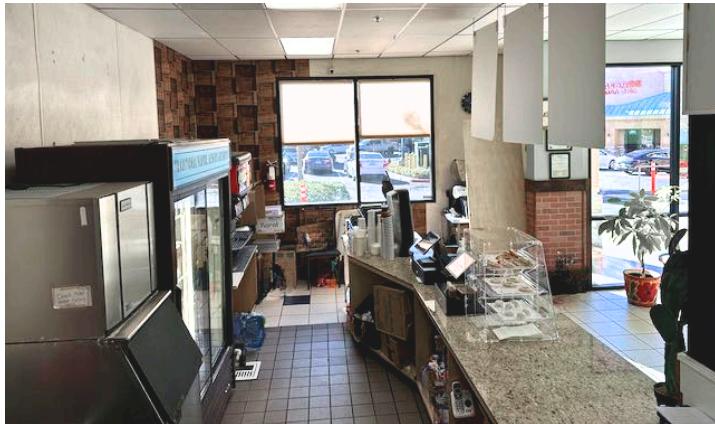


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SUITE C5 PHOTOS

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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, 2025

RETAILER MAP

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DEMOCRAPHICS

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



State California
County Riverside
Mayor Lisa DeForest
Website murrietaca.gov

POPULATION



91,843

POPULATION



35.4

MEDIAN AGE

Source: ESRI



30,640

HOUSEHOLDS

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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