





FOR LEASE MURRIETA POINTE

40663 MURRIETA HOT SPRINGS ROAD



JANET F. KRAMER, JD, CCIM
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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: \$3.00 PSF NNN
Current Nets: \$1.07 PSF

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	AVAILABLE	±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

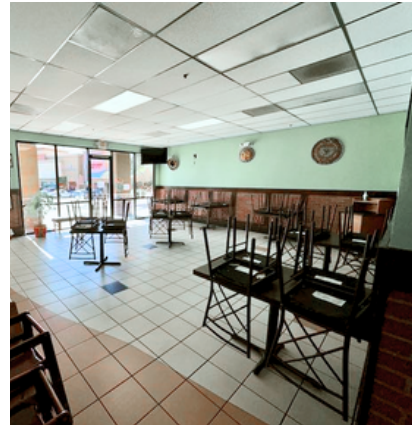
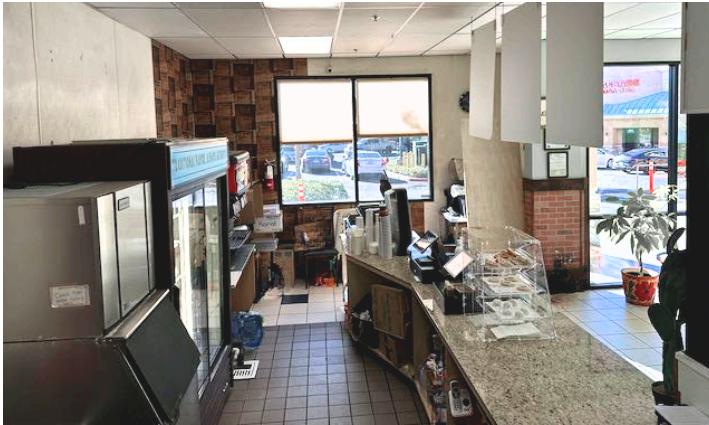


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SUITE C5 PHOTOS

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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

POPULATION

Source: ESRI



91,843
POPULATION

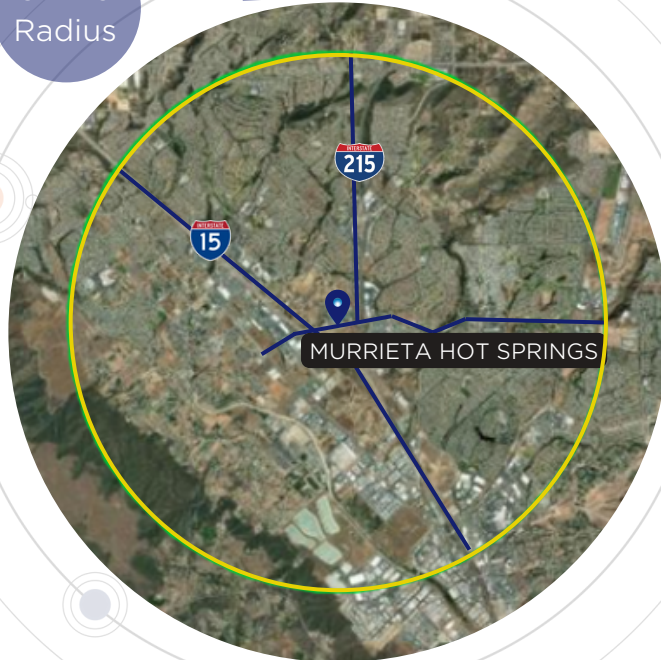


35.4
MEDIAN AGE



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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