

# FOR LEASE

## MURRIETA POINTE




40663 MURRIETA HOT SPRINGS ROAD



JANET F. KRAMER, JD, CCIM  
951.600.8634 x702  
[janetk@svn.com](mailto:janetk@svn.com)  
CalDRE #01351570

STEVE CASTELLANOS  
951.600.8634 X 703  
[stevec@svn.com](mailto:stevec@svn.com)  
CalDRE #01922901



-  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

JANET F. KRAMER, JD, CCIM  
951.600.8634 x702  
janetk@svn.com  
CaDRE #01351570

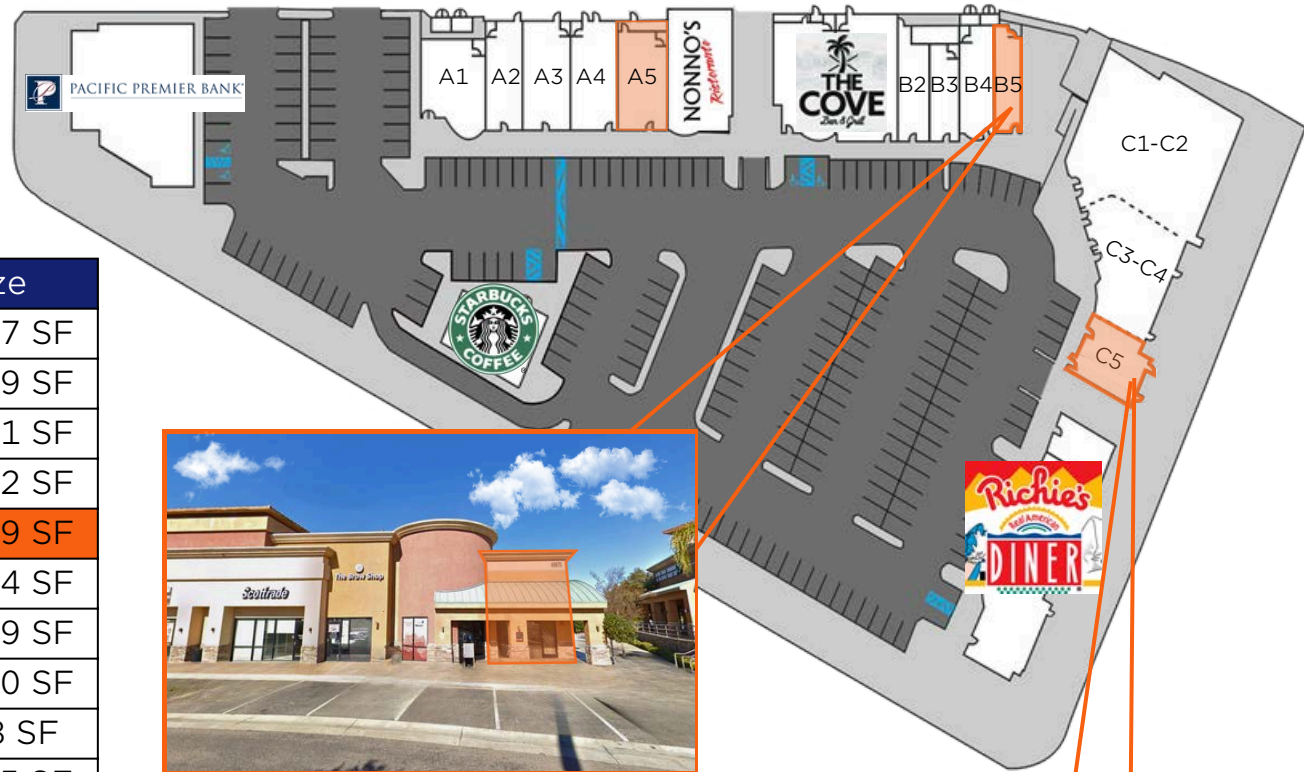
STEVE CASTELLANOS  
951.600.8634 X 703  
stevec@svn.com  
CaDRE #01922901

SVN | INSIGHT COMMERCIAL REAL ESTATE ADVISORS

# RETAIL CENTER LAYOUT

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

Asking Rent: \$3.00 PSF NNN  
Current Nets: \$1.00



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 FEB 2025	±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

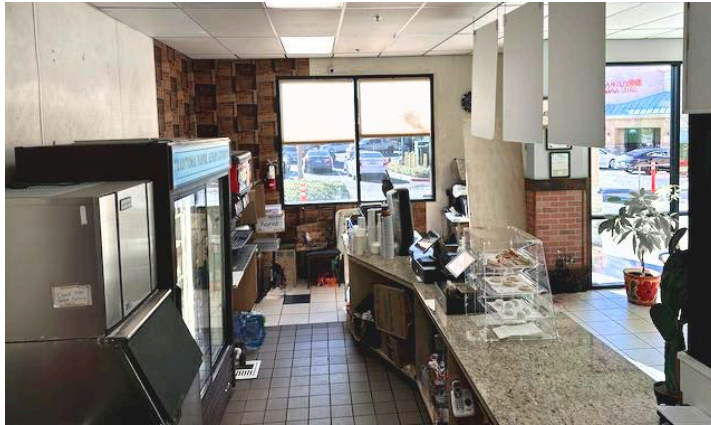


JANET F. KRAMER, JD, CCIM | STEVE CASTELLANOS  
951.600.8634 x702 | 951.600.8634 X 703  
janetk@svn.com | stevec@svn.com  
CaDRE #01351570 | CaDRE #01922901

SVN | INSIGHT COMMERCIAL REAL ESTATE ADVISORS

# SUITE C5 PHOTOS

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



JANET F. KRAMER, JD, CCIM  
951.600.8634 x702  
janetk@svn.com  
CaIDRE #01351570

STEVE CASTELLANOS  
951.600.8634 X 703  
stevec@svn.com  
CaIDRE #01922901

SVN | INSIGHT COMMERCIAL REAL ESTATE ADVISORS



JANET F. KRAMER, JD, CCIM  
951.600.8634 x702  
janetk@svn.com  
CaDRE #01351570

STEVE CASTELLANOS  
951.600.8634 X 703  
stevec@svn.com  
CaDRE #01922901

SVN | INSIGHT COMMERCIAL REAL ESTATE ADVISORS

# 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

JANET F. KRAMER, JD, CCIM | STEVE CASTELLANOS  
951.600.8634 x702 | 951.600.8634 X 703  
janetk@svn.com | stevec@svn.com  
CaDRE #01351570 | CaDRE #01922901

SVN | INSIGHT COMMERCIAL REAL ESTATE ADVISORS