

# Margarita Square

39400 Murrieta Hot Springs Road, Murrieta, CA 92563

**FOR LEASE**



**3,595± SF**  
SUITE AVAILABLE



**2,760± SF**  
SUITE AVAILABLE  
JANUARY 1, 2025  
*\*Please Do Not Disturb  
Current Tenant*



**FREESTANDING  
PADS FOR LEASE**



JOIN:



- 2,760± SF Former bakery available (January 1, 2025) with some kitchen buildout
- 120,000± SF Neighborhood shopping center
- DRIVE-THRU OR FREE-STANDING PADS AVAILABLE FOR GROUND LEASE
- Affordable asking lease rates (2024 Monthly NNNs Estimated at \$0.55 PSF)
- Major retail corridor
- Contact Broker for details and showing appointment.
- Located at high traffic signalized intersection of Murrieta Hot Springs Road and Margarita Road (over 63,000 cars per day at intersection)



**Exclusively Marketed By:**

**Scott Forest**

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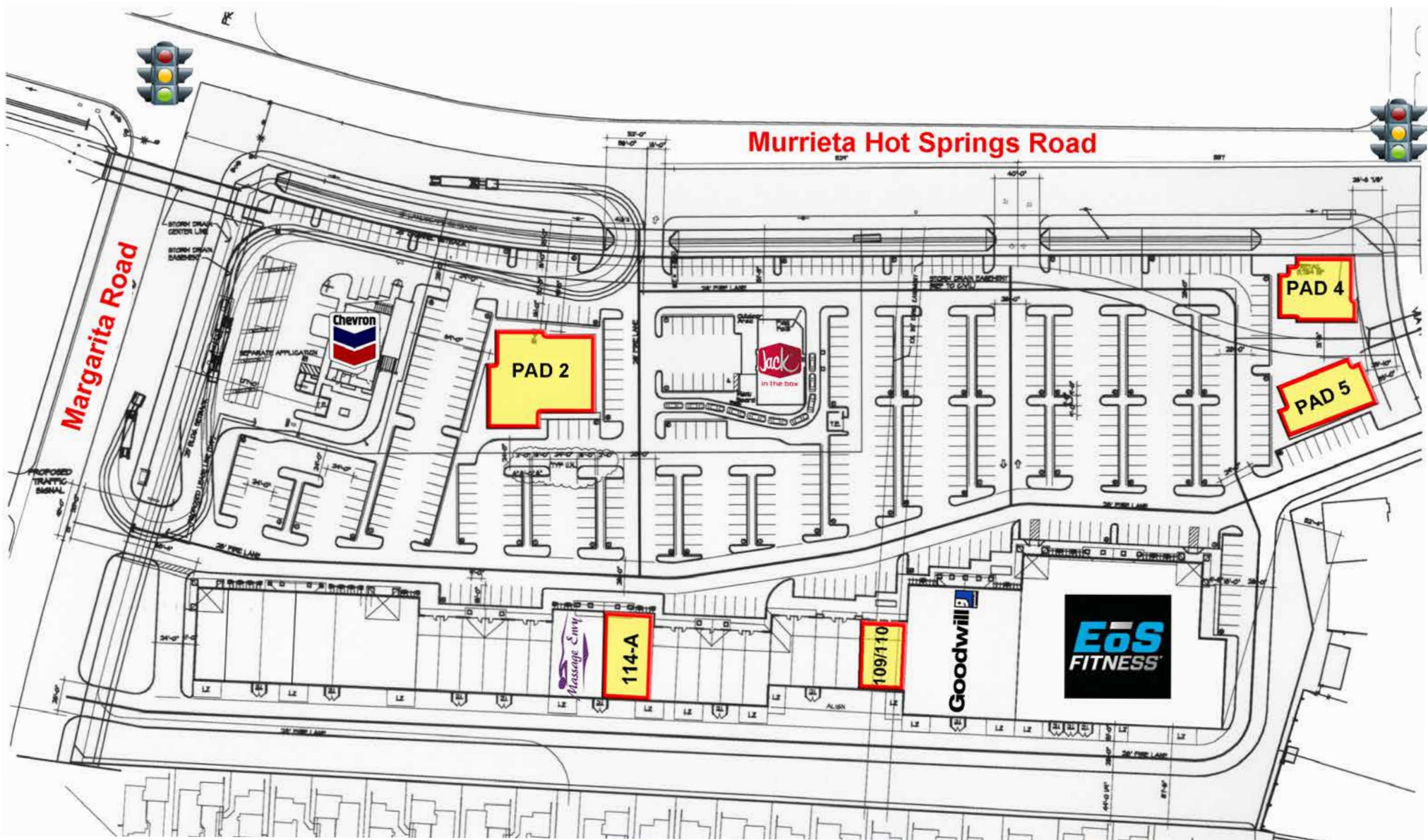


41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | [www.WestMarCRE.com](http://www.WestMarCRE.com)  
The above information, while not guaranteed, has been secured from sources we believe to be reliable.  
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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Suite	Tenant	Size	Rent PSF (NNN)
Anchor	EoS Fitness	25,986 SF	Leased
101-B	EoS Fitness		
102	Goodwill Industries	11,973 SF	Leased
103	Smoke Shop	1,264 SF	Leased
104	Pure Nutrition	1,243 SF	Leased
105	Rose Thai Cuisine	1,376 SF	Leased
106	Socal Tacos	1,184 SF	Leased
107	Maybell's BBQ	1,312 SF	Leased
108	Island Pizza	1,206 SF	Leased
<b>109/110</b>	<b>Available January 1, 2025 (Do Not Disturb Current Tenant)</b>	<b>2,760 SF</b>	<b>\$1.50</b>
111	Body Bottega	1,527 SF	Leased
112	Kan Zaman Mediteranean Restaurant	1,833 SF	Leased
113	Go Clippers Barber Shop	1,047 SF	Leased
<b>114-A</b>	<b>Available. On Lockbox</b>	<b>3,595 SF</b>	<b>\$1.50</b>
114-B	Massage Envy	3,581 SF	Leased
115	999 Hair & Nail Spa	1,369 SF	Leased
116	Jackson Hewitt Tax Office	1,375 SF	Leased
117/118	Kori Kryotherapy	2,040 SF	Leased
119	American Medical Response	1,421 SF	Leased
120	Couture Salon Suites	1,993 SF	Leased
121-A+B	Supreme Dance Studio	4,673 SF	Leased
121-C	Progressive Health Pro, Inc.	1,600 SF	Leased
122-A	Progressive Health Pro, Inc.	2,061 SF	Leased
122-B	Boman Chiropractic	2,439 SF	Leased
123-A	The Backyard Bottle Shop & Tap Room	2,417 SF	Leased
123-B	Margarita Family Dental	3,584 SF	Leased
<b>Pad 2</b>	<b>AVAILABLE FOR GROUND LEASE</b>	<b>32,000 SF pad</b>	<b>Available</b>
<b>Pad 4</b>	<b>AVAILABLE FOR GROUND LEASE</b>	<b>1,800 SF (Drive-Thru)</b>	<b>Available</b>
<b>Pad 5</b>	<b>AVAILABLE FOR GROUND LEASE</b>	<b>5,500 SF bldg</b>	<b>Available</b>

## Demographics

Source: CoStar 2023	1 mile	3 mile	5 mile
2023 Population (Estimated)	20,335	97,373	209,471
2028 Population (Projected)	20,359	98,184	212,089
Daytime Employee Population	3,028	47,089	80,624
Average Household Income	\$111,087	\$119,327	\$122,546

## Traffic Counts

Source: CoStar 2022	ADT
Murrieta Hot Springs Road	51,015
West of Margarita Road	
Margarita Road	23,193
South of Murrieta Hot Springs Road	



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