

# ±0.5 ACRES

RETAIL PAD AVAILABLE FOR  
GROUND LEASE, SALE OR  
BUILD TO SUIT  
MURRIETA, CA



 CATALYST  
RETAIL

# ±0.5 ACRES

SWC Villa Dr & Murrieta Hot Springs Rd

## MURRIETA, CA

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### NICK EARLE

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DRE# 01916982

### NICK CORBELL

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



## PROPERTY HIGHLIGHTS

- High End Hot Springs Resort opening across the street in 2024
- ±0.5 Acres Of Developable Area Available For Ground Lease, Build To Suit Or Sale
- Located Along Busy Murrieta Hot Springs Road Retail Corridor
- Pad Can Accommodate Up To ±5,500 Sf Single/Multi tenant Building User
- Excellent Site For A Drive-thru
- Strong Traffic Counts
- Diverse Co-tenancy
- Located East Of the I-15 and I-215 Murrieta Hot Springs Interchanges And West Hwy 79 (Winchester Rd)
- Temecula/Murrieta Are Among The Fastest Growing Regions In California
- New Homes In Different Stages Of Construction To The East Of The Site Expanding The Trade Area Further

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2023 POPULATION	23,574	93,900	211,815
2028 EST. POPULATION	24,581	98,752	223,746
AVG. HH INCOME	\$136,292	\$139,687	\$140,579

## TRAFFIC COUNTS

**±76,535 CPD**  
Murrieta Hot Springs Rd.

**±24,867 CPD**  
Margarita Rd

\*Source: Regis Online

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### NEIGHBORING TENANTS



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