

# ±0.5 ACRES

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





# ±0.5 ACRES

SWC Villa Dr & Murrieta Hot Springs Rd  
**MURRIETA, CA**

RETAIL PAD AVAILABLE  
FOR LEASE, SALE OR  
BUILD TO SUIT

**NICK EARLE**

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DRE# 01916982

**NICK CORBELL**

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DRE# 01932821



**(951) 395-0000**

[www.catalystretail.com](http://www.catalystretail.com)



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
- 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
- ±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

| 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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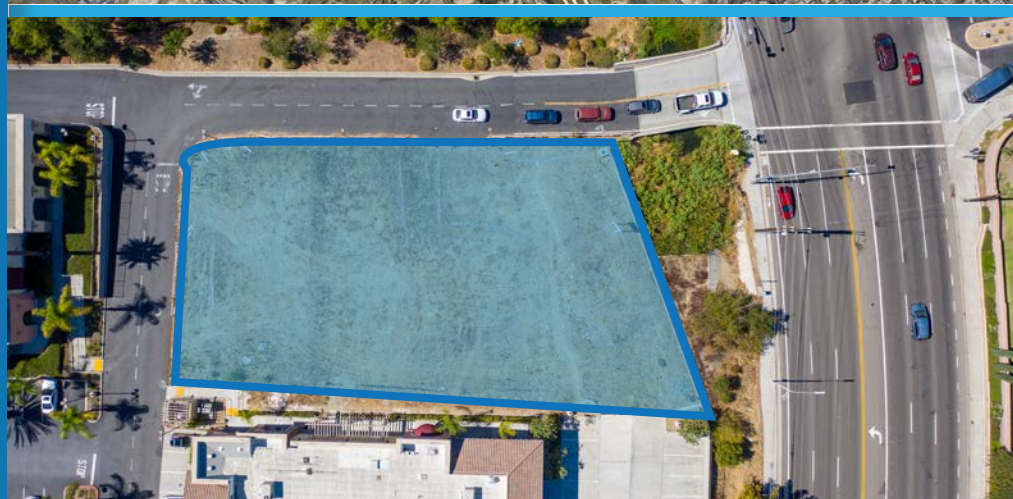
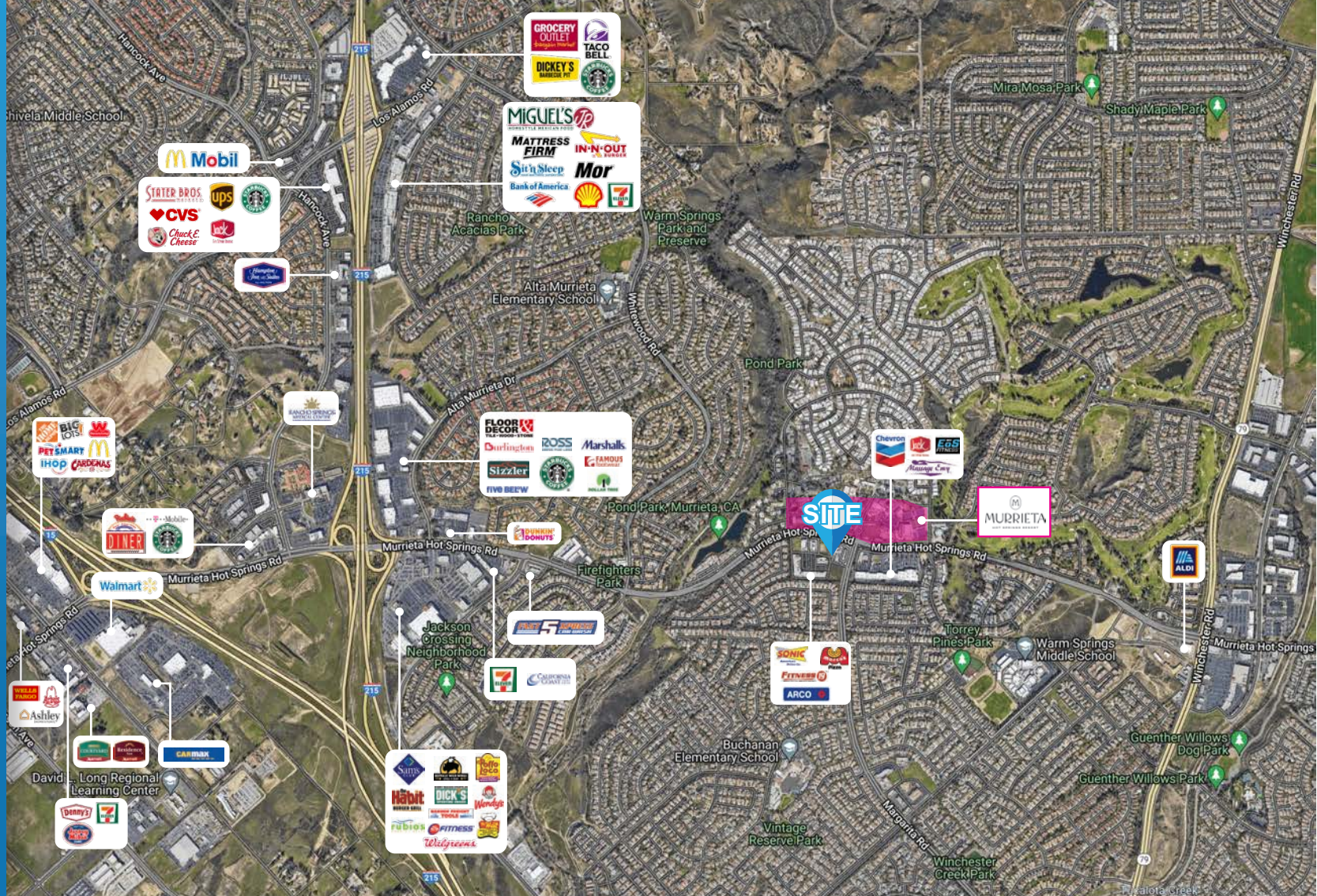


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