

# Margarita Square

39400 Murrieta Hot Springs Road, Murrieta, CA 92563

**FOR LEASE**



**2,092 - 3,595± SF  
SUITES AVAILABLE**



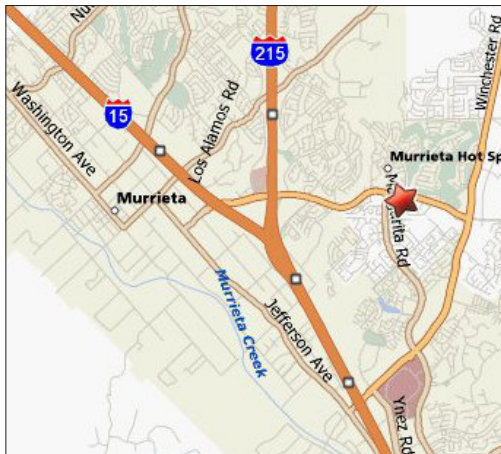
**FREESTANDING  
PAD FOR LEASE**



JOIN:



- **Black Rock Coffee Coming Soon!**
- 2,760± SF Former bakery available with grease interceptor, hood and other kitchen improvements
- 2,092± SF Former dance studio
- 120,000± SF Neighborhood shopping center
- DRIVE-THRU OR FREE-STANDING PADS AVAILABLE FOR GROUND LEASE
- Affordable asking lease rates  
(2025 Monthly NNNs Estimated at \$0.59 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**

Senior Vice President

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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 109/110



Suite 109/110

## Suite 114A



## Suite 121A



Suite 121A



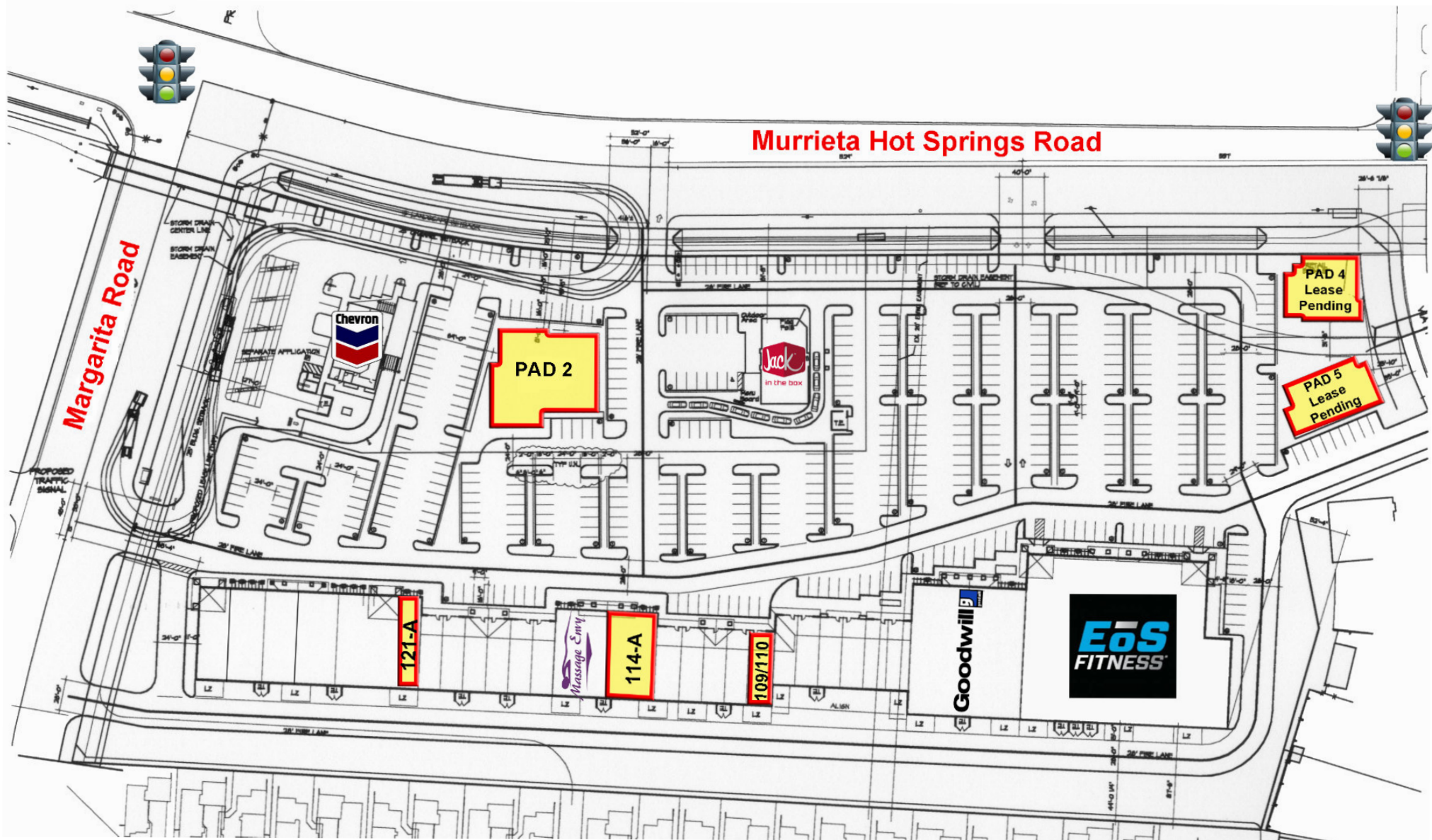
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| Suite          | Tenant                                   | Size                         | Rent PSF (NNN)       |
|----------------|--|------------------------------|----------------------|
| Anchor         | EoS Fitness                              | 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. On Lockbox</b>             | <b>2,760 SF</b>              | <b>\$2.00</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               |
| <b>121-A</b>   | <b>Available</b>                         | <b>2,092 SF</b>              | <b>\$1.75</b>        |
| 121-B          | Supreme Dance Studio                     | 2,581 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 4/5</b> | <b>Black Rock Coffee (Lease Pending)</b> | <b>1,800 SF (Drive-Thru)</b> | <b>Lease Pending</b> |

(All leases are NNN. 2025 Monthly NNN budget is \$0.59)

## Demographics

| Source: CoStar 2024         | 1 mile    | 3 mile    | 5 mile    |
|-----------------------------|-----------|-----------|-----------|
| 2024 Population (Estimated) | 19,991    | 91,750    | 205,086   |
| 2029 Population (Projected) | 20,966    | 96,357    | 216,322   |
| Daytime Employee Population | 3,261     | 49,335    | 83,234    |
| Average Household Income    | \$108,909 | \$120,037 | \$121,596 |

## Traffic Counts

| Source: CoStar 2024                | ADT    |
|------------------------------------|--------|
| Murrieta Hot Springs Road          | 52,822 |
| West of Margarita Road             |        |
| Margarita Road                     | 23,143 |
| South of Murrieta Hot Springs Road |        |



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