

Murrieta Springs Professional Park

39755 Murrieta Hot Springs Road, Suite F-120, Murrieta, CA 92563

FOR LEASE



1,410± SF
PROFESSIONAL MEDICAL
OFFICE SPACE FOR LEASE



\$2.50 PSF MG
STARTING MONTHLY
LEASE RATE



Building Signage Available

- Shared reception area, 3 exam rooms, 1 private office, restroom, and shared break room
- Well parked medical office complex 5/1,000
- Located within Murrieta Springs Professional Park at signalized intersection of Murrieta Hot Springs Road and School House Way
- Office (O) Zoning - City of Murrieta

Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	20,344	92,644	202,755
2029 Population (Projected)	21,261	97,251	213,783
Daytime Employee Population	3,397	51,715	82,993
Average Household Income	\$115,858	\$116,171	\$121,830

Traffic Counts

Source: CoStar 2022	ADT
Murrieta Hot Springs Road East of Whitewood Road	51,015



Exclusively Marketed By:

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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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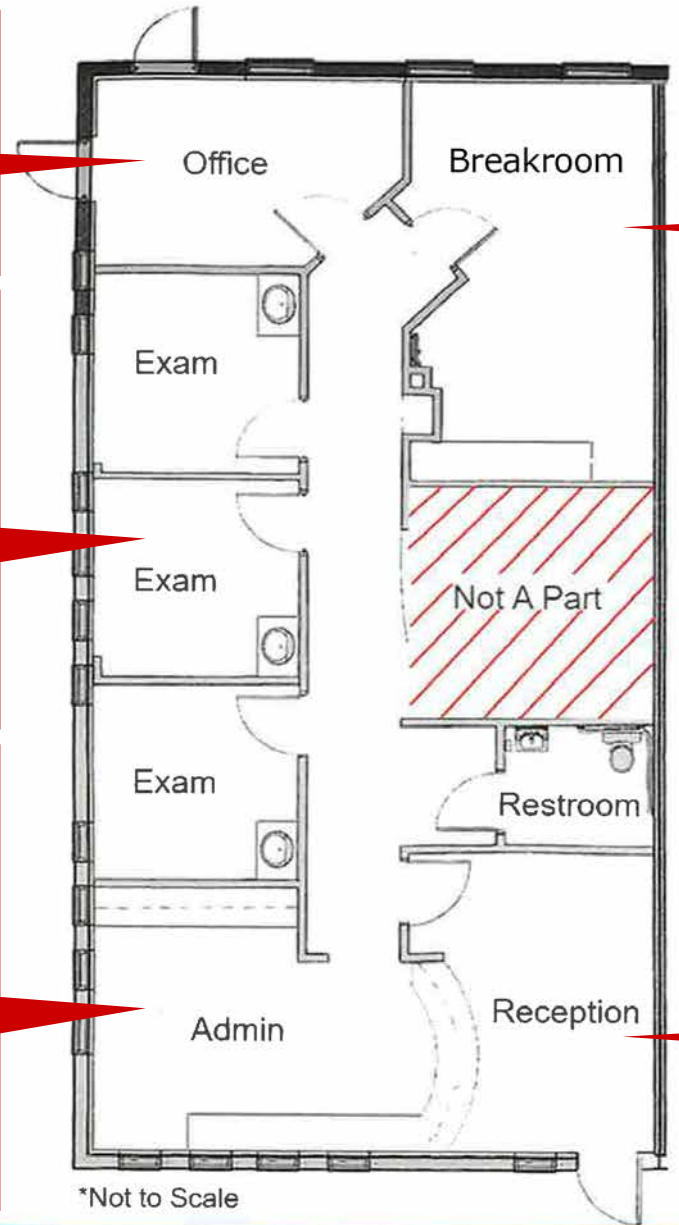
Private Office



Exam Rooms



Admin Area



Breakroom



Reception

