



THE TRIANGLE
MURRIETA

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559,000 SF Regional Shopping Center



Property Highlights

- Northwest quadrant of the 15 Freeway and the 215 Freeway
- New super regional shopping center development
- Direct regional access from the 15 Freeway and 215 Freeway
- Anchor, theater, fitness, restaurants and specialty shop space available
- Outstanding residential densities and incomes in the immediate trade area

Project Data

Phase 1

LAND AREA: 12.0 Acres
RETAIL: 87,270 SF
PARKING: 435 Spaces

Phase 2

LAND AREA: 19.0 Acres
RETAIL: 167,360 SF
PARKING: 836 Spaces



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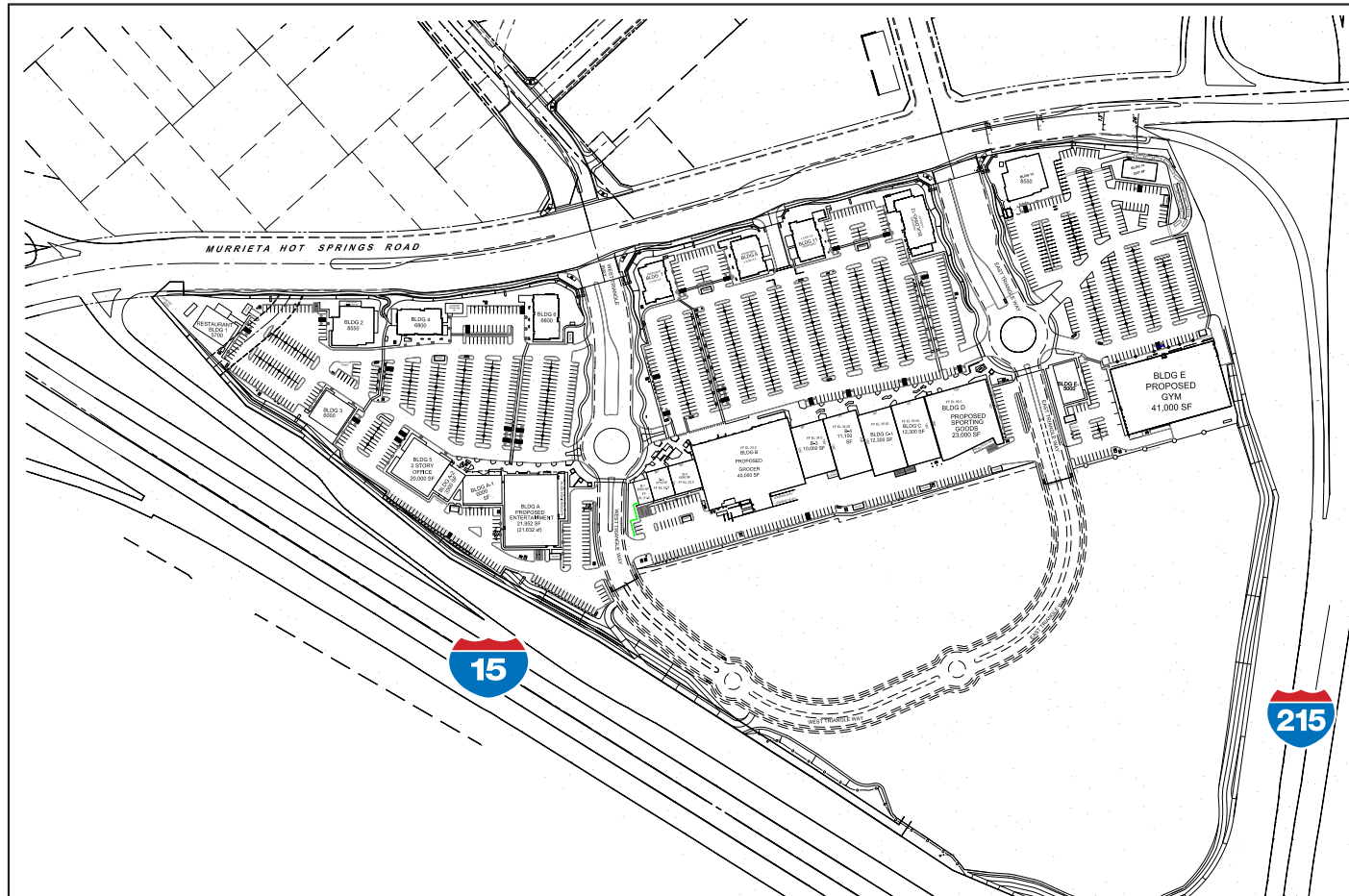
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Site Plan



Demographics within 3 mile

90,807
Population

45,744
Daytime Population

\$133,197
Average HH Income

Demographics within 5 mile

182,891
Population

77,551
Daytime Population

\$140,173
Average HH Income





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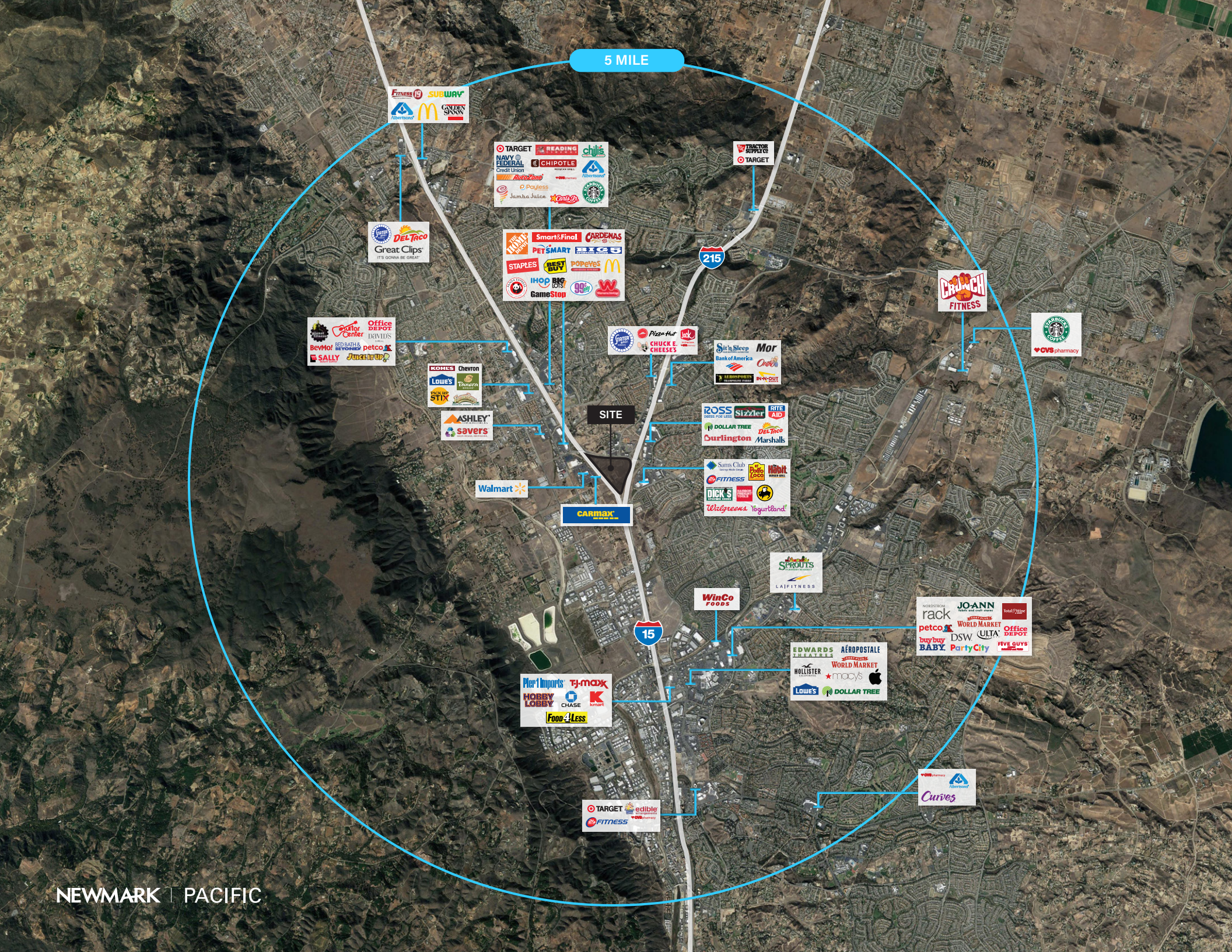
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5 MILE

FITNESS 19 SUBWAY
Albertsons McDonald's

TARGET READING chilis
NAVY FEDERAL CREDIT UNION CHIPOTLE
Buckle Up! Payless Jamba Juice
CANTEN SUNDRIES

TRACTOR SUPPLY CO
TARGET

DEL TACO
Great Clips
ITS GONNA BE GREAT

Smart & Final CARDENAS
PET SMART BIGS
STAPLES PETCO POPPES
IHOP BIG BOY GameStop
90%

Office Center
BevMo! BED BATHS & BEYOND petco
SALLY JUNKIE

KOHLS Chevron
LOWE'S Tanamera
STIX

ASHLEY
SAVERS

Walmart

CARMAX

SITE

Pizza Hut
CHUCK E CHEESE
JACK

Sit n Sleep Mor
Bank of America
ALL ABOUT THE HOME

ROSS Sizzler RITE AID
DOLLAR TREE
Curlington Del Taco
Marshalls

Sams Club
FITNESS
DICK'S
Walgreens Yogurtland

CRUNCH
FITNESS

Starbucks
CVS pharmacy

WinCo
FOODS

SPROUTS
LAIFITNESS

rack
petco WORLD MARKET
buybuy BABY DSW ULTA
Party City Office DEPOT
FIVE GUYS

EDWARDS THEATRE
HOLLISTER
LOWE'S
AÉROPOSTALE
WORLD MARKET
macy's
DOLLAR TREE

MartImports TJ-maxx
HOBBY LOBBY CHASE Kmart
Food 4 Less

Curves

TARGET edible
FITNESS



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