

Murrieta Square

40165 Murrieta Hot Springs Road, Murrieta, CA 92563

FOR LEASE



1,417± - 4,251± SF
SUITES AVAILABLE



\$2.25 PER SF
PLUS NNN
STARTING MONTHLY
LEASE RATE



Suites Can Be Combined For 4,251± Contiguous SF

NOW OPEN: SUNLUX NAIL SPA
JUST LEASED: MELT'D PILATES STUDIO

- Suites D & E - 2,834± SF Suite Available April 1, 2026
- Suite F - 1,417± SF Suite Available With 30 Days Notice
- Ideal for Retailer Seeking High Profile Signage
- Two Intersections from I-215/I-15 Freeway
- Excellent Murrieta Hot Springs Road access with two curb cuts including left hand turn for east bound traffic and right in - right out access for west bound traffic
- Ideal retail shopping center layout with above average parking ratio of 9/1000 SF

LOCATED ACROSS FROM:



CLOSE PROXIMITY TO:

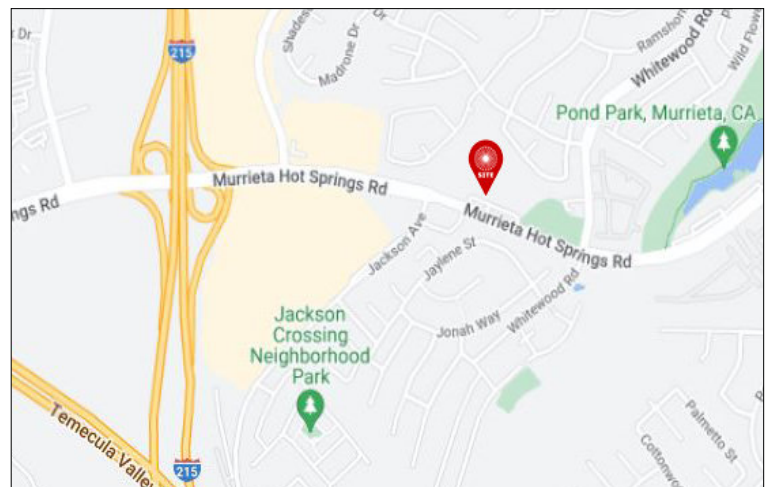


Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	15,998	93,934	198,118
2029 Population (Projected)	16,714	98,464	208,846
Daytime Employee Population	5,933	51,183	82,697
Average Household Income	\$120,545	\$115,114	\$121,852

Traffic Counts

Source: CoStar 2025	ADT
Murrieta Hot Springs Rd & Jackson Ave.	54,407
Murrieta Hot Springs Rd & Whitewood Rd.	48,880



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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SUITE	TENANT	SF	RATE (PER SQUARE FOOT/MONTH)
A	Sunlux Nail Spa	1,426±	----
B	Cards & Coffee	1,417±	----
C	Grand Architect Studios	1,417±	----
D	AVAILABLE April 1, 2026	1,417±	\$2.25 Plus NNN
E	AVAILABLE April 1, 2026	1,417±	\$2.25 Plus NNN
F	AVAILABLE With 30 Days Notice	1,417±	\$2.25 Plus NNN
G	Grand Architect Tattoo Studios	1,417±	----
H	Major League Barbers	1,417±	----
I	Surgical Fight Shop	1,417±	----
J	Tahitian Dance Academy	1,417±	----
K	MELT'D Pilates Studio (Coming Soon)	1,417±	----
L	Hot Springs Animal Hospital	10,347±	----
M	Murrieta Dental Excellence	1,417±	----

2025 NNN Budget estimated at \$0.55 PSF monthly

**WATCH
PHOTO
SLIDESHOW**



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SUITES D & E

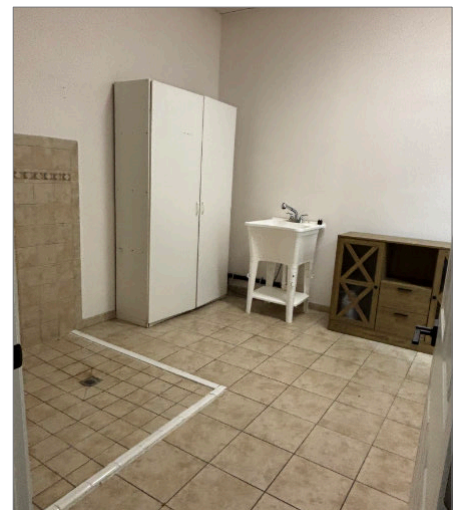
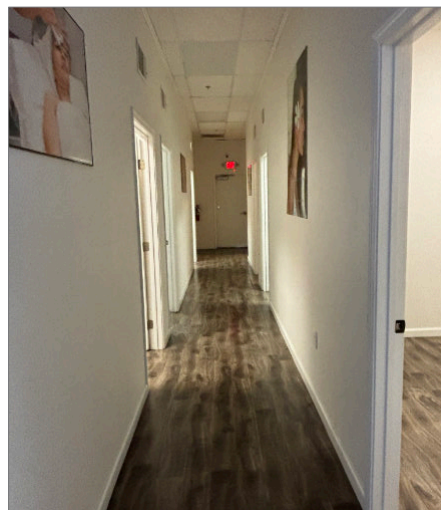


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SUITE F



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