

FOR LEASE

MURRIETA GATEWAY CENTER

39413-39621 LOS ALAMOS ROAD | MURRIETA, CA



JANET F. KRAMER, JD, CCIM
951.600.8634 x702
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CalDRE #01351570

PROPERTY SUMMARY

MURRIETA GATEWAY CENTER | 39413-39621 LOS ALAMOS ROAD | MURRIETA, CA



- ±2,195 SF retail suite available NOW
- ±974 sf endcap space, available soon! Former insurance office.
- Competitive NNN fees and favorable lease rates (see center layout).
- Prime retail location with freeway frontage, excellent signage and access.
- Busy signalized intersection on Los Alamos Road.
- Join Grocery Outlet, USPS, Starbucks, Uptown Jungle, Taco Bell, Signature Realty, Krav Maga, Cotija's Mexican, Bella's Pizza and more!



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CENTER LAYOUT

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Suite	Rentable SF	Asking Rent	NNN FEES	NOTES	AVAILABLE
39525 B	±2,195	\$2.25	\$0.51	FORMER AIRSOFT RETAIL	NOW
39381	±974	\$2.50	\$0.51	FORMER INSURANCE OFFICE	SOON



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SUITE 39525 B PHOTOS

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This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2026

RETAILER MAP

MURRIETA GATEWAY CENTER | 39413-39621 LOS ALAMOS ROAD | MURRIETA, CA



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DEMOGRAPHICS

MURRIETA GATEWAY CENTER | 39413-39621 LOS ALAMOS ROAD | MURRIETA, CA



- State California
- County Riverside
- Mayor Lisa DeForest
- Website murrietaca.gov

POPULATION

Source: ESRI 2024



99,760
POPULATION

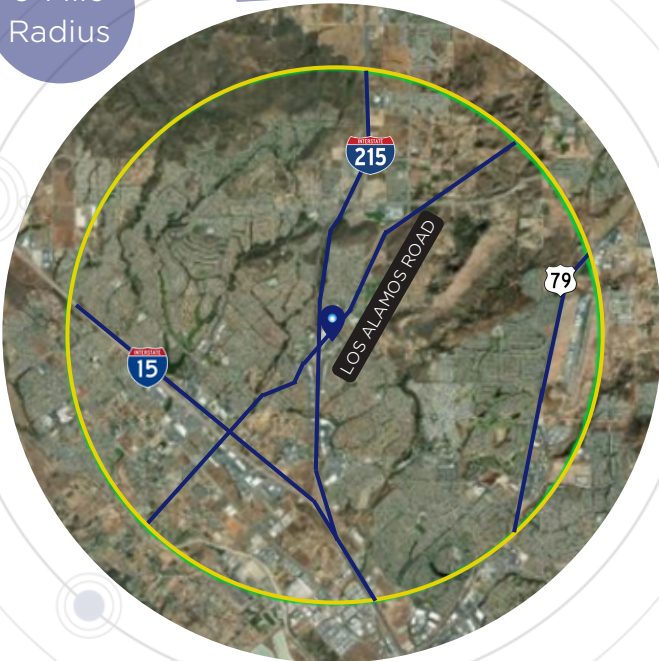


37.4
MEDIAN AGE



32,540
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



68%
WHITE COLLAR



16%
BLUE COLLAR



20%
SERVICES



6.1%
UNEMPLOYMENT RATE

EDUCATION



22%
HIGH SCHOOL
GRADUATE



38%
SOME COLLEGE



33%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$106,041
MEDIAN HOUSEHOLD
INCOME



\$44,908
PER CAPITA
INCOME



\$379,639
MEDIAN NET
WORTH

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