

40508 MURRIETA HOT SPRINGS RD. MURRIETA,



PROPERTY HIGHLIGHTS

40508 Murrieta Hot Springs Road is located within Murrieta Plaza, a ±300,000 square foot neighborhood retail center prominently positioned along Interstate 215. The center is anchored by nationally recognized tenants, generating consistent daily traffic and strong consumer draw. Notable co-tenants within the center include Sam's Club, Walgreens, Wendy's, El Pollo Loco, H&R Block, and Buffalo Wild Wings, creating a dynamic retail environment with established cross-traffic. The property enjoys excellent freeway visibility and can be accessed directly from both Murrieta Hot Springs Road and Date Street, providing convenient ingress and egress for customers. Alta Murrieta Drive serves as a major cross street further enhancing accessibility and exposure. Surrounded by dense residential neighborhoods, medical offices, and established retail uses, the location supports a wide range of retail, service, education, fitness, and specialty users. With direct I-215 exposure, high traffic volumes, and placement within one of Murrieta's strongest commercial corridors, 40508 Murrieta Hot Springs Road presents an exceptional sublease opportunity in a highly desirable retail trade area.



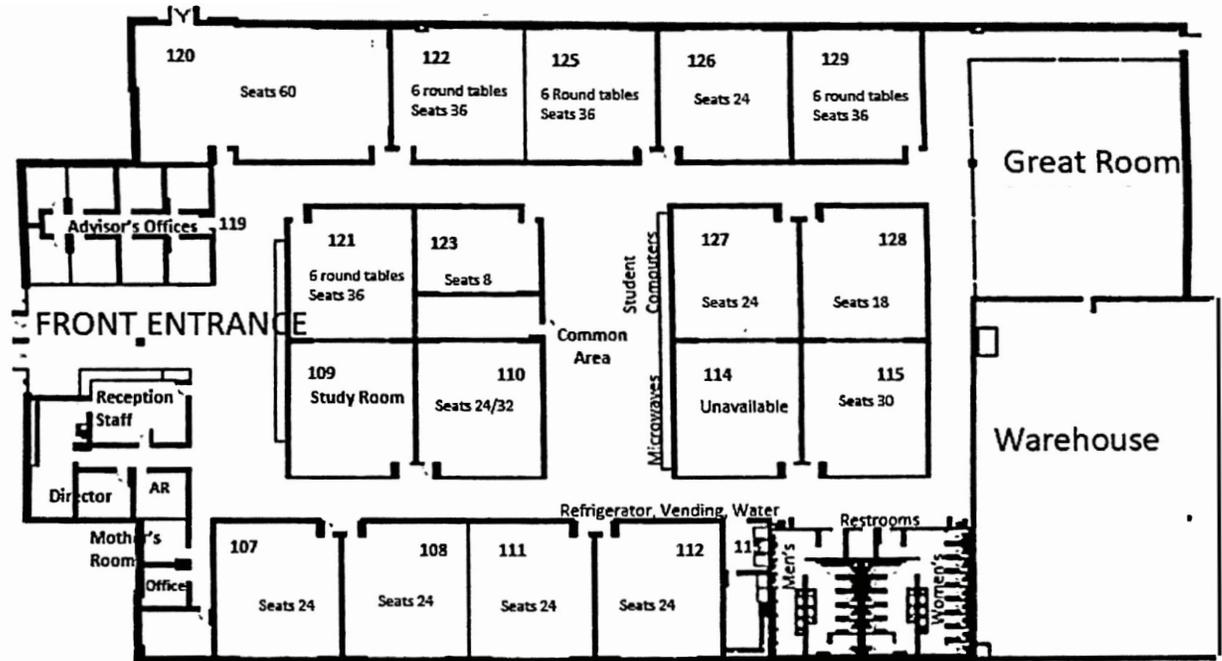
LEVELASSET
COMMERCIAL REALTY

Hugo Cosio
License # 01848647
(951) 231 0575
hugo@levelasset.com

Chelsea Brogdon
License # 01960674
(949) 812 9356
chelsea@levelasset.com

AVAILABILITY

- Retail space available for Sublease
- ±40,000 RSF available
- Sublease rate negotiable
- Currently built out as an education facility with over 17 rooms, 10 offices, large open room and warehouse space, reception area, several restrooms and more.
- Ample parking
- Visible from the I-215 freeway



*The information herein, while not guaranteed, has been secured from sources believed to be reliable, however it is up to the tenant or agent to verify the information and conduct appropriate due diligence.

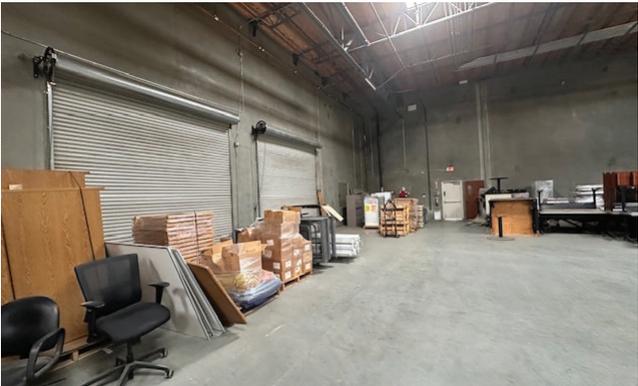


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Murrieta Overview

Murrieta is one of the most desirable and steadily growing communities in southwestern Riverside County, with a population of approximately 110,000 residents. Strategically located along the I-15 and I-215 corridors, the city offers convenient access to San Diego, Orange County, and the greater Inland Empire, creating strong regional connectivity for retailers and service-based businesses.

Murrieta is known for its strong household demographics, family-oriented neighborhoods, and consistent residential growth. The area supports stable consumer demand for dining, health and wellness, education, professional services, and specialty retail uses.

Consistently ranked among the safest cities in Riverside County, Murrieta benefits from highly rated schools, expanding healthcare services, and an established retail infrastructure. Its proximity to Temecula Valley Wine Country and surrounding residential communities further supports both local and destination-driven traffic.

With freeway visibility, strong traffic counts, and continued development throughout the trade area, Murrieta remains one of the premier retail markets in Southwest Riverside County.



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