



village walk plaza

NWQ 1-15 FREEWAY & KALMIA/CALIFORNIA OAKS RD | MURRIETA

**Coming
Soon!**

urbanAir
ADVENTURE PARK



[VIEW VIDEO TOUR](#)





133,000
Average Daily Traffic



*thriving
community*

150,929
2023 POPULATION
within 5 miles

\$135,616
2023 AVERAGE HOUSEHOLD INCOME*
within 5 miles

| UNIT | TENANT | SF | UNIT | TENANT | SF |
|---------------|--------------------------|--------|-------------|-----------------------|-------|
| 24360 - A/B | AVAILABLE | 2,286 | 24520 - A/B | AVAILABLE | 2,500 |
| 24360 - C | AVAILABLE | 2,401 | 24520 - C | AVAILABLE | 1,200 |
| 24360 - D | AVAILABLE | 2,450 | 24520 - D/E | AVAILABLE | 2,400 |
| 24370 | Guitar Center | 15,000 | 24520 - F | PUDN Gourmet | 1,465 |
| 24380 | Planet Fitness | 20,909 | 24530 - A/B | Sharon's Creole | 1,886 |
| 24390 | BevMo! | 9,644 | 24530 - C | Graze Craze | 1,022 |
| 24400/24410 | Jerome's | 51,175 | 24530 - D | Ticca Tikka | 1,120 |
| 24420 | Lakeshore Learning | 7,326 | 24530 - E | Cactus Nutrition | 1,177 |
| 24430 | Davids Bridal | 9,650 | 24540 - A | Kumon Learning | 1,650 |
| 24440 | Bob's Discount Furniture | 30,624 | 24540 - B/C | Giordano's Karate | 4,000 |
| 24450 | Urban Air | 33,356 | 24540 - D | AVAILABLE | 1,745 |
| 24460 - A/B/C | AVAILABLE | 4,812 | 24540 - E | Kidz Digz | 1,015 |
| 24460 - D | Sally Beauty Supply | 1,600 | 24550 - A | AVAILABLE | 1,443 |
| 24470 | AVAILABLE | 7,020 | 24550 - B | AVAILABLE | 988 |
| 24480 | Petco | 15,250 | 24550 - C | Culture Barber Lounge | 1,200 |
| 24490 | AVAILABLE | 37,025 | 24550 - D | Happiness Nails | 1,800 |
| 24500 | AVAILABLE | 21,109 | 24550 - E | AVAILABLE | 1,890 |
| 24510 | Dollar Tree | 15,268 | 24550 - F | AVAILABLE | 1,151 |



VIEW
VIDEO
TOUR

BEAR
CREEK

Santa Rosa Plateau

create
the future

De Luz Ranchos

arita

why village walk plaza

NEW OWNERSHIP

New legacy owners committed to investing in **upgraded capital improvements and marketing.**

CONNECTION

Village Walk Plaza features over **1/4 mile of frontage** along heavily traveled I-15 Freeway connecting Murrieta with San Diego as well as Las Vegas further north.

The Plaza's proximity to the I-15 and I-215 freeways offers regional and national tenants a strategic location to serve Murrieta, Temecula, Wildomar, Menifee, Lake Elsinore and the wider South Riverside County.

LOCATION

Murrieta is a rapidly **flourishing medical hub** serving South Riverside and North San Diego Counties.

Leading hospitals – Kaiser Permanente, Loma Linda University Hospital, Rady Children's Hospital, Rancho Springs Medical Center and Inland Valley Medical – are all concentrated in the trade area.

PEOPLE

Murrieta has preserved its unique community draw and generations of families have remained in the area to enjoy the **high quality lifestyle.**

Nearby Downtown Murrieta draws visitors and locals for the historic streets, Market Nights, Art Walks, restaurants and shops.



the vision

fresh MARKETPLACE

Looking to partner with a **health-conscious grocery operator.**



Neighborhood marketplace with curated selection of natural, specialty and organic foods.





fresh MARKETPLACE





the vision

neighborhood GASTRO PUB



Destination for families, couples, and friends to meet and enjoy.

Looking for a **best-in-class gastro pub** serving Instagram-worthy lunch and dinner bites alongside craft beers and local wines.





neighborhood
GASTRO PUB





VIEW
VIDEO
TOUR



Day at village walk plaza



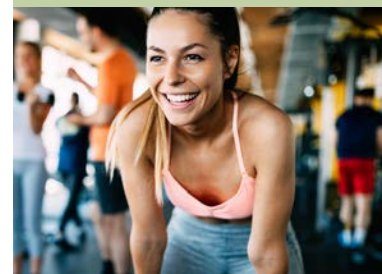
Debra, 37

Busy mom handling
2 active,
school-age kids



Amy & Mark, 55 | 58

Empty nesters
looking for a
slower pace of life



Jenna, 24

Young professional
leading healthy lifestyle



4 PM
Drop both kids off for tutoring



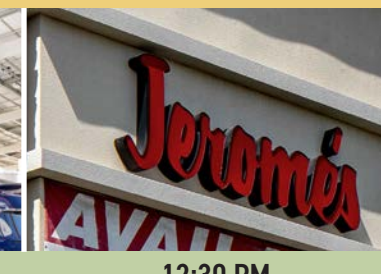
5:30 PM
Take kids to relaxed dinner



7 PM
Grab groceries for the week



12:00 PM
Plug-in Tesla
for charging



12:30 PM
Pick out couches for their
newly renovated room



2:00 PM
Enjoy lunch and beer on
outdoor patio



6 AM
Quick workout



7 AM
Grab groceries for the week



8 AM
Purchase pet supplies



in the plaza



in the PLAZA



Jerome's is a Southern California-based contemporary and traditional furniture retailer specializing in premium style without premium price.



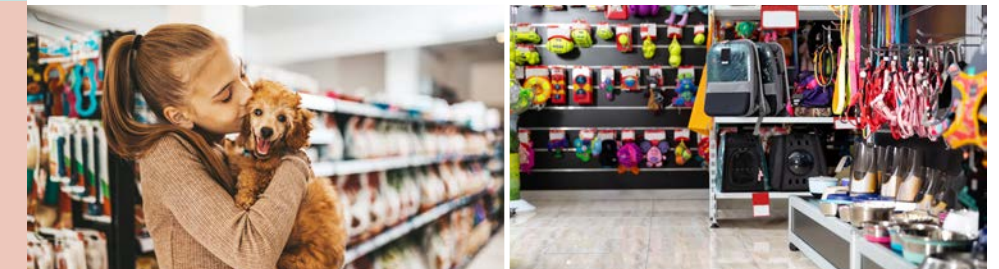
Planet Fitness' bright and spacious clubs offer members a large selection of high-quality, brand name cardio, circuit and weight-training equipment for all fitness levels, including first-time and casual gym users.



David's Bridal is the one-stop shop for every magical event in her life including weddings, Quinceañera, graduations, prom, communions, or simply making the world her runway and beyond.



Petco is a national pet retailer specializing in pet food, products, and services, as well as select types of live small animals.





in the plaza



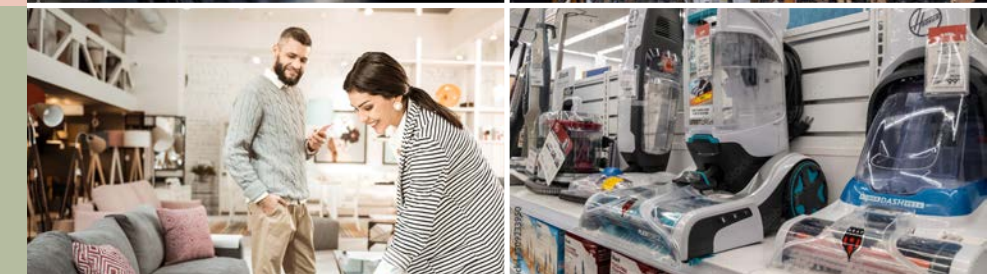
in the PLAZA



Guitar Center is a national retailer that carries all types of musical instruments, plus essentials like amplifiers, recording equipment, lighting, live sound, DJ gear, with services like lessons, rentals and repairs.



With stores all cross the U.S. and Canada, Dollar Tree is known for providing unparalleled value and an ever-changing assortment of product in various CPG categories.



Bevmo is the leading specialty beverage retailer on the west coast. Our philosophy is simple, "shopping for beverages should be as much fun as drinking them!"



Lakeshore Learning is one of the largest retailer and online suppliers of educational materials to teachers.





for more information,
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