




MURRIETA  
**TOWN  
CENTER**

NEQ I-215 FWY &  
MURRIETA HOT SPRINGS RD  
MURRIETA, CA

The Murrieta Town Center is  
a ±380,315 Square Foot  
Community Shopping Center  
Strategically Positioned Within  
The “Golden Triangle” Area.

### CENTER FEATURES:

- Amazon Fresh, Floor & Décor, Salon Republic Now Open!
- Located at the Gateway to Murrieta & The Temecula Valley
- Major Renovation Underway
- Jr Anchor Build to Suit Opportunities Up to 10,000 SF
- Shop Space Opportunities From 1,275 SF
- Restaurant Opportunities – Contact Broker For Details
- Approximately 2,000 Lineal Feet Unparallel Interstate 215 Frontage
- Prominent Monument Signage Available Along Murrieta Hot Springs Road
- Excellent 215 Freeway Access & A Short Distance To/From Interstate 15

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## MEET YOUR CO-TENANTS







**OVER 32,500  
HOMES AND 113,000  
RESIDENTS WITHIN A  
3-MILE RADIUS OF THE  
PROPERTY**

SILVERADO  
LUXURY  
APARTMENTS  
(492 UNITS)

UNIVERSITY  
OF PHOENIX

RANCHO  
LAS BRISAS  
APARTMENTS  
(200 UNITS)

SIERRA VISTA PLAZA  
CVS/pharmacy  
CHUCK E. CHEESE'S  
Pizza Hut

CROSSROADS  
CORPORATE CENTER  
(157,000+ SF)

Rady  
Children's

Hampton  
Inn

RANCHO SPRINGS  
MEDICAL CENTER  
(252-BED REGIONAL  
HOSPITAL)

HOWARDS  
NOW OPEN

FLOOR  
DECOR  
NOW OPEN

2,000 FEET  
OF FREEWAY  
FRONTAGE

I-215 (91,000 VPD)

INTERSTATE  
215

ROSS  
DRESS FOR LESS

Burlington

DOLLAR TREE

Marshalls

FIVE BELOW

FAMOUS  
footwear

amazon  
fresh  
NOW OPEN

DIRECT  
FREEWAY  
ACCESS - ON/  
OFF RAMP

Sizzler

STARBUCKS  
COFFEE



DIRECT OFF  
RAMP

MURRIETA HOTSPRINGS ROAD (74,800 CPD)

eye  
SUSHI & GRILL



Prominent Monument  
Signage Available Along  
Murrieta Hot Springs Road

Sam's  
CLUB  
BUFFALO WILD WINGS  
GOLF & BAR  
Walgreens





NEQ I-215 FWY &  
MURRIETA HOT SPRINGS RD  
MURRIETA, CA

# SITE PLAN




**BUILD TO SUIT**  
Up to ±9,070 SF  
Future Building

**FROM 1,275 - 14,362 SF AVAILABLE**  
2-B03 6,942 SF - Available w/30 Days' Notice  
2-B04 1,520 SF - Available w/30 Days' Notice  
2-B05 5,900 SF - Available w/30 Days' Notice  
2-B16 1,700 SF

**UP TO 3,200 SF AVAILABLE**  
2-D02 3,200 SF

**BUILD TO SUIT**  
±3,500 - 10,000 SF  
Divisible

**UP TO ±5,145 SF DIVISIBLE INTO 3 UNITS FROM ±1,708 SF**  
1-D08 2,421 SF  
1-D10 2,724 SF

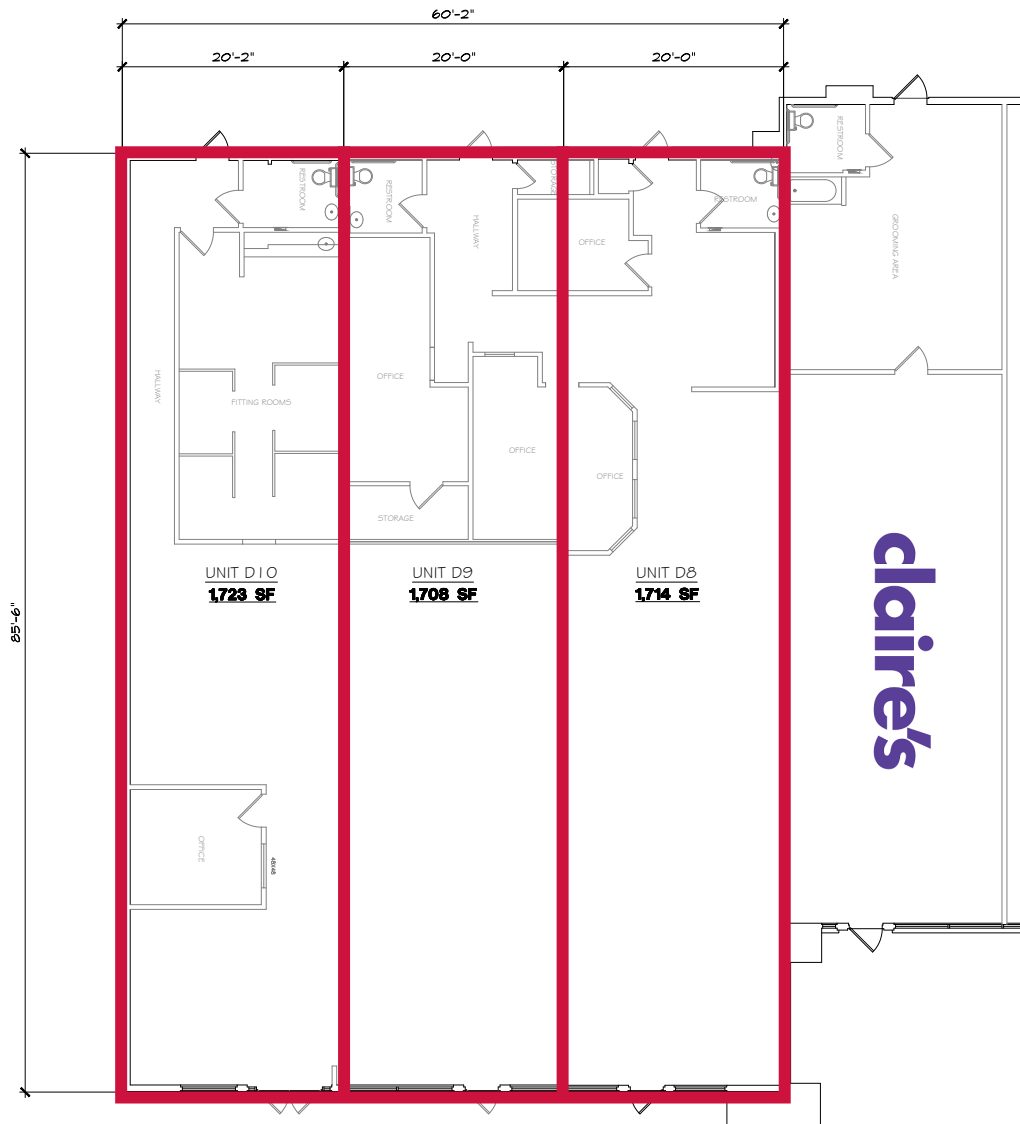


**LEGEND**

- AVAILABLE
- POTENTIALLY AVAILABLE
- OCCUPIED
- LEASE PENDING



# CONCEPTUAL DEMISING PLAN UNITS 1-D08 & 1-D10 UP TO ±5,145 SF DIVISIBLE INTO 3 UNITS FROM ±1,708 SF



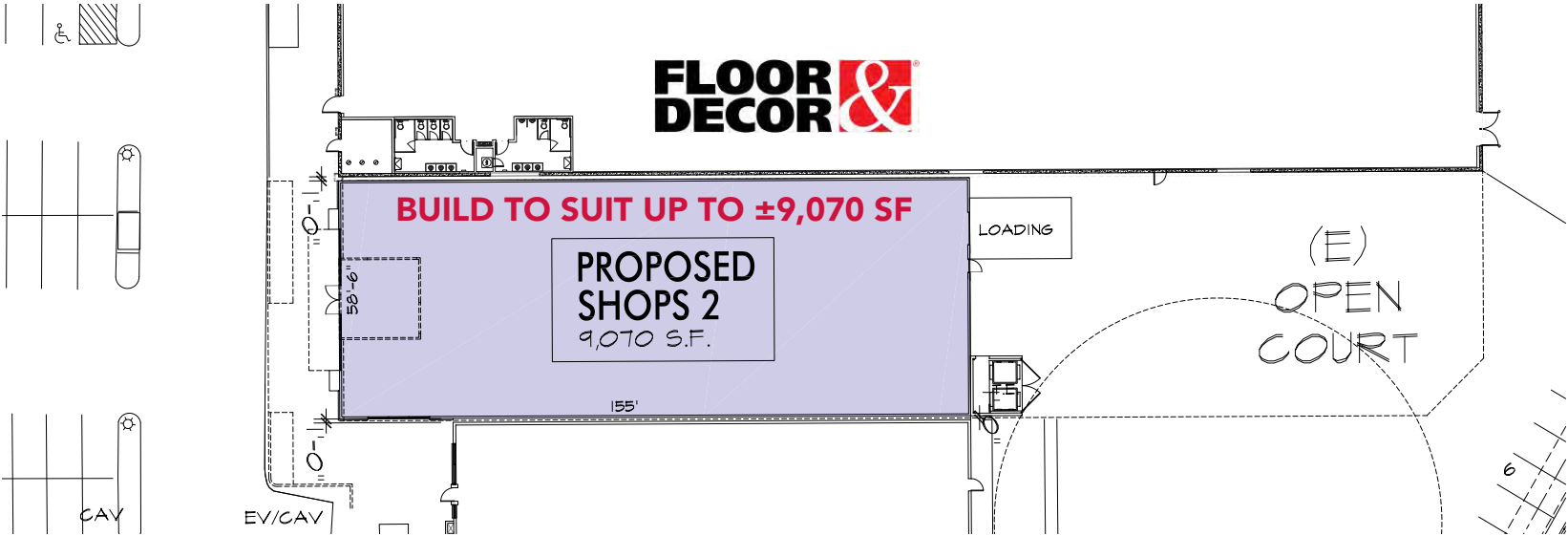


BUILD TO SUIT UP TO ±9,070 SF

NOW OPEN

NOW OPEN

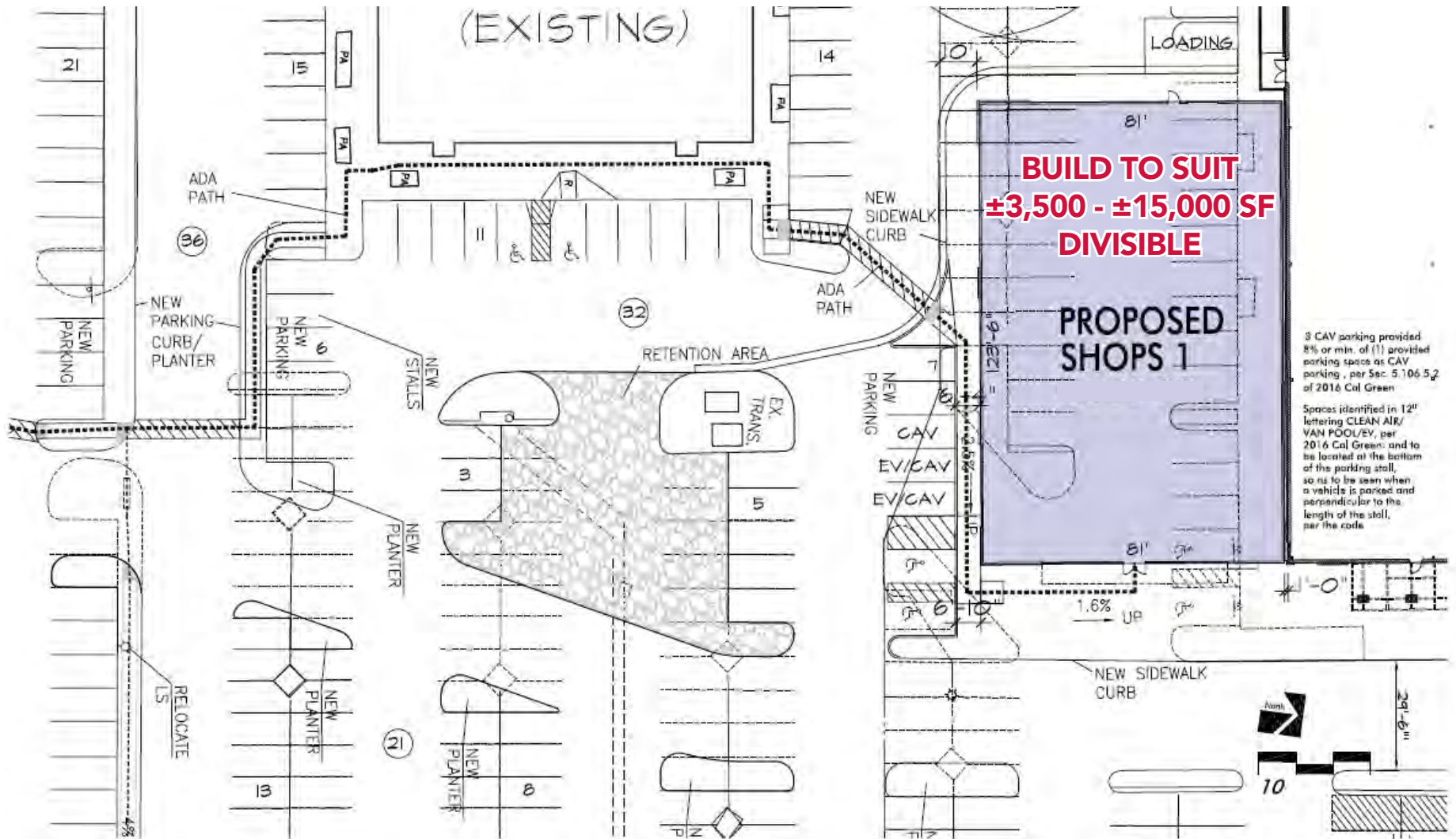
AVAILABLE





# BUILD TO SUIT ±3,500 - ±10,000 SF

**AVAILABLE**





# REMODEL UNDERWAY





# MURRIETA TOWN CENTER



POPULATION:  
7,832

HUNTER RD

POPULATION:  
2,104

POPULATION:  
4,302

CORNERSTONE COMMUNITIES  
253 SF  
HOMES UNDER  
CONSTRUCTION

MURRIETA HOTSPRINGS RD: 57,100 CPD

1,527  
UNITS

POPULATION:  
2,278

2,842  
UNITS

POPULATION:  
7,320

909  
UNITS

POPULATION:  
3,447

2,289  
UNITS

POPULATION:  
7,046

JEFFERSON AVE

FUTURE  
FRENCH VALLEY  
PKWY OFFRAMP

3,240  
UNITS

POPULATION:  
4,965

DATE ST EXTENSION TIMED WITH PROJECT

WINCHESTER RD NB: 36,000 CPD



STAN  
PA  
198 SF





## DEMOGRAPHICS

*3-mile radius*

Population	103,563	Median Household Income	\$91,407
Average Household Income	\$105,530	Daytime Population	73,784
Households	33,982	Median Age	36.6

## TRAFFIC COUNTS

**74,800 CPD**  
Murrieta Hot Springs Road



**92,489 CPD**  
I-215 Freeway





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