




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 22,815 SF
- Shop Space Opportunities From 1,524 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)

RANCHO  
LAS BRISAS  
APARTMENTS  
(200 UNITS)

SIERRA VISTA PLAZA  
SPATER BROS  
PIZZA HUT  
STARBUCKS  
DOLLAR TREE  
CHUCK E. CHEESE'S

CROSSROADS  
CORPORATE CENTER  
(157,000+ SF)

Hampton  
Inn

Rady  
Children's

RANCHO SPRINGS  
MEDICAL CENTER  
(252-BED REGIONAL  
HOSPITAL)

FLOOR  
DECOR

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

amazonfresh

Sizzler

STARBUCKS  
COFFEE

DIRECT  
FREEWAY  
ACCESS - ON/  
OFF RAMP

  
MURRIETA  
TOWN  
CENTER

DIRECT OFF  
RAMP

MURRIETA HOTSPRINGS ROAD (74,800 CPD)



SAM'S  
CLUB  
BUFFALO WILD WINGS  
GOLF & BAR  
Walgreens



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MURRIETA, CA

# SITE PLAN

**FROM 1,700 - 5,900 SF AVAILABLE**  
 2-B05/7 5,900 SF - Available  
 2-B14/15 2,550 SF - Available 7/1/26  
 2-B16 1,700 SF

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



**FLOOR DECOR &**  
 1-A01  
 1-A02 ±22,815 SF



**JR. ANCHOR**  
 1-A02 22,815 SF Available



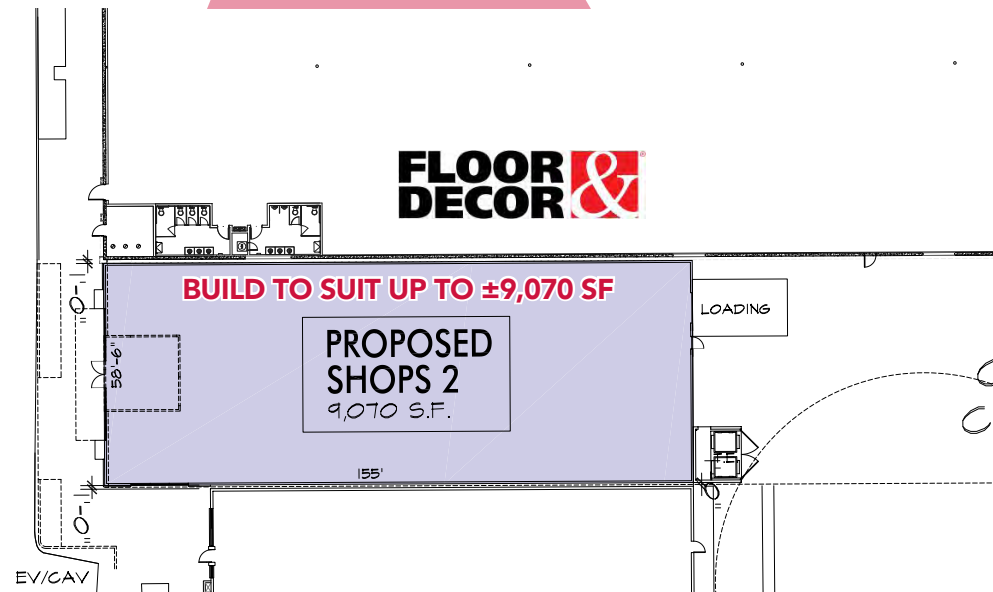
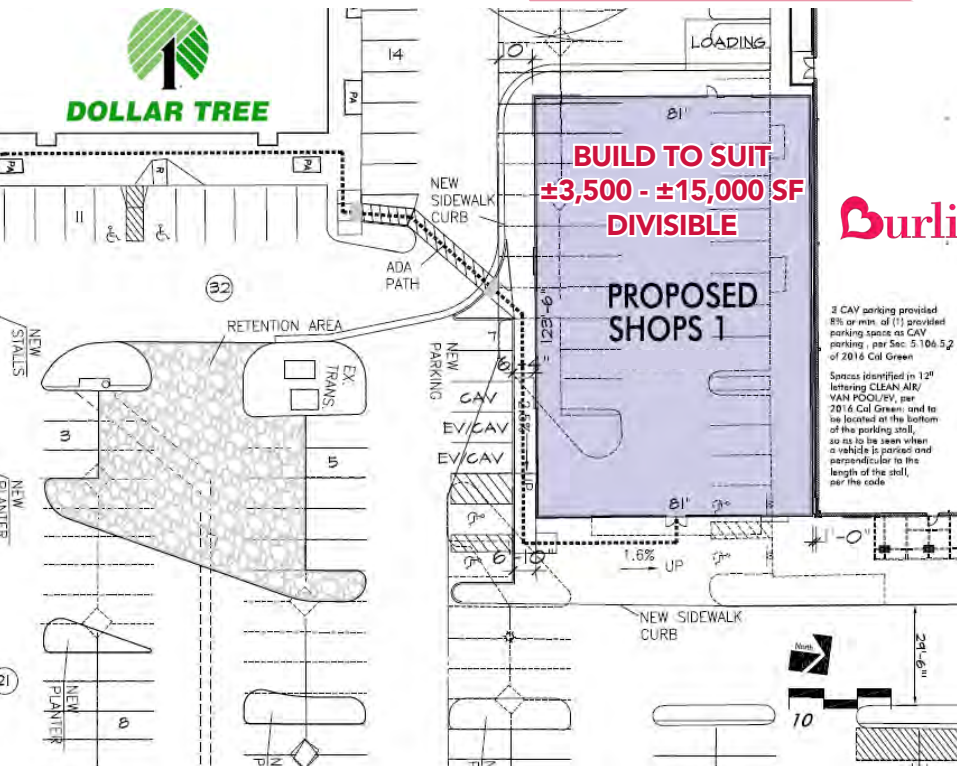
**BUILD TO SUIT**  
 Lease Pending

**±1,524 SF - ±42,125 SF**  
 1-D07 1,524 SF - Potentially Available  
 1-D08 2,421 SF - Potentially Available  
 1-D10 2,724 SF - Potentially Available  
 Anchor 35,456 SF - Potentially Available

**LEGEND**

	AVAILABLE
	POTENTIALLY AVAILABLE
	OCCUPIED
	LEASE PENDING

# BUILD TO SUIT FROM ±3,500 SF ±22,815 SF





# MURRIETA TOWN CENTER



DATE ST EXTENSION TIMED WITH PROJECT

WINCHESTER RD NB: 36,000 CPD

JEFFERSON AVE

MURRIETA HOTSPRINGS RD: 57,100 CPD

HUNTER RD

POPULATION: 7,832

POPULATION: 2,104

POPULATION: 4,302

1,527 UNITS

POPULATION: 2,278

2,842 UNITS

POPULATION: 7,320

909 UNITS

POPULATION: 3,447

3,240 UNITS

POPULATION: 4,965

2,289 UNITS

POPULATION: 7,046

CORNERSTONE COMMUNITIES  
253 SF HOMES UNDER CONSTRUCTION

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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