

Margarita Square

39400 Murrieta Hot Springs Road, Murrieta, CA 92563

FOR LEASE



**3,595± SF
SUITE AVAILABLE**



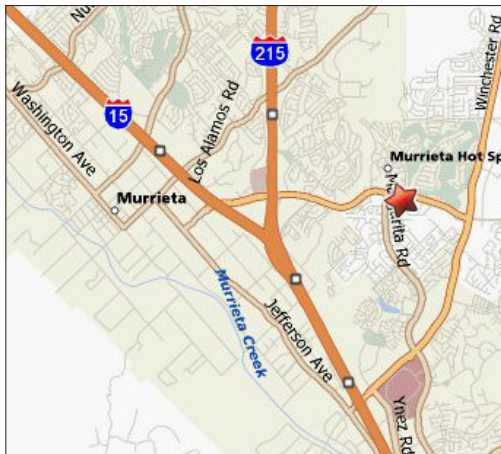
**FREESTANDING
PAD FOR LEASE**



JOIN:



- **Black Rock Coffee Coming Soon!**
- 3,595± SF Former Sylvan Learning Center
- 120,000± SF Neighborhood shopping center
- DRIVE-THRU OR FREE-STANDING PADS AVAILABLE FOR GROUND LEASE
- Affordable asking lease rates
(2026 Monthly NNNs Estimated at \$0.63 PSF)
- Major retail corridor
- Contact Broker for details and showing appointment.
- Located at high traffic signalized intersection of Murrieta Hot Springs Road and Margarita Road (over 63,000 cars per day at intersection)



Exclusively Marketed By:

Scott Forest

Senior Vice President

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(951) 491-6300

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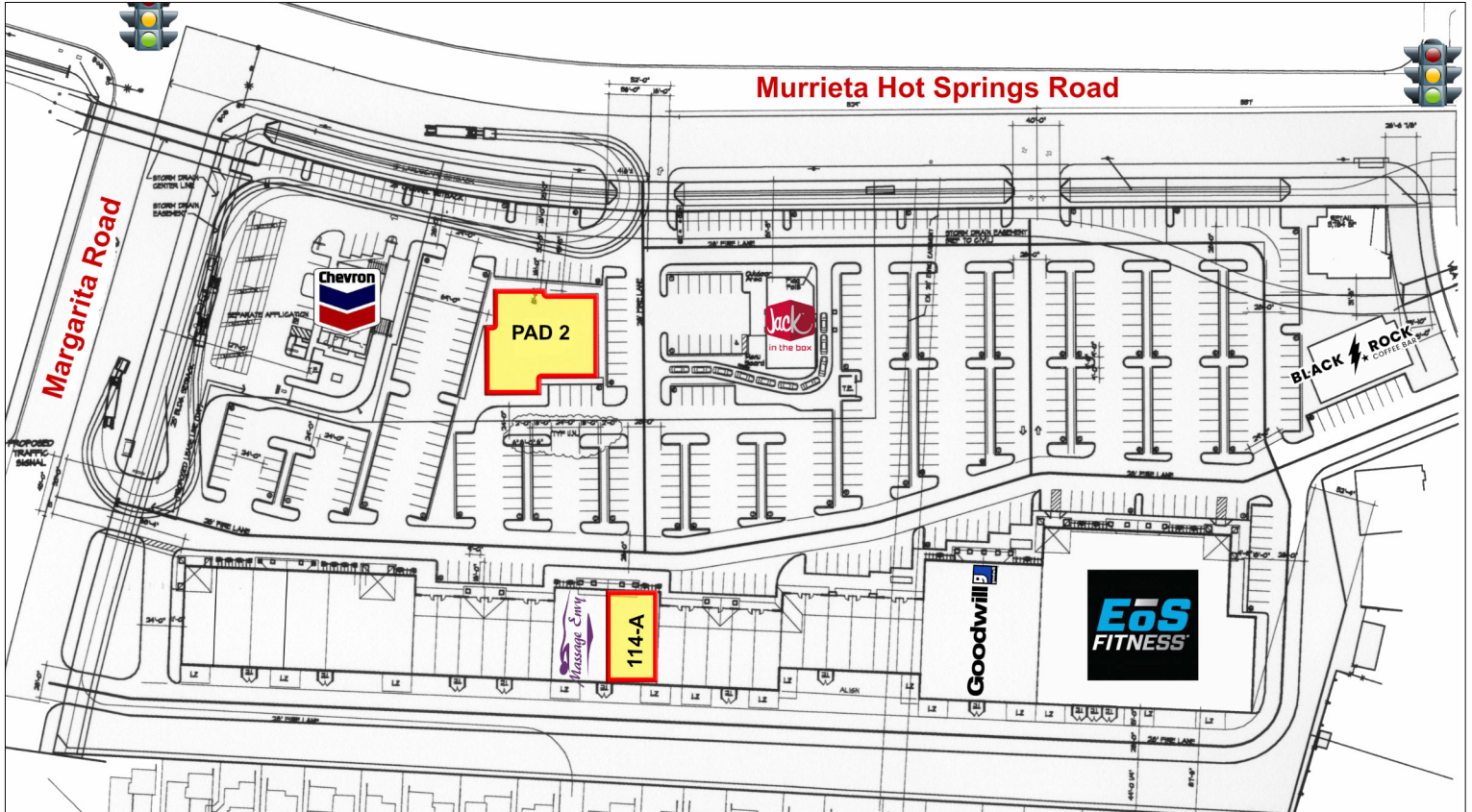


41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

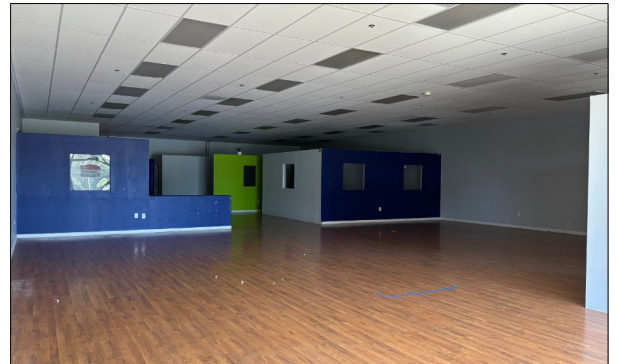
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Suite 114a



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Suite	Tenant	Size	Rent PSF (NNN)
Anchor	EoS Fitness	25,986 SF	Leased
101-B	EoS Fitness		
102	Goodwill Industries	11,973 SF	Leased
103	Smoke Shop	1,264 SF	Leased
104	Pure Nutrition	1,243 SF	Leased
105	Rose Thai Cuisine	1,376 SF	Leased
106	Socal Tacos	1,184 SF	Leased
107	Maybell's BBQ	1,312 SF	Leased
108	Island Pizza	1,206 SF	Leased
109/110	Tortilleria Temecula (Coming Soon)	2,760 SF	Leased
111	Body Bottega	1,527 SF	Leased
112	Kan Zaman Mediteranean Restaurant	1,833 SF	Leased
113	Go Clippers Barber Shop	1,047 SF	Leased
114-A	Available. On Lockbox	3,595 SF	\$1.50
114-B	Massage Envy	3,581 SF	Leased
115	999 Hair & Nail Spa	1,369 SF	Leased
116	Jackson Hewitt Tax Office	1,375 SF	Leased
117/118	Kori Kryotherapy	2,040 SF	Leased
119	American Medical Response	1,421 SF	Leased
120	Couture Salon Suites	1,993 SF	Leased
121-A	California Polls of Riverside	2,092 SF	Leased
121-B	Supreme Dance Studio	2,581 SF	Leased
121-C	Progressive Health Pro, Inc.	1,600 SF	Leased
122-A	Progressive Health Pro, Inc.	2,061 SF	Leased
122-B	Boman Chiropractic	2,439 SF	Leased
123-A	The Backyard Bottle Shop & Tap Room	2,417 SF	Leased
123-B	Margarita Family Dental	3,584 SF	Leased
Pad 2	AVAILABLE FOR GROUND LEASE	32,000 SF pad	Available
Pad 4/5	Black Rock Coffee	1,800 SF (Drive-Thru)	Leased

(All leases are NNN. 2026 Monthly NNN budget is \$0.63)

Demographics

Source: CoStar 2025	1 mile	3 mile	5 mile
2025 Population (Estimated)	20,343	93,077	202,878
2030 Population (Projected)	20,390	95,289	210,808
Daytime Employee Population	3,280	46,998	80,198
Average Household Income	\$124,467	\$135,772	\$137,104

Traffic Counts

Source: CoStar 2026	ADT
Murrieta Hot Springs Road	53,345
West of Margarita Road	
Margarita Road	23,603
South of Murrieta Hot Springs Road	



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