

DOWNTOWN *Marketplace*

24610 WASHINGTON AVE
MURRIETA, CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

NEW RETAIL SUITES AVAILABLE IN NEW MIXED-USE BUILDING IN DOWNTOWN MURRIETA!

- Premier Mixed-Use Retail Opportunity in the Heart of Historic Downtown Murrieta with 39 Luxury Residential Units Above Ground-Floor Retail.
- Exceptional Visibility to [insert traffic counts for the intersection] at the Signalized Intersection of Washington Ave & Kalmia St.
- Outdoor Patio Opportunities and a Pedestrian-Oriented Streetscape
- Ideal for Restaurants, Cafes, Coffee, Boutique Retail, Fitness, Medical, Wellness, Beauty, and Experiential Concepts.
- Affluent, High-Growth Trade Area with ±150,000 Residents Within 5 Miles and Strong Household Incomes.
- Excellent Regional Connectivity with Immediate Access to I-15 and I-215, Drawing Customers from Near-by Trade Areas.
- Walkable Downtown Setting Surrounded by Murrieta City Hall, the Public Library, Civic Amenities, Local Businesses, and Year-Round Community Events.
- Expected Delivery in December 2026.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2026 Population:	11,539	73,604	150,135
Daytime Population:	8,105	46,384	105,835
Avg. Household Income:	\$139,505	\$143,435	\$148,666

Source: Regis Online

TRAFFIC COUNTS

15,978 CPD

Washington Ave.
Source: Regis Online

20,814 CPD

Kalmia St.



PROPERTY AERIAL

sam's club



CALIFORNIA OAKS RD



TARGET



(126,474 CPD)

MURRIETA MESA
HIGH SCHOOL

LOS ALAMOS RD

BEST
BUY



CARDENAS

CARmax

Walmart

MADISON AVE

BevMo!

KOHL'S

LOWE'S
Home Improvement Warehouse

Ashley
HOMESTORE

JEFFERSON AVE

CITY OF
MURRIETA
CIVIC CENTER
&
POLICE DEPT

NEW 330
UNIT CONDO
PROJECT

NEW 200
UNIT APTS./
BOYS & GIRLS
CLUB

First
Citizens
Bank

ADAMS AVE

DOWNTOWN
Marketplace

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KALMIA ST (20,814 CPD)

MURRIETA
ELEMENTARY
SCHOOL

The Mill
Restaurant

Calhoun's
BBQ

Joannie's
Cantina

Sidelines Sports
Bar & Grill

Murrieta
Day Spa

Post
Office

IVY ST

WASHINGTON AVE (15,978 CPD)

COMING SOON
WYNDHAM
162 ROOM
RESORT

DownTown
PUBLIC House

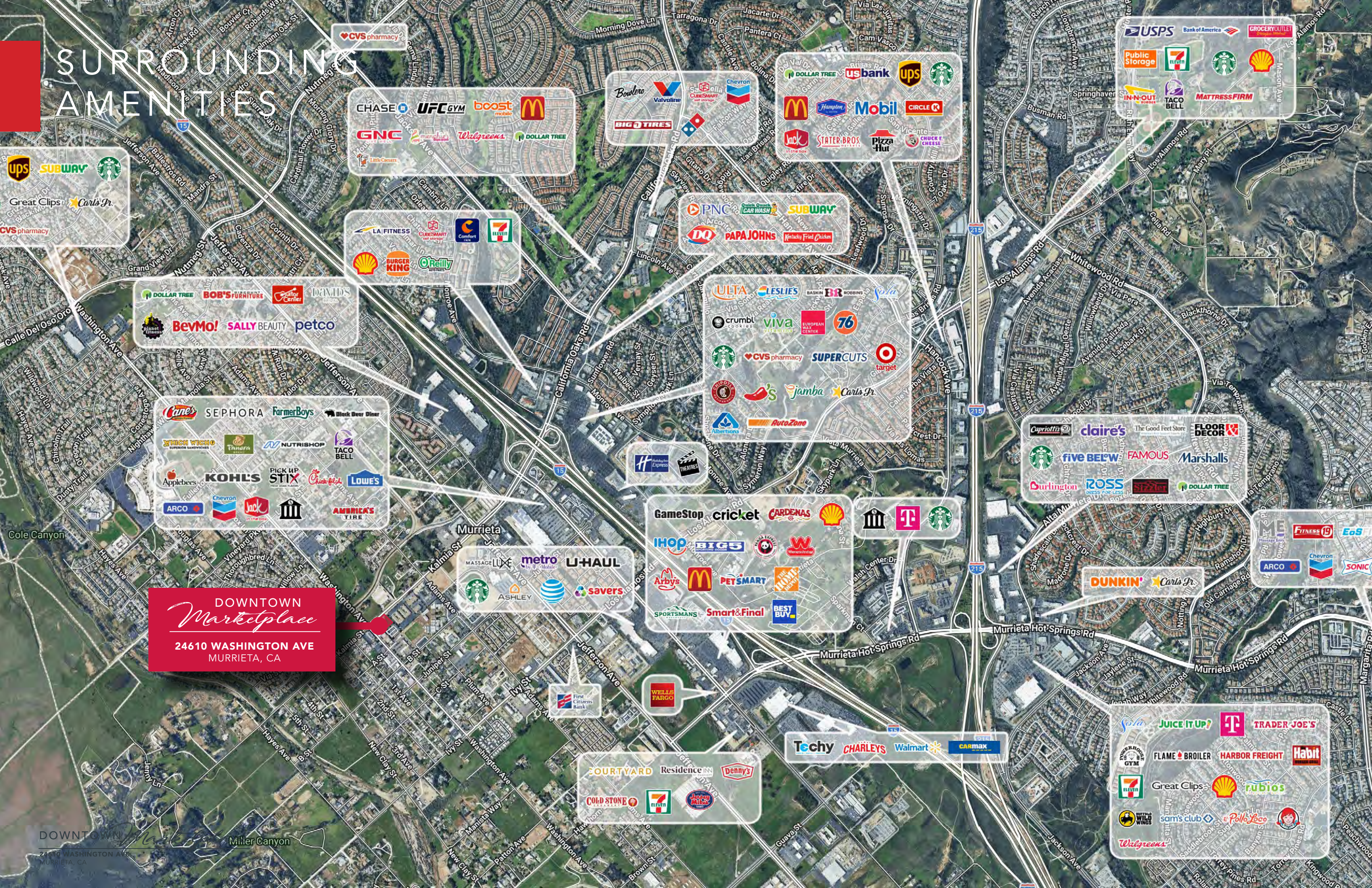
Wine
Ranch

Vista
Donuts

Crafted
Scone

Anthony's
Restaurant

SURROUNDING AMENITIES

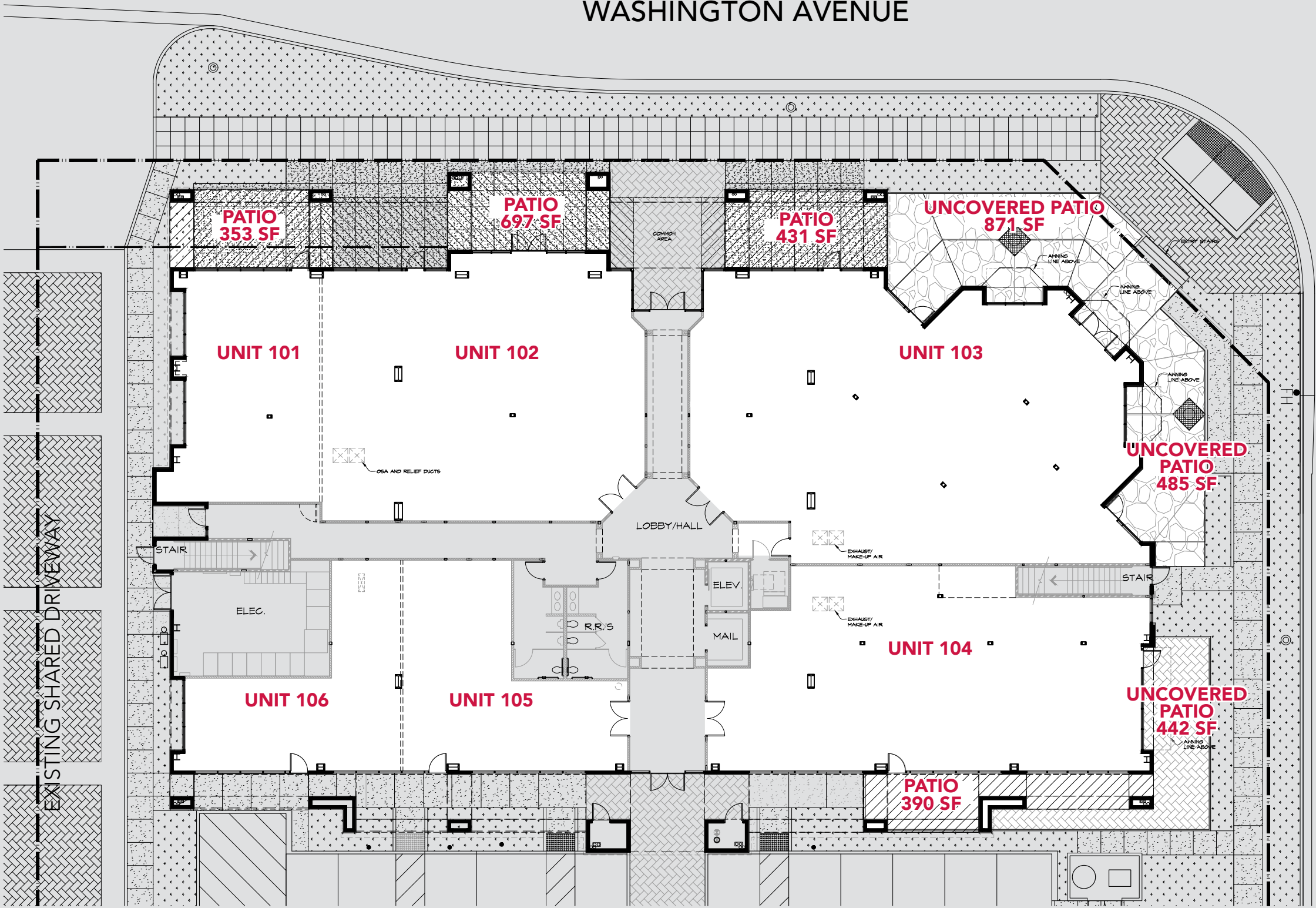


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FIRST FLOOR PLAN

WASHINGTON AVENUE



AVAILABILITY			
Unit	USF	RSF	Patio
101	±1,086 USF	±1,280 RSF	±353 SF
102	±2,493 USF	±2,939 RSF	±697 SF
103	±3,432 USF	±4,176 RSF	±1,787 SF
104	±2,636 USF	±3,108 RSF	±832 SF
105	±1,028 USF	±1,212 RSF	N/A
106	±915 USF	±1,079 RSF	N/A

KALMIA STREET

CONCEPTUAL RENDERING



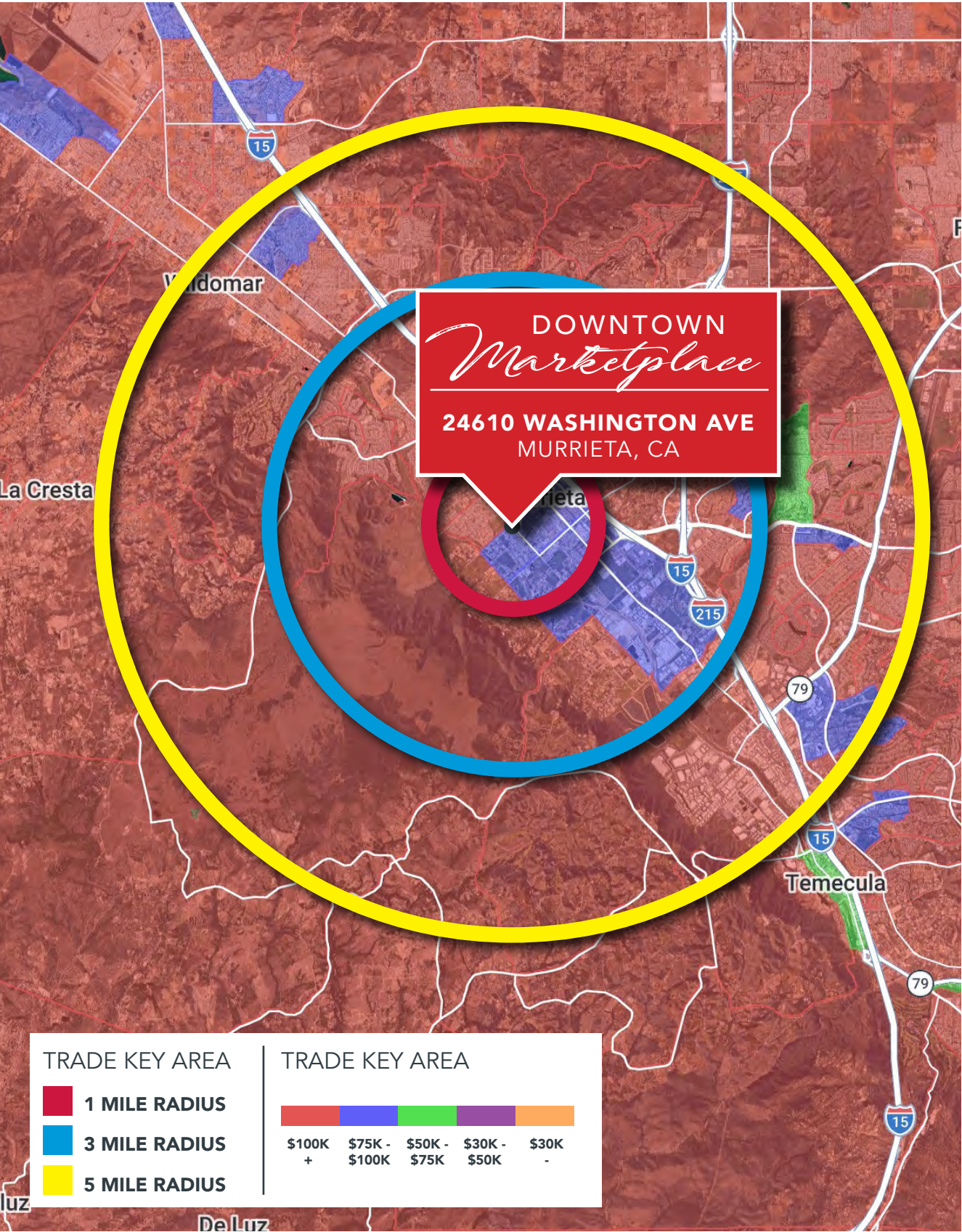
TRADE AREA BY BLOCK GROUPS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	11,539	73,604	150,135
Projected Population (2031)	13,951	77,818	156,856
Households	4,370	24,674	49,351
Projected Households (2031)	5,359	26,525	52,314
Median Age	37.9	37.5	37.7
Average Household Income	\$139,505	\$143,435	\$148,666
Median Household Income	\$95,799	\$114,313	\$118,335
Any College +	4,982	33,721	68,735
Total Employees	5,245	25,446	61,633
Total Businesses	688	3,476	8,172



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DEMOGRAPHICS





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FOR FURTHER LEASING INFORMATION PLEASE CONTACT

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