

UNDER CONSTRUCTION

Downtown Marketplace, Murrieta's newest, most exciting, and vibrant development, offers first-floor commercial opportunities with patio seating, excellent exposure and walkability beneath three floors of residential units.

FOR LEASE



1,079± - 17,798± RSF
Available

\$250 Gift Card

for Showing/Tour with Agents
who have a qualified Tenant/Lead.

**Listing Broker must be present to qualify.*



Downtown Marketplace

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Murrieta, CA 92562

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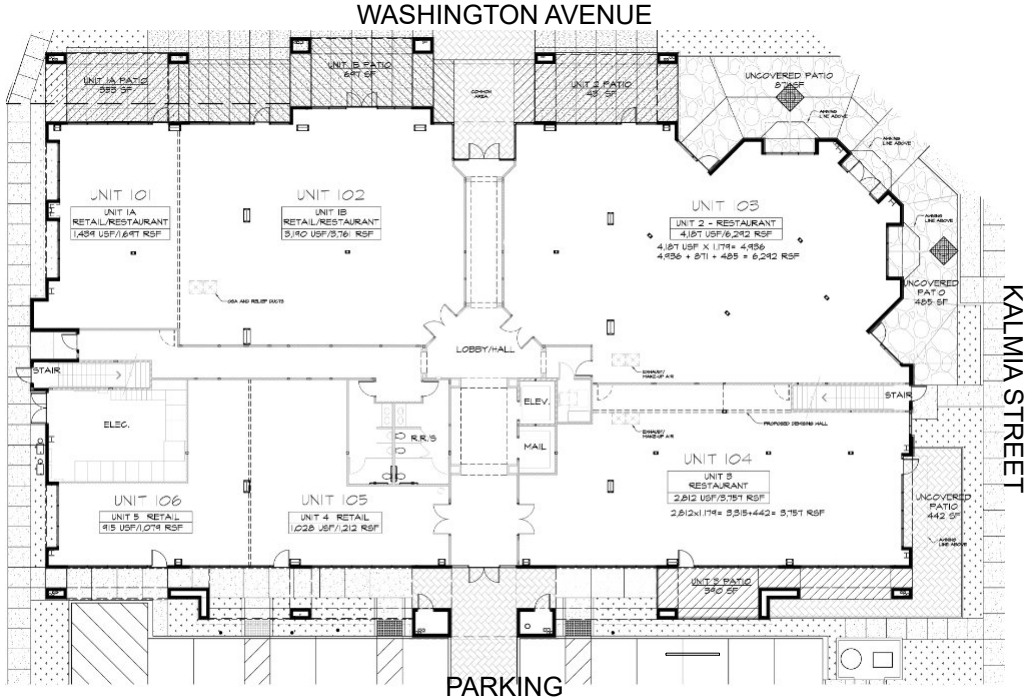
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

Proposed Rendering and First Floor Plan



MURRIETA'S HIGHLY ANTICIPATED LUXURY MIXED-USE DEVELOPMENT AT THE MAIN ENTRANCE TO DOWNTOWN MURRIETA!

CONTACT BROKER FOR LEASING INFORMATION



SUITE	TENANT	SF	RATE (PRSF/MONTH)
101	AVAILABLE	1,697± RSF/1,439± USF	\$4.00 + NNN
102	AVAILABLE	3,761± RSF/3,190± USF	\$4.00 + NNN
103	AVAILABLE	6,292± RSF/4,187± USF	\$4.00 + NNN
104	AVAILABLE	3,757± RSF/2,812± USF	\$4.00 + NNN
105	AVAILABLE	1,212± RSF/1,028± USF	\$4.00 + NNN
106	AVAILABLE	1,079± RSF/915± USF	\$4.00 + NNN

2026 NNN Budget estimated at \$0.85 PRSF monthly

Construction Progress





Indicates a dining opportunity

- 1) The Press Espresso
- 2) Gypsy Sunset
- 3) Downtown Public House
- 4) Vantage Home Shoppe
- 5) Wine Ranch Grill & Cellars
- 6) Bach Theatre Group
- 7) Jade Boutique
- 8) Lisa's Reborn Treasures
- 9) Hillbilly Surfboards
- 10) Mae's Market Boutique
- 11) Sidelines Sports Bar & Grill
- 12) The Shootist
- 14) Chaparral Coin & Gun
- 15) Studio No. 3
- 16) Geronimo's Clothing & Barbershop
- 17) Love, Dreams & Pie
- 18) Calhoun's Family Texas BBQ
- 19) The Mill
- 20) The Crafted Scone
- 21) Anthony's Lounge & Ristorante
- 22) Murrieta Day Spa

Shopping

Live Music

Tasty Grub

Fine Dining

Antiques, etc.

Largest Outdoor Amphitheater in Southwest Riverside County

Downtown Murrieta

MURRIETA SOUTHERN CALIFORNIA

Downtown Murrieta is at the center of it all!

SITE

Dinner & Drinks

Local Brews

MURRIETA 395
MERCHANTS & PROPERTY OWNERS ASSN

Historic Downtown Murrieta: Take a stroll through historic Downtown Murrieta, where charming shops, local favorites, and vibrant events create a lively atmosphere. (Source: City of Murrieta - www.murrietaca.gov/1503/Shop-Dine-Play-Relax)



Main Street Murrieta

Murrieta's Historic Downtown 395: A Blend of History, Music, Culture, Shopping and Restaurants

24810 Washington Avenue, Murrieta California 92562

Main Street Murrieta is a historic downtown area that blends history, art, music, culture, shopping, and dining. Aligned with the Specific Plan adopted in March 2017, the initiative follows a two-phase approach to foster long-term growth and vibrancy.

Phase One focuses on non-developmental integration, enhancing the existing infrastructure to create a cultural and economic ecology. Key actions include fostering art and music culture, beautifying alleyways, creating a pedestrian-friendly walking and biking environment, and supporting brick-and-mortar small businesses. The community is eager for this transformation, seeking a space that reflects their shared identity and aspirations.

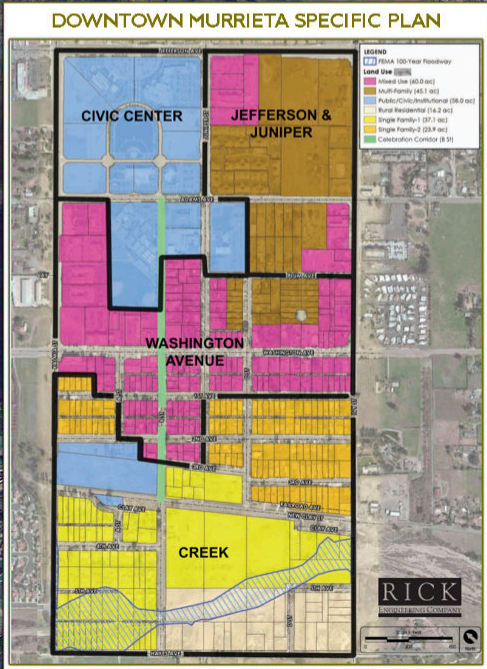
Phase Two will bring maximum developmental implementation, ensuring sustainable growth while preserving the area's historic charm. This phase will be guided by economic incentives, governmental support, and the creation of cultural and business districts.

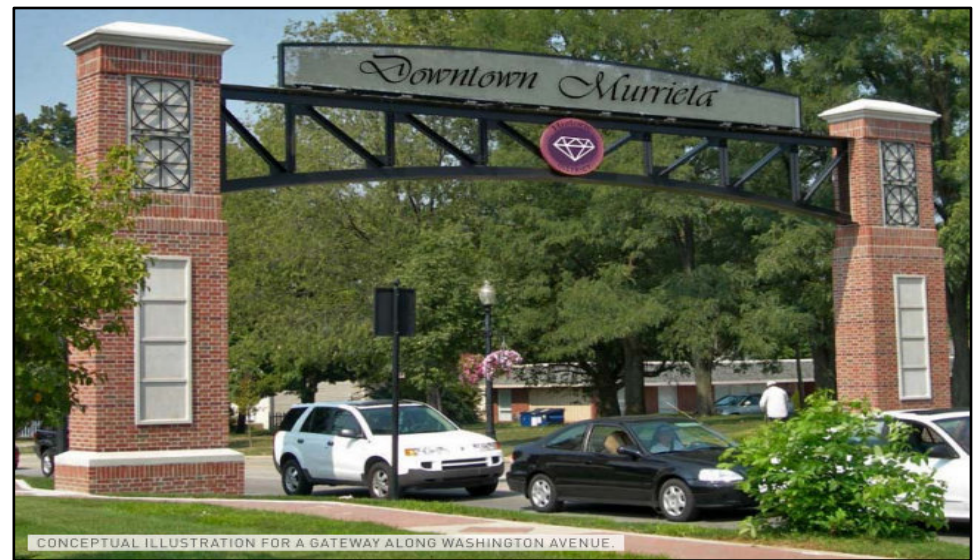
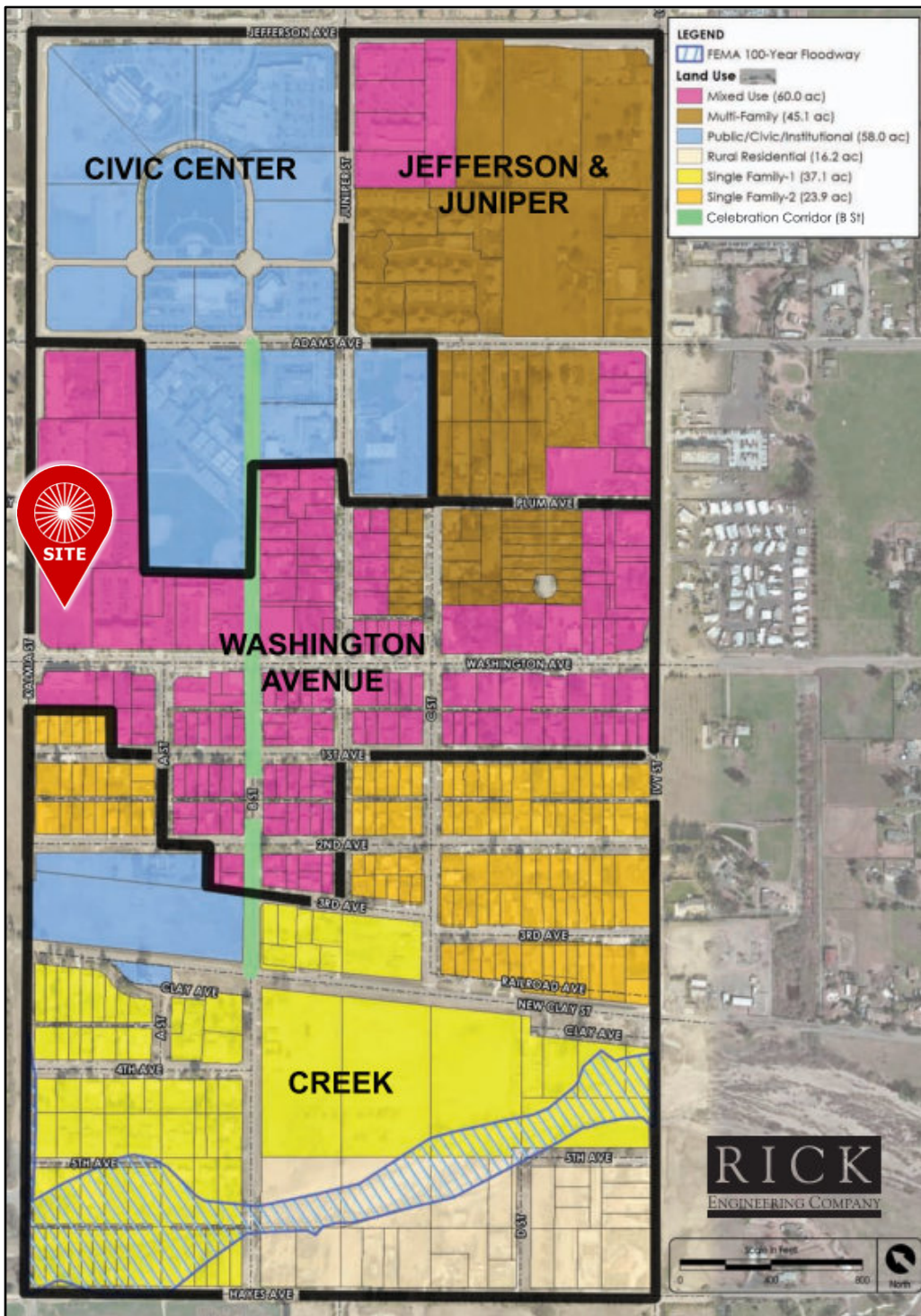
This phased approach, supported by stakeholders such as the City of Murrieta, the Murrieta Economic Development Department, the Murrieta Chamber of Commerce, the Murrieta Arts Council (MAC), and the Murrieta Historical Society, will ensure Main Street becomes a vibrant cultural and tourism destination that supports small businesses and draws both residents and visitors.

(Source: mainstreetmurrieta.com)



- 1 - WASHINGTON AVE. @ KALMIA: 20,825 CPD
- 2 - KALMIA @ WASHINGTON AVE: 18,915 CPD
- 3 - I-15 @ KALMIA/CALIFORNIA OAKS RD: 136,639 CPD
- 4 - JEFFERSON AVENUE AT KALMIA: 16,213 CPD





PRIMARY **RETAIL** TRADE AREA

Total Restaurant & Retail Demand Outlook

\$4,800,260,176

2028



\$3,975,508,660

2023



The City is actively seeking developers that share the City's vision to fulfill a beautiful, new Downtown Specific Plan. Downtown Murrieta will feature a variety of mixed use projects, including retail, entertainment and residential along and around Washington Avenue, and will be anchored by the Civic Center which currently includes City Hall, the Police Station and Murrieta Public Library.

Source: [Murrieta Economic Development Downtown Specific Plan](#)





Demographics

Source: CoStar 2024		1 mile	3 mile	5 mile
	2025 Population (Estimated)	9,489	69,052	142,871
	2030 Population (Projected)	9,884	70,550	146,014
	Daytime Employee Population	6,414	26,482	66,848
	Average Household Income	\$119,100	\$133,674	\$135,706

Traffic Counts

Source: CoStar 2025		ADT
Kalmia Street @ Washington Avenue		18,915
Washington Avenue @ Kalmia Street		20,686