

# RETAIL PAD AVAILABLE

FOR GROUND LEASE,  
BUILD TO SUIT OR SALE  
SEC OF MURRIETA HOT SPRINGS RD  
& WHITEWOOD RD | MURRIETA, CA



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FOR GROUND LEASE, BUILD TO SUIT OR SALE  
**SEC OR MURRIETA HOT SPRINGS RD & WHITEWOOD RD | MURRIETA, CA 92530**

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**CATALYST RETAIL**

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**38605 Calistoga Dr, Suite 150 Murrieta, CA 92563**

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



## PROPERTY HIGHLIGHTS

- ±1,000-7,000/SF OF RETAIL SPACE AVAILABLE.
- +/-1.45 Acres
- DRIVE THRU OPPORTUNITY
- ALONG BUSY MURRIETA HOT SPRINGS ROAD RETAIL CORRIDOR
- ADJACENT TO BURLINGTON, ROSS, SAMS CLUB AND HARBOR FREIGHT
- LOCATED EAST OF THE I-15/I-215 MURRIETA HOT SPRINGS INTERCHANGES AND WEST HWY 79 (WINCHESTER RD.)
- APPROXIMATELY 2,594 MORE NEW HOMES IN DIFFERENT STAGES OF CONSTRUCTION TO THE EAST OF THE SITE EXPANDING THE TRADE AREA FURTHER.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2020 POPULATION</b>	<b>18,945</b>	<b>97,901</b>	<b>210,131</b>
<b>2024 EST. POPULATION</b>	<b>2,100</b>	<b>40,090</b>	<b>71,198</b>
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>\$108,000</b>	<b>\$106,302</b>	<b>\$112,960</b>

## TRAFFIC COUNTS

**51,000 CPD** On Murrieta Hot Springs Rd. **8,000 CPD** On Whitewood Rd.

\*Source: Regis Online

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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	3,243	42,988	87,139
MEDIUM HOUSEHOLD INCOME	\$70,025	\$69,896	\$74,904
HIGH SCHOOL DEGREE OR HIGHER	685	8,264	16,718
GRADUATE DEGREE OR HIGHER	985	12,739	28,898
TOTAL EMPLOYEES	5,274	10,375	17,424
TOTAL BUSINESSES	499	1,184	2,389