



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 1,275 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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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. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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 SPRINGS
MEDICAL CENTER
(252-BED REGIONAL
HOSPITAL)

2,000 FEET
OF FREEWAY
FRONTAGE

DIRECT
FREEWAY
ACCESS - ON/
OFF RAMP

DIRECT OFF
RAMP

CROSSROADS
CORPORATE CENTER
(157,000+ SF)

RANCHO
LAS BRISAS
APARTMENTS
(200 UNITS)

Rady
Children's

Hampton
Inn

SIERRA VISTA PLAZA



CVS/pharmacy
CHUCK E. CHEESE'S



FLOOR
DECOR

INTERSTATE
215

ROSS
DRESS FOR LESS

Burlington
DEPT. STORES

DOLLAR TREE

Marshalls

FIVE BELOW

FAMOUS
Footwear

amazonfresh

Sizzler



one
SUSHI & GRILL

MURRIETA HOTSPRINGS ROAD (74,800 CPD)



Walgreens



Prominent Monument
Signage Available Along
Murrieta Hot Springs Road





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MURRIETA HOT SPRINGS RD
MURRIETA, CA

SITE PLAN



BUILD TO SUIT

Up to ±9,070 SF
Future Building

FROM 1,275 - 14,362 SF AVAILABLE

2-B03 6,942 SF - Available w/30 Days' Notice
2-B04 1,520 SF - Immediately Available
2-B05 5,900 SF - Available 8/1/2025
2-B16 1,700 SF

LEASE PENDING
UP TO 3,200 SF
AVAILABLE

2-D02 3,200 SF

FLOOR
DECOR &

1-A01

1-A02

ROSS
DRESS FOR LESS
2-H01

Burlington
2-G01

DOLLAR TREE
2-F01

Marshalls
1-E0A

five BELOW
1-E0B

1-E0C

1-E0D

1-E0E

1-E0F

1-E0G

1-E0H

1-E0I

1-E0J

1-E0K

1-E0L

1-E0M

1-E0N

1-E0O

1-E0P

1-E0Q

1-E0R

1-E0S

1-E0T

1-E0U

1-E0V

1-E0W

1-E0X

1-E0Y

1-E0Z

amazon fresh

Sizzler
1-A01

22,815 SF

1-A02 22,815 SF
Potentially Available

BUILD TO SUIT

±3,500 - 10,000 SF
Divisible

LEASE PENDING
UP TO ±5,145 SF
DIVISIBLE INTO
3 UNITS FROM ±1,708 SF

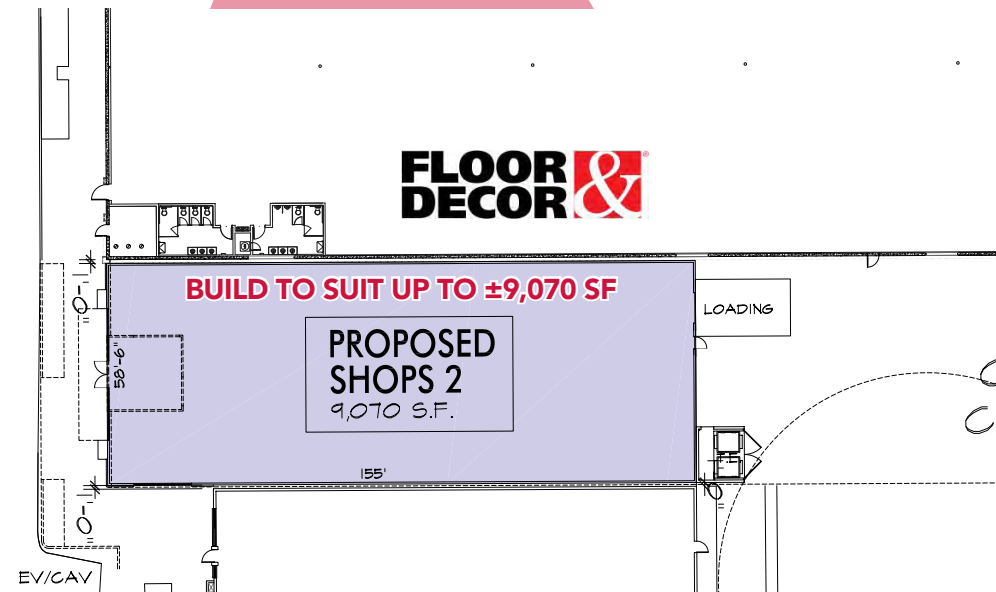
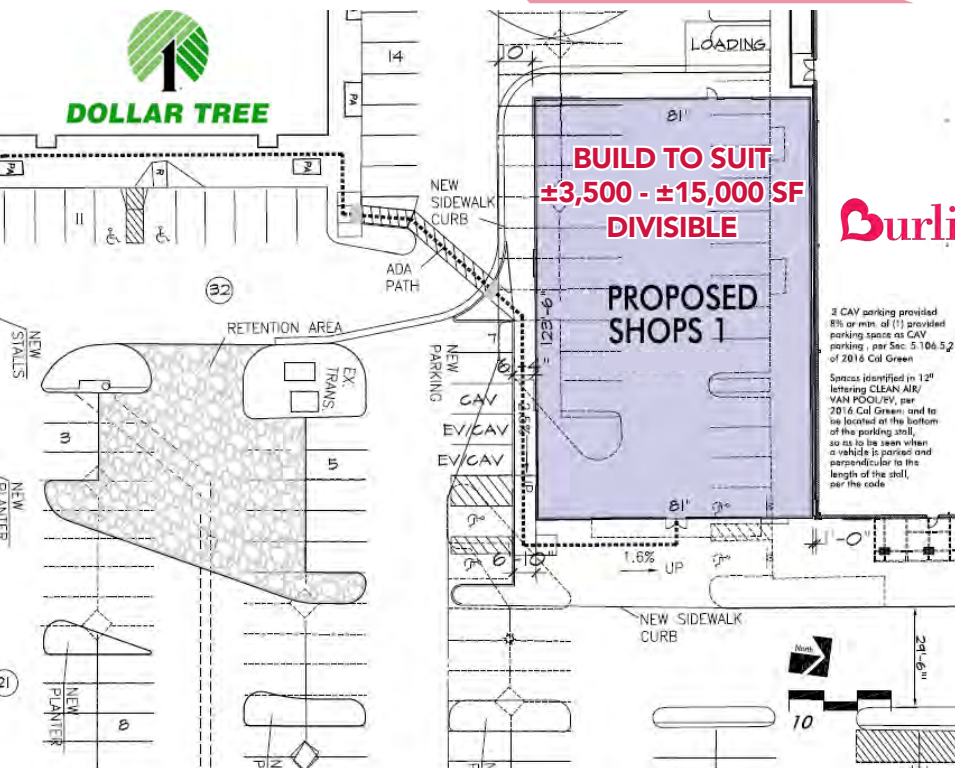
1-D08 2,421 SF
1-D10 2,724 SF

LEGEND

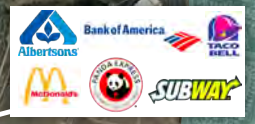
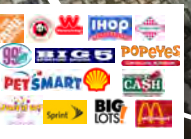
- AVAILABLE
- POTENTIALLY AVAILABLE
- OCCUPIED
- LEASE PENDING

REV 05/15/2025

BUILD TO SUIT FROM $\pm 3,500$ SF $\pm 22,815$ SF







POPULATION:
2,104

POPULATION:
4,302

POPULATION:
7,832

HUNTER RD

CORNERSTONE COMMUNITIES
253 SF
HOMES UNDER
CONSTRUCTION

POPULATION:
9,100

STANLEY PARK
198 SF

POPULATION:
7,046

2,289
UNITS

POPULATION:
2,278

POPULATION:
3,447

909
UNITS

POPULATION:
7,320

2,842
UNITS

POPULATION:
4,965

3,240
UNITS



FUTURE
FRENCH VALLEY
PKWY OFFRAMP

DATE ST EXTENSION TIMED WITH PROJECT

WINCHESTER RD NB: 36,000 CPD

MURRIETA HOTSPRINGS RD: 57,100 CPD

JEFFERSON AVE





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



MURRIETA

TOWN CENTER

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**LEE &
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COMMERCIAL REAL ESTATE SERVICES

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