




MURRIETA
**TOWN
CENTER**

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 15,000 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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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)

UNIVERSITY
OF PHOENIX

RANCHO
LAS BRISAS
APARTMENTS
(200 UNITS)

SIERRA VISTA PLAZA
CVS/pharmacy
CHUCK E. CHEESE'S
Pizza Hut

CROSSROADS
CORPORATE CENTER
(157,000+ SF)

Rady
Children's

Hampton
Inn

RANCHO SPRINGS
MEDICAL CENTER
(252-BED REGIONAL
HOSPITAL)

HOWARDS
NOW OPEN

FLOOR
DECOR
NOW OPEN

2,000 FEET
OF FREEWAY
FRONTAGE

I-215 (91,000 VPD)

INTERSTATE
215

ROSS
DRESS FOR LESS

Burlington

DOLLAR TREE

Marshalls

FIVE BELOW

FAMOUS
footwear

amazon
fresh
NOW OPEN

DIRECT
FREEWAY
ACCESS - ON/
OFF RAMP

Sizzler

STARBUCKS
COFFEE



DIRECT OFF
RAMP

MURRIETA HOTSPRINGS ROAD (74,800 CPD)

eye
SUSHI & GRILL



Prominent Monument
Signage Available Along
Murrieta Hot Springs Road

SAM'S
CLUB
BUFFALO WILD WINGS
GOLF & BAR
Walgreens



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CENTER

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SITE PLAN



BUILD TO SUIT
Up to ±9,070 SF
Future Building

FROM 1,275 - 5,947 SF AVAILABLE
2-B05 5,900 SF - Available w/30 Days' Notice
2-B16 1,700 SF
2-B19 1,275 SF

UP TO 3,200 SF AVAILABLE
2-D02 3,200 SF

2ND GENERATION RESTAURANT AVAILABLE
1-G06 2,904 SF (Divisible) 2nd Gen Rest.
Available w/30 Days' notice

BUILD TO SUIT
±3,500 - 15,000 SF
Divisible

2ND GENERATION RESTAURANT AVAILABLE W/PATIO
DIVISIBLE TO ±2,406 SF
OR UP TO ±5,100 SF
1-D04 2,406 SF 2nd Gen. Rest. w/Patio
Available Feb. 2024
1-D08 2,421 SF
1-D10 2,724 SF

LEGEND

- AVAILABLE
- POTENTIALLY AVAILABLE
- OCCUPIED
- LEASE PENDING

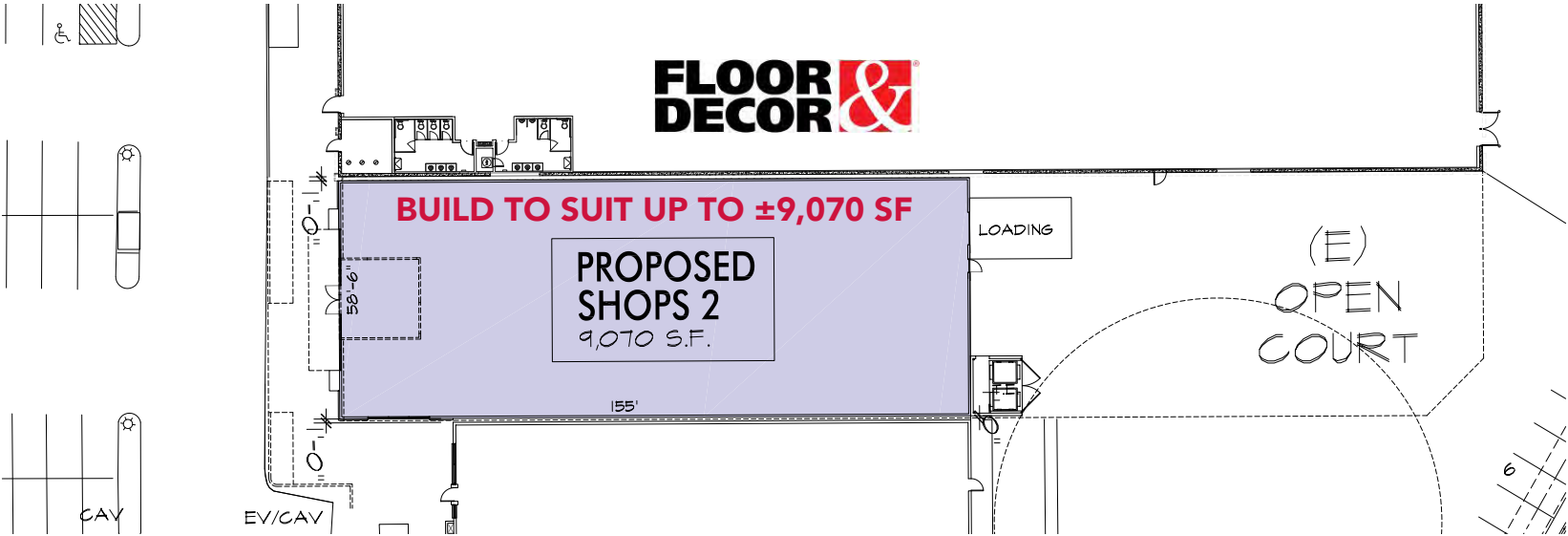


BUILD TO SUIT UP TO ±9,070 SF

NOW OPEN

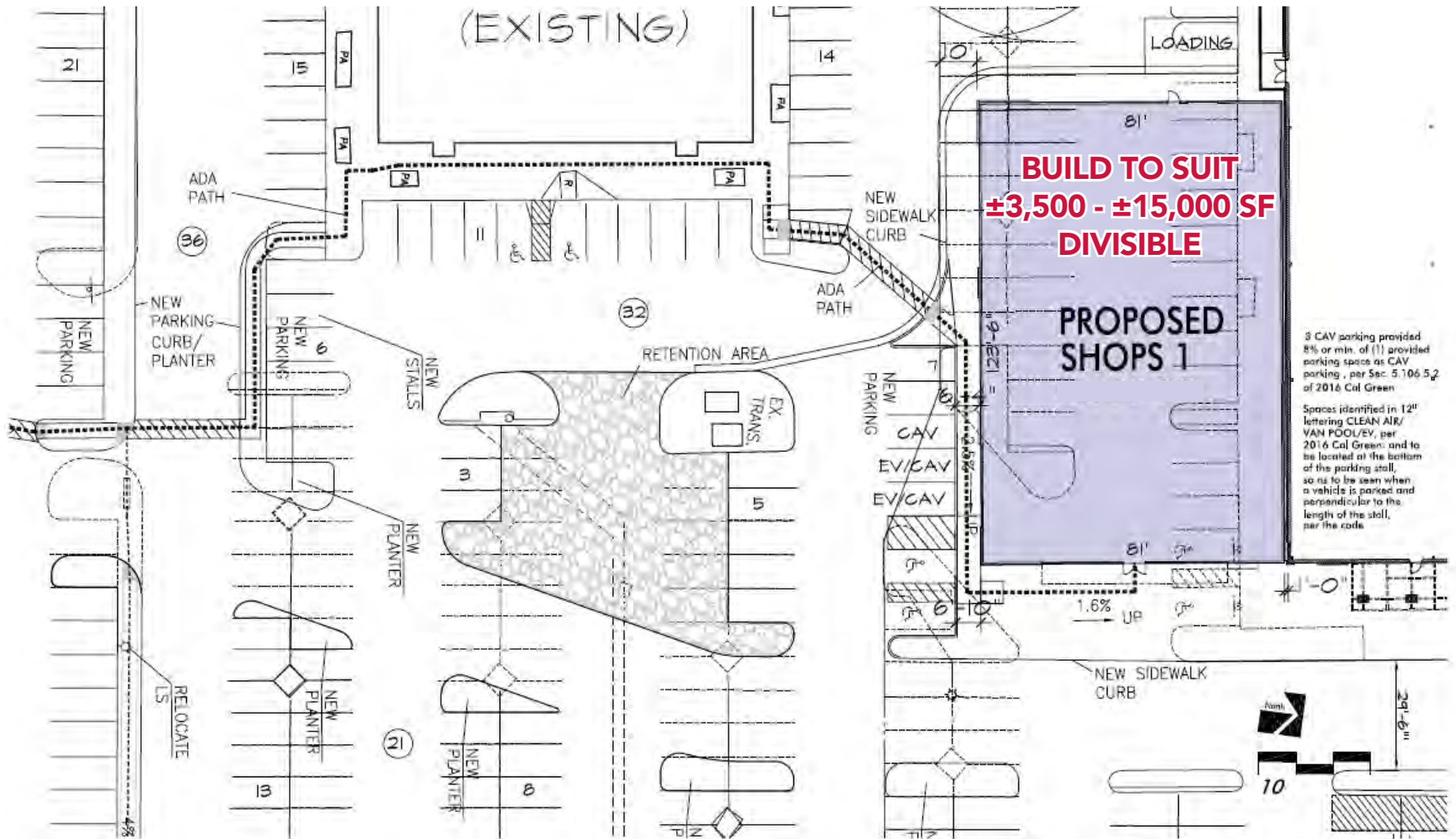
NOW OPEN

AVAILABLE



BUILD TO SUIT ±3,500 - ±10,000 SF

AVAILABLE



REMODEL UNDERWAY



MURRIETA TOWN CENTER



DATE ST EXTENSION TIMED WITH PROJECT

WINCHESTER RD NB: 36,000 CPD

HUNTER RD

JEFFERSON AVE

MURRIETA HOTSPRINGS RD: 57,100 CPD



FUTURE FRENCH VALLEY PKWY OFFRAMP

POPULATION: 7,832

POPULATION: 2,104

POPULATION: 4,302

1,527 UNITS

POPULATION: 2,278

2,842 UNITS

POPULATION: 7,320

3,240 UNITS

POPULATION: 4,965

909 UNITS

POPULATION: 3,447

2,289 UNITS

POPULATION: 7,046

CORNERSTONE COMMUNITIES
253 SF HOMES UNDER CONSTRUCTION

STAN PA
198 SF



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



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