

# RETAIL PAD AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

SEC OF MURRIETA HOT SPRINGS RD & WHITEWOOD RD | MURRIETA, CA

## HIGHLIGHTS:

- ±1,000-7,000/sf of Retail Space Available.
- 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.)
- Temecula/Murrieta are among the fastest growing regions in California.
- 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 MILES	5 MILES
2018 Population:	18,798	97,434	205,505
Daytime Population:	2,591	46,121	74,888
Avg. Household Income:	\$101,238	\$95,339	\$100,232

Source: Regis Online

## TRAFFIC COUNTS

**51,000 CPD**

On Murrieta Hot Springs Rd.

Source: Regis Online

**8,000 CPD**

On Whitewood Rd.

**Nick Corbell**  
ncorbell@leetemecula.com  
D 951.445.4522  
DRE #01932821

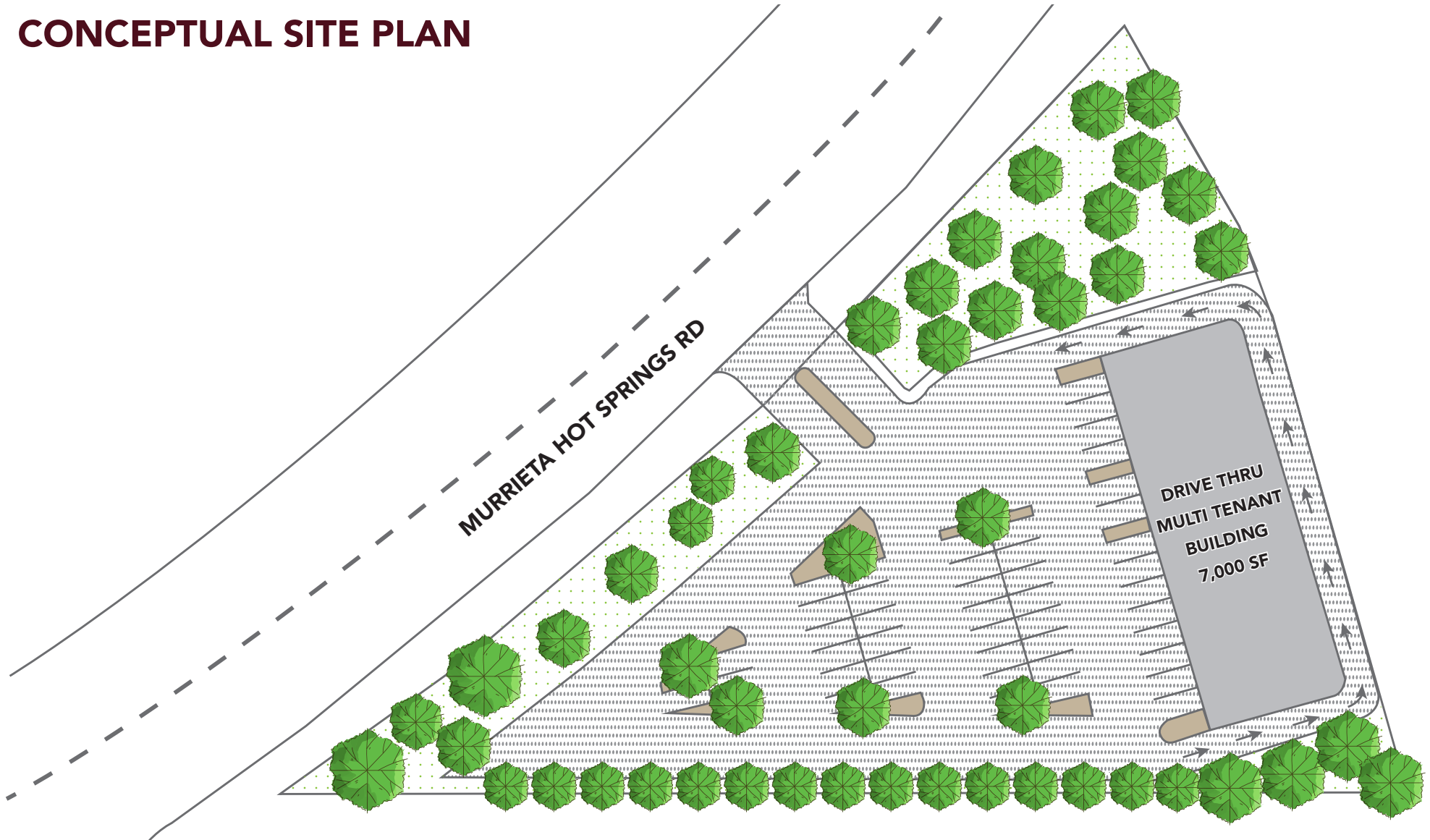
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## CONCEPTUAL SITE PLAN



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