

FOR LEASE

MURRIETA VILLAGE CENTER

40119 MURRIETA HOT SPRINGS ROAD, MURRIETA, CA 92563



Basics:

- 839± to 891± SF Retail Suites Available; \$1.45 PSF NNN (Estimated NNNs: \$0.45 PSF)
- A-104 Available 2/1/2019 (891± SF)
B-102 Available Immediately (839± SF)
- Contact Agent to Tour

Features:

- Approx. 24,873± SF shopping center
- Tenants include: Weston's Market, The Hair Garden Salon, and \$2.99 Cleaners
- Excellent access and visibility from Murrieta Hot Springs Road - a major retail corridor
- Convenient freeway access
- Newly constructed median
- Ideally situated to serve the Murrieta neighborhoods of Alta Murrieta and The Villas



Demographics

Source: CoStar 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	16,982	100,613	201,532
2023 Population (Projected)	18,094	107,105	215,474
Daytime Employee Population	6,149	48,335	76,235
Average Household Income	\$91,720	\$89,121	\$97,137

Traffic Counts

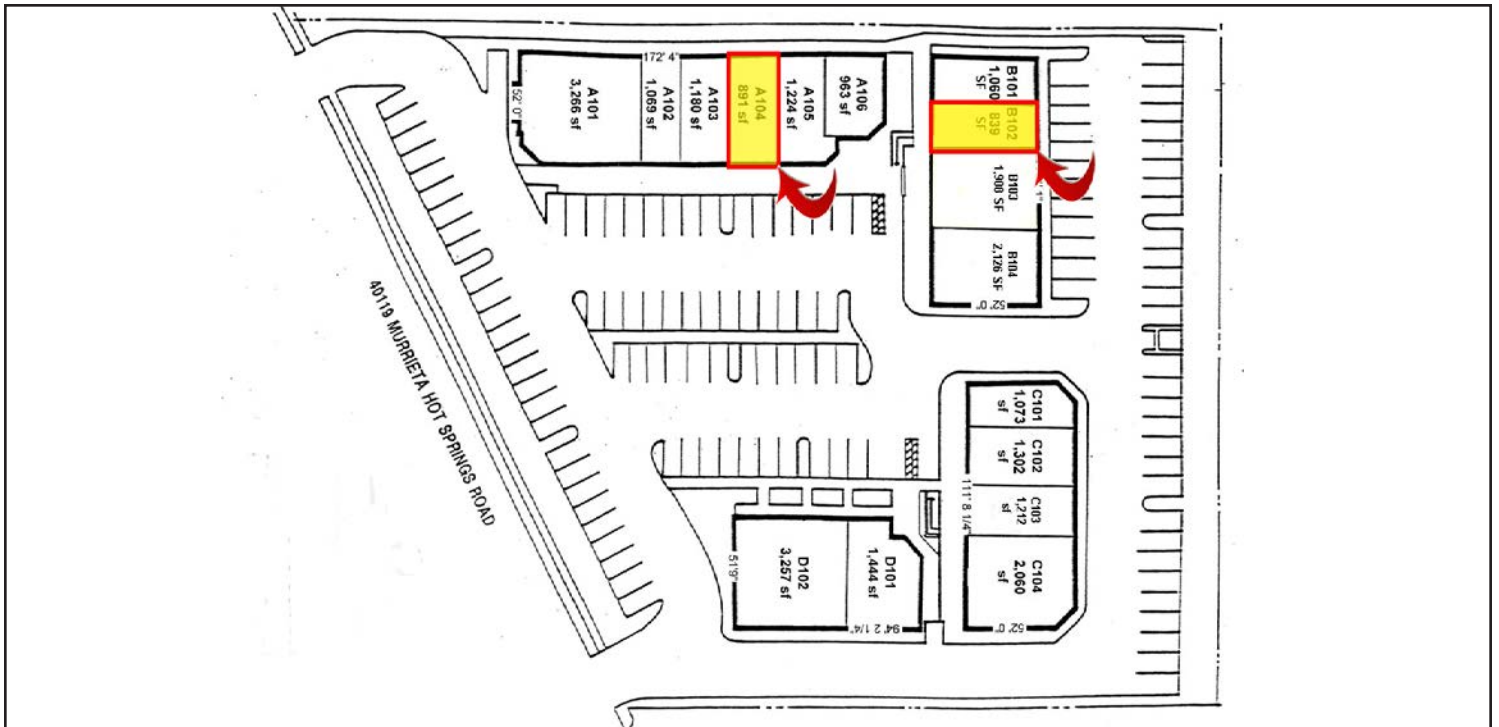
Source: CoStar 2018	ADT
Murrieta Hot Springs Road East of I-215	105,415
Webster Avenue at Jackson Avenue	74,500

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

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Suite	SF**	Availability	Monthly Rate
A-101	3,266±	Weston's Market	---
A-102	1,069±	Purkure CBD Store	---
A-103	1,180±	A+V Nail Spa	---
A-104	891±	AVAILABLE 2/1/2019	\$1.45 PSF/NNN
A-105	1,224±	Pokerito	---
A-106	963±	A-K Barber	---
B-101	1,060±	Diamond City Tattoo and Piercing	---
B-102	839±	AVAILABLE (reception, 2 offices)	\$1.45 PSF/NNN
B-103	1,908±	Day By Day Treatment Center	---
B-104	2,126±	Day By Day Treatment Center	---
C-101	1,073±	Perky Petals	---
C-102	1,302±	Donuts & Bagels	---
C-103	1,212±	The Hair Garden Salon	---
C-104	2,248±	Hoyt Dental	---
D-101	1,444±	Raw Revelation	---
D-102	3,068±	\$2.50 Cleaner	---
Total SF	24,873		

**All leases are NNN. Estimated monthly budget is \$0.45 PSF. | **Per Rent Roll

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