

FOR LEASE

# MURRIETA VILLAGE CENTER

40119 MURRIETA HOT SPRINGS ROAD, MURRIETA, CA 92563



**WESTMAR**  
COMMERCIAL REAL ESTATE

- Retail Suites Available 1,069± SF and 1,908± SF; \$1.35 PSF NNN (Estimated NNNs: \$0.45 PSF)
- Available Immediately
- Lockbox on Suite A-102

### 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 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	17,441	99,119	195,545
2022 Population (Projected)	18,690	105,507	208,715
Daytime Employee Population	6,189	51,648	79,211
Average Household Income	\$88,030	\$86,413	\$92,780

### Traffic Counts

Source: CoStar 2015	ADT
Murrieta Hot Springs Road East of I-215	48,394

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	---
<b>A-102</b>	<b>1,069±</b>	<b>Available Immediately</b>	<b>\$1.35 PSF/NNN</b>
A-103	1,180±	A+V Nail Spa	---
A-104	891±	Jewelry & Coin	---
A-105	1,224±	Pokerito	---
A-106	963±	A-K Barber	---
B-101	1,060±	Diamond City Tattoo and Piercing	---
B-102	839±	Day By Day Treatment Center	---
<b>B-103</b>	<b>1,908±</b>	<b>Available Immediately</b>	<b>\$1.35 PSF/NNN</b>
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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