

KALMIA PLAZA

41529-41539 Kalmia Street, Murrieta, CA 92562

FOR LEASE



1,856± SF
SUITE AVAILABLE



\$2.00 PSF NNN
STARTING MONTHLY
LEASE RATE



31,837± SF NEIGHBORHOOD RETAIL SHOPPING CENTER

- Prime Endcap on Jefferson Avenue Available
- Excellent parking and loading access
- Located directly across from the City of Murrieta Town Square Park
- One block from I-15 and California Oaks Road/Kalmia Street freeway interchange
- On lockbox
- Within walking distance of Historic Murrieta District



Demographics

Source: CoStar 2022	1 mile	3 mile	5 mile
2022 Population (Estimated)	13,369	85,760	157,844
2027 Population (Projected)	14,154	91,677	168,845
Daytime Employee Population	7,618	24,347	54,368
Average Household Income	\$97,551	\$118,455	\$118,878

Traffic Counts

Source: City of Murrieta 2022	ADT
Kalmia Street West of Madison Avenue	18,217
Jefferson Avenue North of Kalmia Street	12,532



Exclusively Marketed By:

Scott Forest

Senior Vice President
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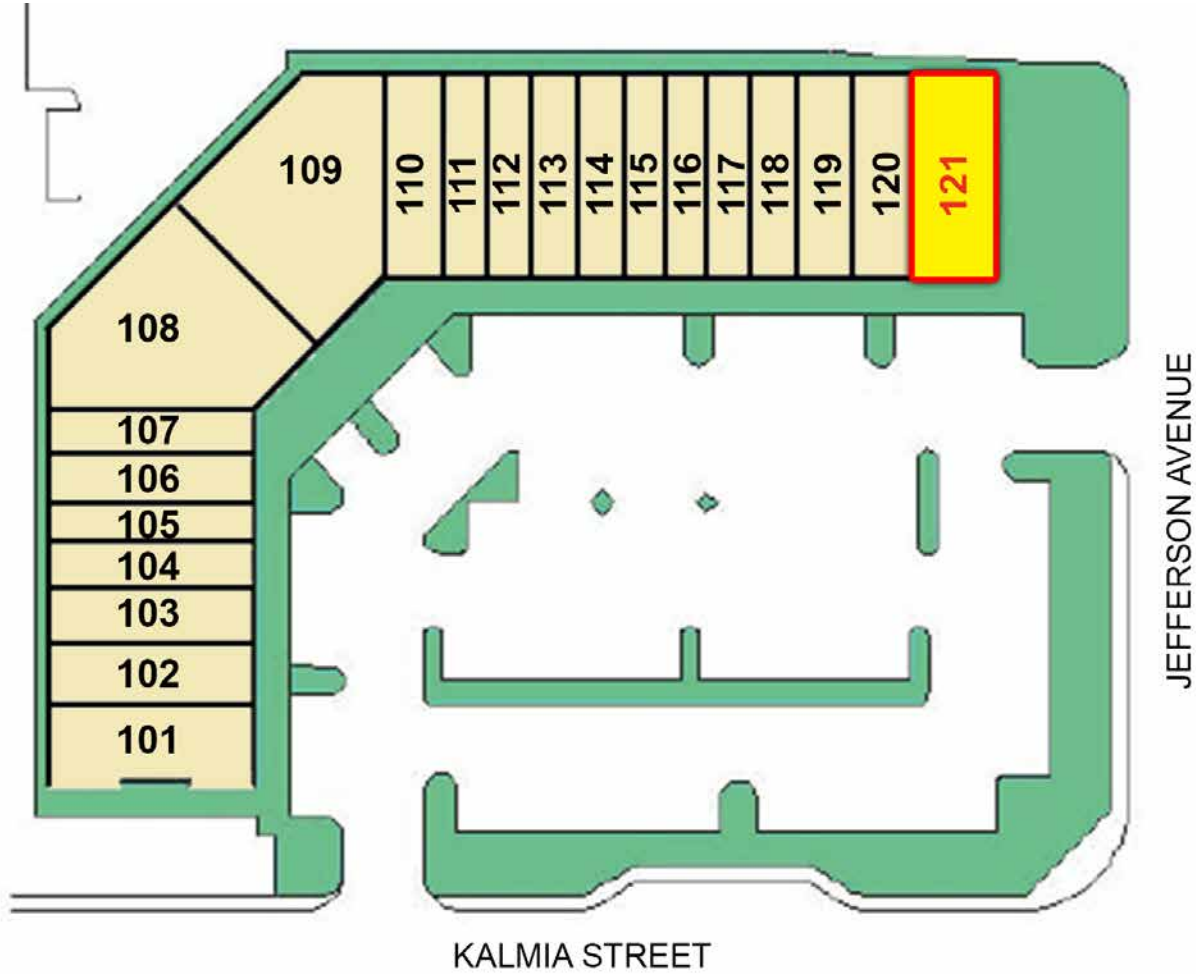


41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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UNIT	SF	TENANT	LEASE RATE
101	1,931	Marly Mart	----
102	1,413	Naughty Pig Butcher	----
103	1,413	Dentist	----
104-105	2,120	The Kitchen Station	----
106	1,060	Mama's Juicery	----
107	1,060	TK Donuts & Ice Cream	----
108-111	10,738	MVP Pizza	----
112	1,060	The Hair Cut Company	----
113	1,060	Massage	----

UNIT	SF	TENANT	LEASE RATE
114	1,060	Smoke Shop	----
115	1,060	French Nails Salon	----
116	1,060	Mediterranean Restaurant	----
117	1,060	American Medical Response of Southern California	----
118	1,060	Empire Bilingual	----
119	1,413	Stage 2 Cyclery	----
120	1,413	Cruz Tacos	----
121	1,856	AVAILABLE	\$2.00 PSF/ MONTH NNN

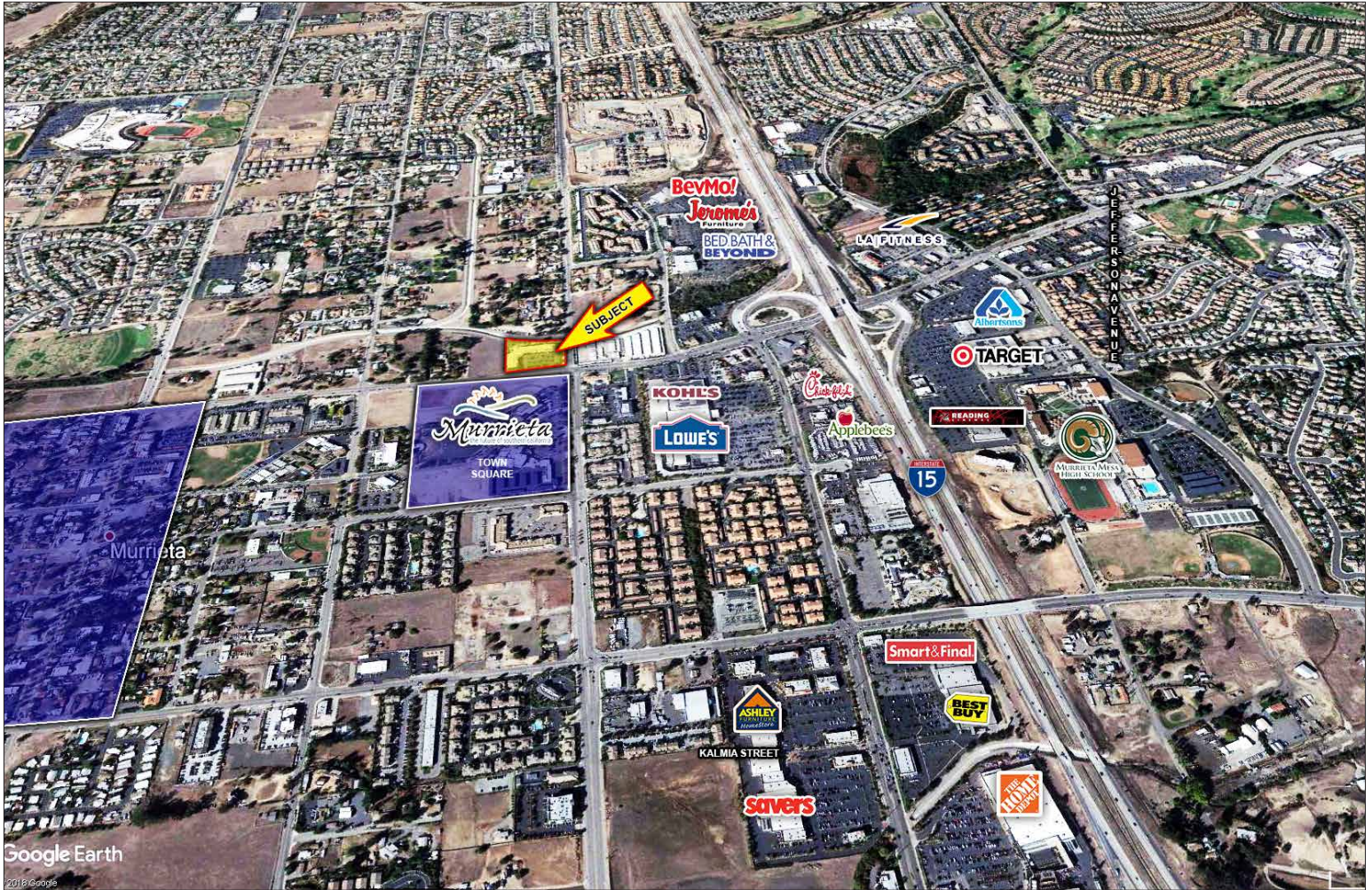


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