

KALMIA PLAZA

FOR LEASE

41529-41539 Kalmia Street, Murrieta, CA 92562



1,856± SF
ENDCAP SUITE AVAILABLE

4,133± 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

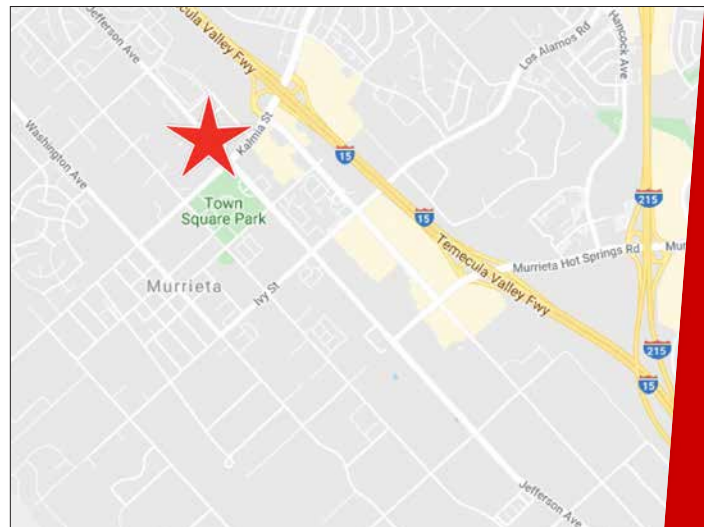


Demographics

Source: CoStar 2023	1 mile	3 mile	5 mile
2022 Population (Estimated)	12,723	81,989	151,304
2028 Population (Projected)	12,912	82,219	151,920
Daytime Employee Population	8,226	27,805	65,584
Average Household Income	\$108,993	\$123,311	\$21,686

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
CA License # 01396577
(951) 491-6300
sforest@westmarcre.com

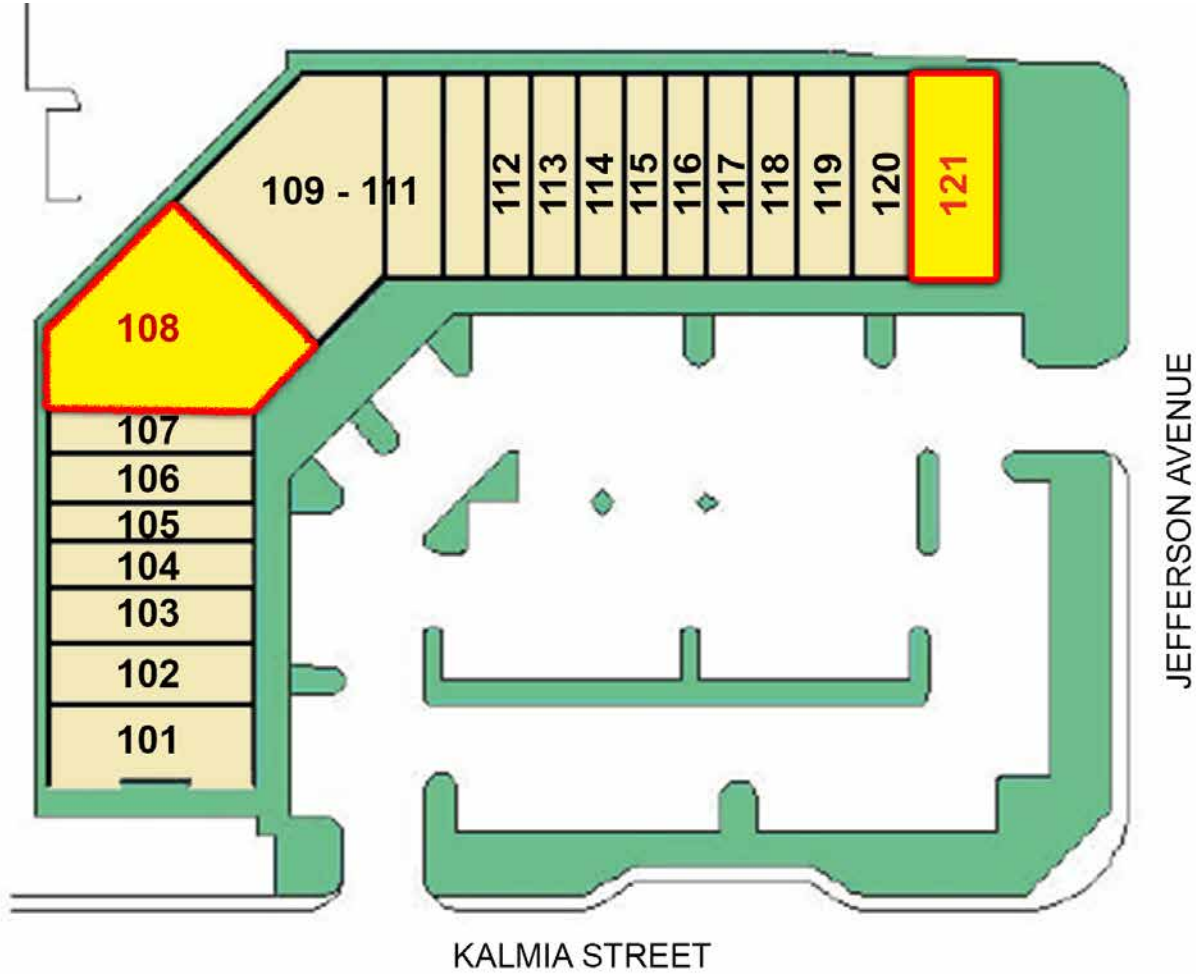


41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

KALMIA PLAZA

FOR LEASE

41529-41539 Kalmia Street, Murrieta, CA 92562



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	4,133	AVAILABLE	\$2.00 PSF/ MONTH NNN
109-111	6,605	Destination Smoke House	----
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

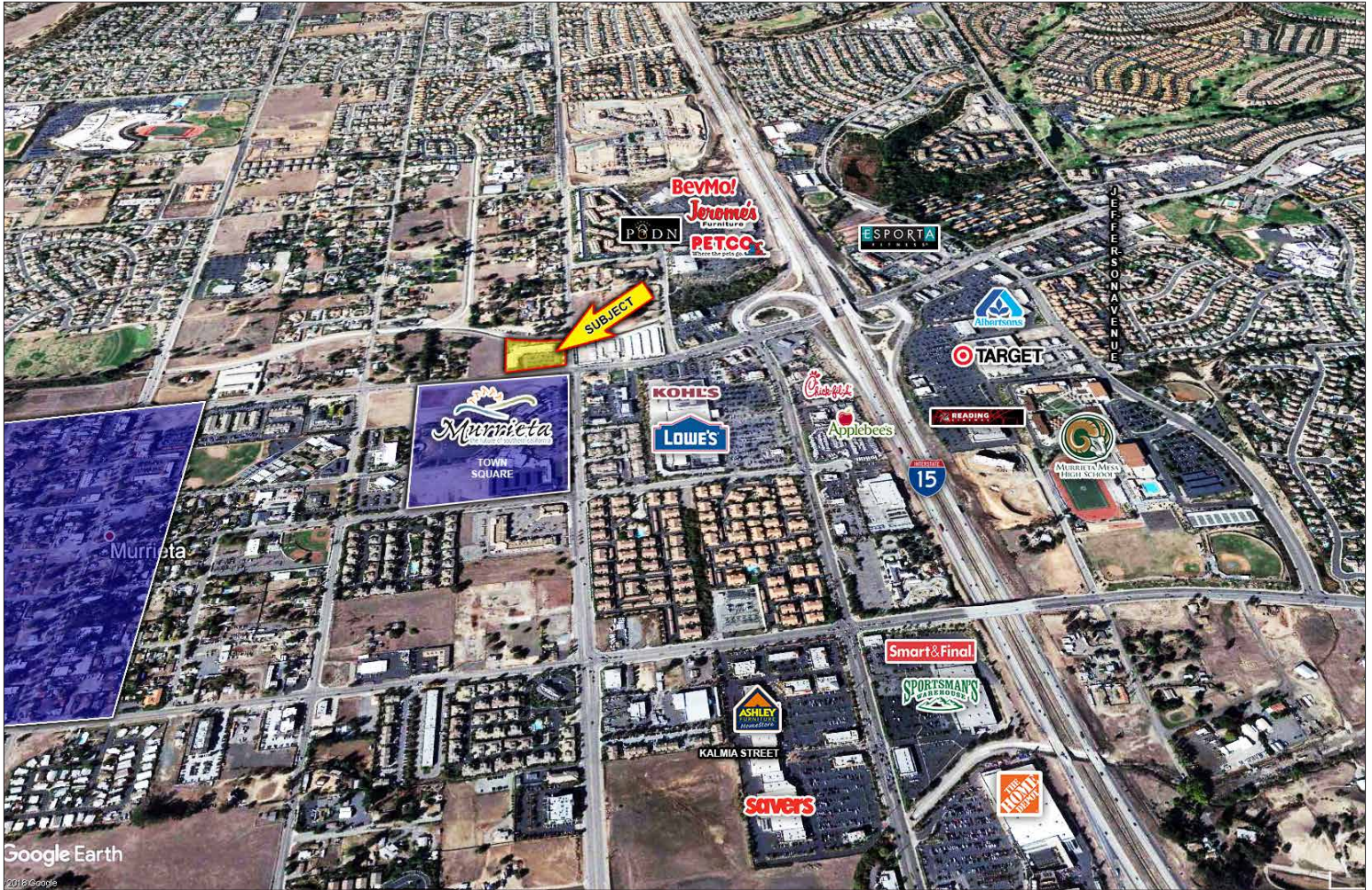


41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
 The above information, while not guaranteed, has been secured from sources we believe to be reliable.
 Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

KALMIA PLAZA

FOR LEASE

41529-41539 Kalmia Street, Murrieta, CA 92562



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.