

MURRIETA TOWN CENTER EAST

ANCHOR & SHOP SPACE FOR LEASE

40365 MURRIETA HOT SPRINGS ROAD | MURRIETA, CA

JOIN:



SHOPPING CENTER FEATURES:

- Major tenant anchors include: Dunkin Donuts, Carl's Jr., J. Carter's Tavern Grill, and Max Muscle Sports Nutrition
- Shop Space Available from ±1,500 SF to ±6,000 SF
- Major Remodel Coming Soon!
- 25,000 SF Pad opportunity available
- 395' of Murrieta Hot Springs Road frontage
- Very busy intersection and high daytime population.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2016 Population	15,215	98,260	192,394
2021 Estimated Population	16,320	105,131	206,670
Daytime Population	5,526	39,910	71,666
Average Household Income	\$78,260	\$84,812	\$92,534

TRAFFIC COUNTS

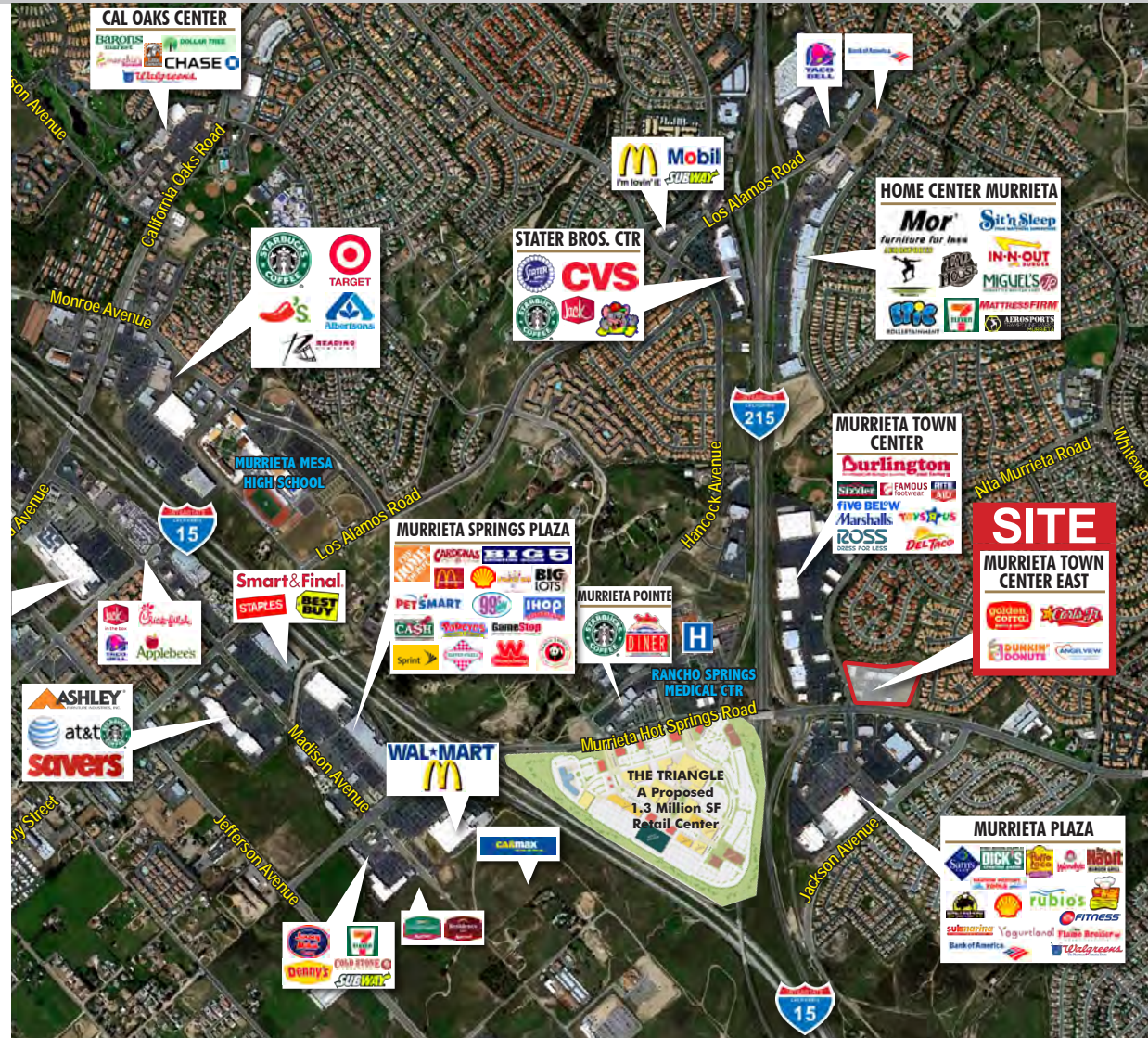
74,000 CPD

Murrieta Hot Springs Rd.

13,000 CPD

Alta Murrieta Rd.

*Source: Regis Online



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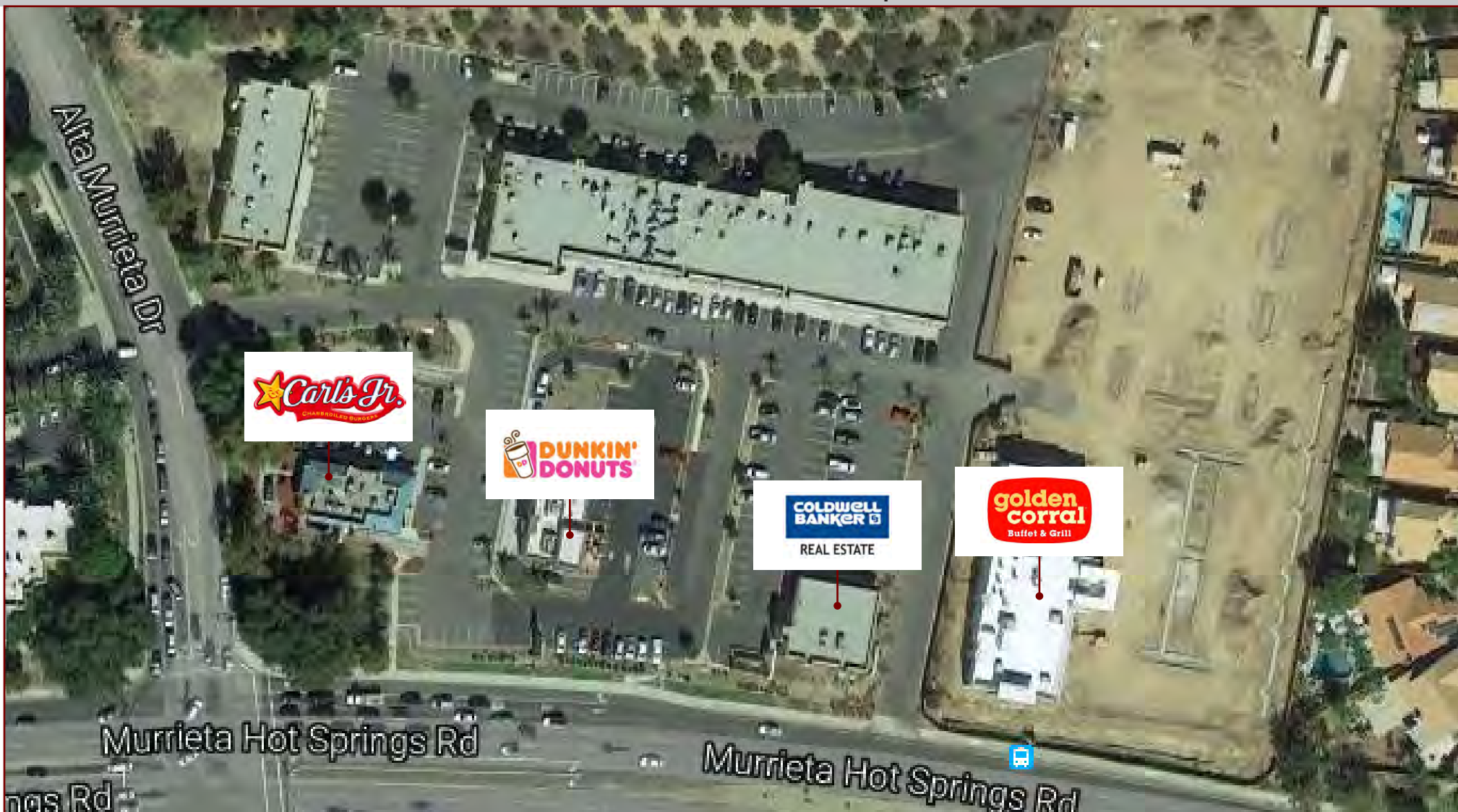
SUITE	TENANT	SQ. FT.
1-3	LIFESTREAM	±4,400
4	TSEGA SALON	±975
5	ARASHI RESTAURANT	±3,670
7	L&L NAIL	±1,205
8	THAI RESTAURANT	±1,170
9	MEXICAN RESTAURANT	±1,300
10	FOOT MASSAGE	±1,150
11	MAX MUSCLE	±1,300
12	ANGEL VIEW	±5,720
C-14	J. CARTER'S TAVERN/GRILL	±3,600
40385	AVAILABLE - PAD OPPORTUNITY EXISTING PAD ±25,000 SF	±6,000
40355	CARL'S JR.	±2,860
40361	DUNKIN DONUTS	±2,200
E	COLDWELL BANKER	±3,600



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PROPOSED RENDERINGS:

