

# Murrieta

TOWN CENTER

NEQ I-215 FWY & MURRIETA HOT SPRINGS ROAD  
MURRIETA, CA



**\$92,377**



WITHIN 3 MILES  
**AVERAGE  
HOUSEHOLD  
INCOME**

**101,138**



WITHIN 3 MILES  
**2018  
POPULATION**

**107,303**



WITHIN 3 MILES  
**2023  
ESTIMATED  
POPULATION**

**42,648**



WITHIN 3 MILES  
**DAYTIME  
POPULATION**

## TRAFFIC COUNTS

**74,800 CPD**

Murrieta Hot Springs Road



**91,000 CPD**

I-215 Freeway

*The Murrieta Town Center is a ±380,315 Square Foot Community Shopping Center Strategically Positioned Within The “Golden Triangle” Area.*







## JOIN:



## CENTER FEATURES:

- Major tenant anchors include: Ross, Marshalls, Burlington, Five Below, Dollar Tree, Del Taco, Sizzler and many other national retailers
- Shop Space Available from  $\pm 1,275$  SF to  $\pm 12,665$  SF
- Anchor / Jr. Anchor Spaces Available:
  - $\pm 45,378$  SF former Toys R Us
  - $\pm 27,465$  SF former Rite Aid
  - $\pm 27,544$  SF Adjacent to Burlington Coat Factory & I-215 Freeway (Potential to Increase Space to  $\pm 50,000$  SF – Contact Broker For Details)
  - $\pm 12,091$  SF Build-To-Suit Adjacent to Burlington Coat Factory (Potential to Increase Space to  $\pm 32,000$  SF – Contact Broker For Details)
- 2,000 lineal feet of Interstate 215 frontage / on & off-ramp location. Short distance from Interstate 15.



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40473 Murrieta Hot Springs Rd Murrieta, CA 92563				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	13,802	101,138	196,865
	2023 Projected Population	14,655	107,303	208,880
	2010 Census Population	12,486	90,861	168,698
	2000 Census Population	9,210	49,562	86,096
	Projected Annual Growth 2018 to 2023	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2018	2.8%	5.8%	7.1%
	2018 Median Age	33.1	35.8	34.9
HOUSEHOLDS	2018 Estimated Households	4,194	32,900	61,686
	2023 Projected Households	4,374	34,286	64,300
	2010 Census Households	3,828	29,741	53,443
	2000 Census Households	2,787	16,212	28,092
	Projected Annual Growth 2018 to 2023	0.9%	0.8%	0.8%
	Historical Annual Growth 2000 to 2018	2.8%	5.7%	6.6%
RACE AND ETHNICITY	2018 Estimated White	64.1%	64.7%	65.5%
	2018 Estimated Black or African American	6.5%	6.4%	6.2%
	2018 Estimated Asian or Pacific Islander	11.3%	11.8%	11.4%
	2018 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
	2018 Estimated Other Races	17.4%	16.3%	16.1%
	2018 Estimated Hispanic	34.1%	30.0%	29.9%
INCOME	2018 Estimated Average Household Income	\$88,227	\$92,377	\$96,620
	2018 Estimated Median Household Income	\$73,175	\$78,208	\$83,954
	2018 Estimated Per Capita Income	\$26,814	\$30,100	\$30,407
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.6%	3.9%	3.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.1%	4.6%	5.1%
	2018 Estimated High School Graduate	24.5%	24.0%	22.6%
	2018 Estimated Some College	27.1%	29.8%	29.9%
	2018 Estimated Associates Degree Only	11.2%	9.6%	9.6%
	2018 Estimated Bachelors Degree Only	18.0%	18.9%	19.3%
	2018 Estimated Graduate Degree	10.6%	9.3%	9.7%
BUSINESS	2018 Estimated Total Businesses	681	4,752	8,471
	2018 Estimated Total Employees	7,416	42,648	73,532
	2018 Estimated Employee Population per Business	10.9	9.0	8.7
	2018 Estimated Residential Population per Business	20.3	21.3	23.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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