



For Lease

40436 Murrieta Hot Springs Road | Murrieta, CA

Scott Burns

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Shauna Mattis

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Hot Springs | 40436 Murrieta Hot Springs Road

- 18,000 SF Jr. Anchor Space opportunity in dominant power center within the trade area
- Freeway adjacent with unparalleled visibility to 75k CPD daily
- The only Sam's Club anchored center within 30 miles
- Approximately 827,499 SF of retail at the intersection of Murrieta Hot Springs Rd and Alta Murrieta Dr, serving all needs to provide ideal 18 hour shopping experience



Area Retailers



Demographics



13,098

Estimated population

93,158

Estimated population

183,122

Estimated population



3.942

Average Household Size

30.366

Average Household Size

57.307

Average Household Size



\$87,060

Average household income

\$92,252

Average household income

\$97,103

Average household income

Highlights



List of Tenants

Unit #	Tenant	SF	Unit #	Tenant	SF
1	Dick's Sporting Goods	60,000	11	Submarina	1,230
2	24 Hour Fitness	18,060	12	It's a Grind	1,498
3	Available	18,000	13	Rubio's Mexican Grill	2,600
4	Available	4,000	14	The Habit	2,800
5	Pacific Dental Service	2,400	15	Credit Union	1,955
6	H&R Block	1,200	16	Starline Nails	1,500
7	Buffalo Wild Wings	5,160	17	Go Wireless	1,500
8	Pacific Pita Med. Kitchen	1,500	18	Great Clips	1,000
9	Yogurtland	1,300	19	Walgreens	14,419
10	The Flame Broiler	1,000			





Aerial



Aerial



*Achieve
Ambitions*

us.jll.com/retail

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