



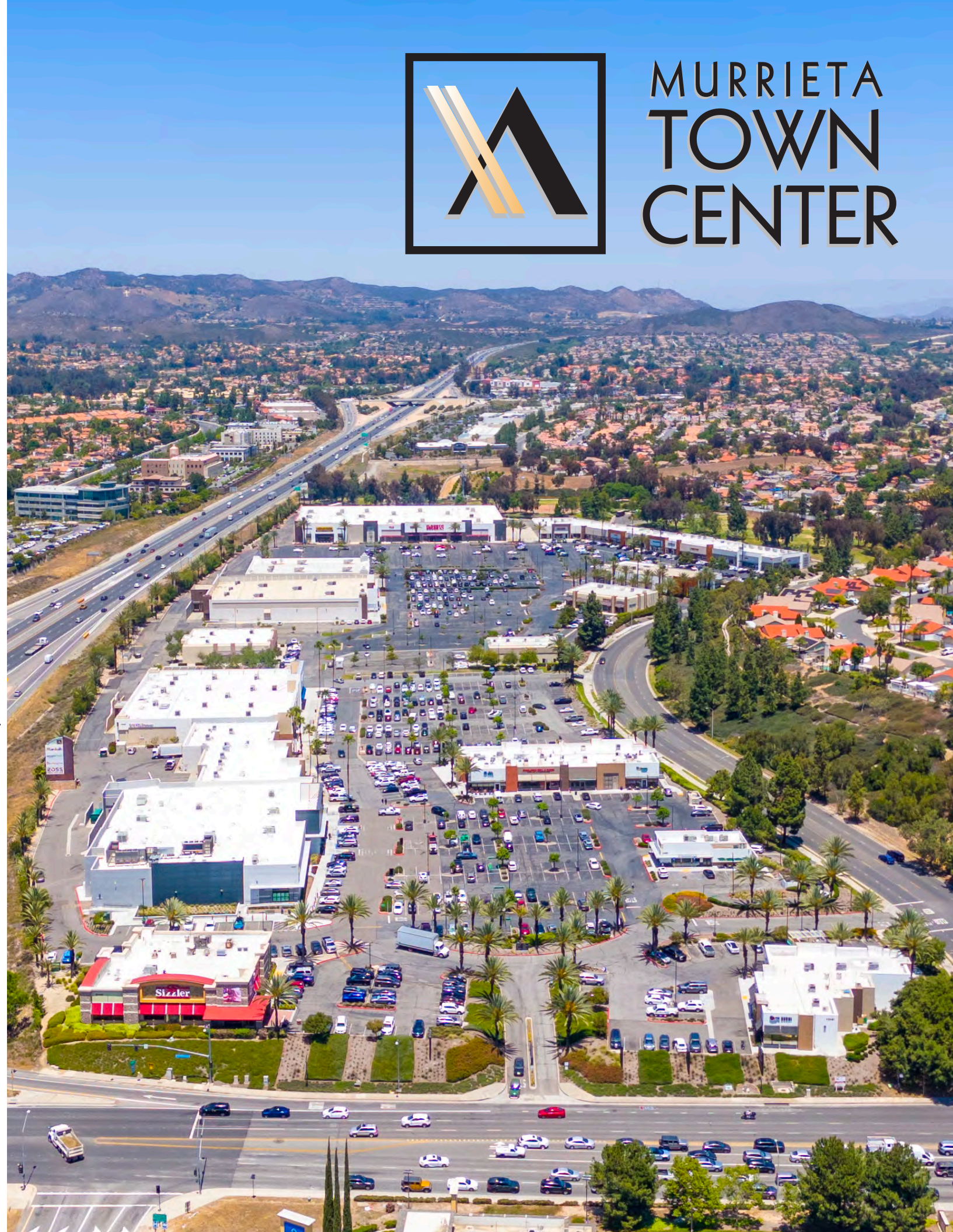
NEQ I-215 FWY &  
MURRIETA HOT SPRINGS RD  
MURRIETA, CA

# PROPERTY HIGHLIGHTS

- **Flexible Anchor, Shop & Pad Opportunities:** Rare availability ranging from ±990 SF shop spaces, ±22,815 SF junior anchor, a 35,456 SF anchor plus pad and build-to-suit opportunities from ±3,500 SF—accommodating retail, restaurant, service, entertainment, medical, and specialty concepts.
- **High-Visibility Freeway Retail Destination:** Over 2,000 feet of Interstate 215 frontage delivering exceptional visibility to regional commuters and local traffic, positioning tenants for strong brand exposure and repeat visitation.
- **Strategic Gateway Location:** Positioned at the gateway to Murrieta and the Temecula Valley, the center captures daily commuter flow while serving surrounding residential neighborhoods and nearby employment hubs.
- **Strong National Co-Tenancy Mix:** Anchored by a lineup of high-traffic national retailers including Burlington, Marshalls, Ross, Five Below, Dollar Tree, and Floor & Decor—creating consistent daily foot traffic and cross-shopping activity.
- **Prominent Signage & Brand Presence:** Freeway pylon and Murrieta Hot Springs Road monument signage provide dominant visibility and strong tenant identity in one of Murrieta’s most traveled corridors.
- **Exceptional Access & Convenience:** Direct access from Murrieta Hot Springs Road with quick connections to Interstate 215 and nearby Interstate 15, enabling effortless access for shoppers, employees, and delivery logistics.
- **Dense Residential & Employment Base:** Surrounded by established neighborhoods, multifamily communities, and major employers—including Rancho Springs Medical Center and nearby corporate campuses—driving consistent daytime and evening traffic.
- **Affluent & Growing Trade Area:** Strong purchasing power with Average Household Incomes exceeding \$130,000 within 1 mile and \$143,000 within 5 miles, supporting a wide range of retail, dining, and service concepts.



# MURRIETA TOWN CENTER



## MEET YOUR CO-TENANTS



MURRIETA TOWN CENTER

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

# PROPERTY AERIAL



SILVERADO LUXURY APARTMENTS  
(492 UNITS)

RANCHO LAS BRISAS APARTMENTS  
(200 UNITS)

SIERRA VISTA PLAZA  
KATER PRODUCTIONS  
PIZZA HUT  
STARBUCKS  
DOLLAR TREE  
CHUCK E. CHEESE'S

RANCHO SPRINGS MEDICAL CENTER  
(252-BED REGIONAL HOSPITAL)

CROSSROADS CORPORATE CENTER  
(157,000+ SF)

Rady Children's

Hampton Inn

FLOOR DECOR



222,202 CPD

2,000 FEET OF FREEWAY FRONTAGE

five BELOW  
FAMOUS footwear

Marshall's

DOLLAR TREE

Burlington

ROSS  
DRESS FOR LESS

MURRIETA TOWN CENTER

Sizzler



ALTA MURRIETA DR (10,790 CPD)

MURRIETA HOT SPRINGS RD (51,567 CPD)

One  
SUSHI & GRILL

**FROM 1,700 - 5,900 SF AVAILABLE**  
 2-B05/7 5,900 SF - Available  
 2-B14/15 2,550 SF - Potentially Available 6/1/26  
 2-B16 1,700 SF

**BUILD TO SUIT**  
 Up to ±9,070 SF  
 Future Building

**SMALL SHOP SPACE**  
 2-E02 - ±990 SF  
 Available

**JR. ANCHOR**  
 1-A02 22,815 SF  
 Available

**BUILD TO SUIT**  
 Lease Pending

±1,524 SF - ±42,125 SF  
 1-D01 1,600 SF - Potentially Available 4/1/26  
 1-D07 1,524 SF - Potentially Available  
 1-D08 2,421 SF - Potentially Available  
 1-D10 2,724 SF - Potentially Available  
 Anchor 35,456 SF - Potentially Available

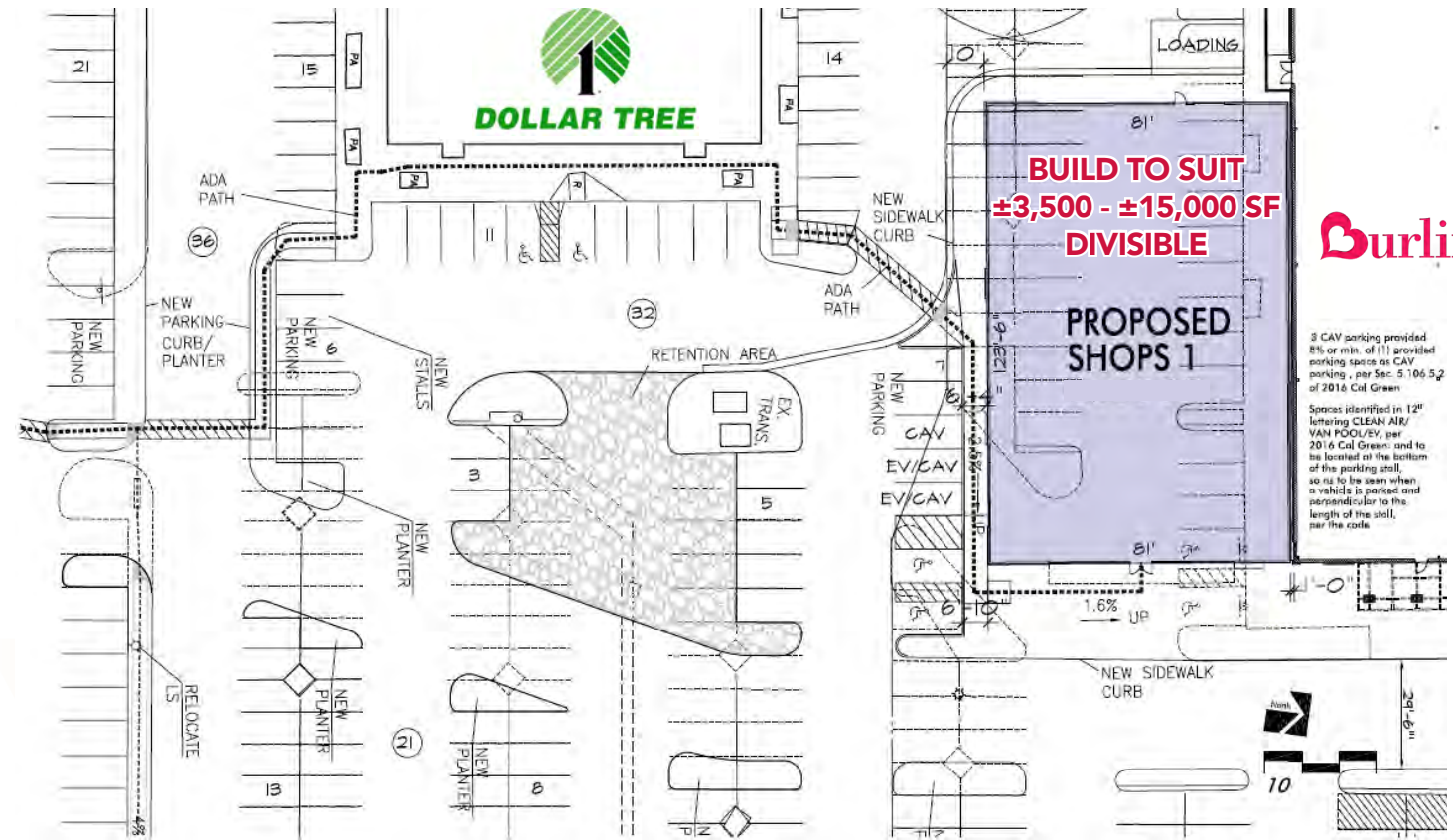
**LEGEND**

- AVAILABLE
- POTENTIALLY AVAILABLE
- OCCUPIED
- LEASE PENDING

REV 03/13/2026



# BUILD TO SUIT FROM ±3,500 SF ±22,815 SF



# PROPERTY PHOTOS





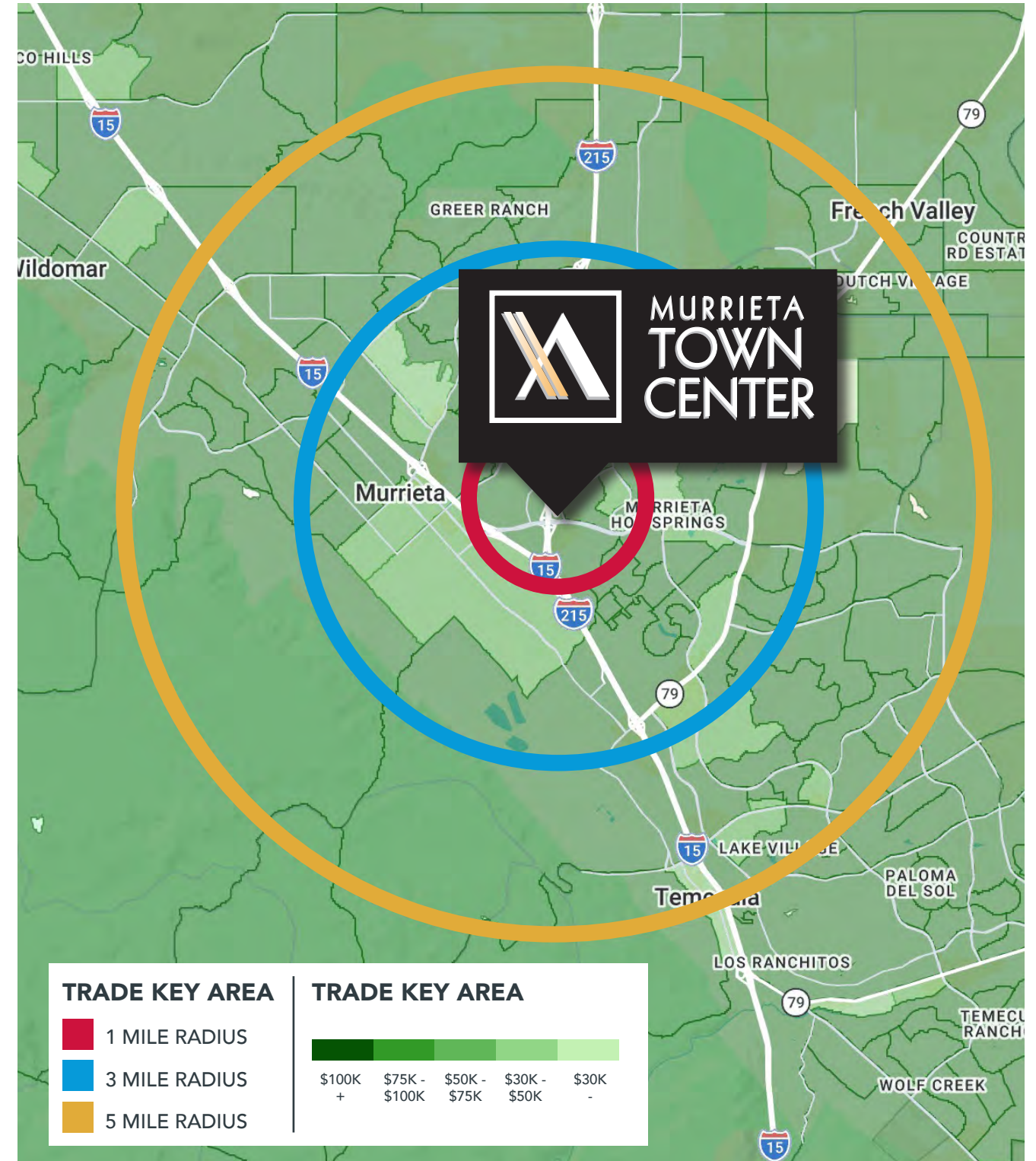
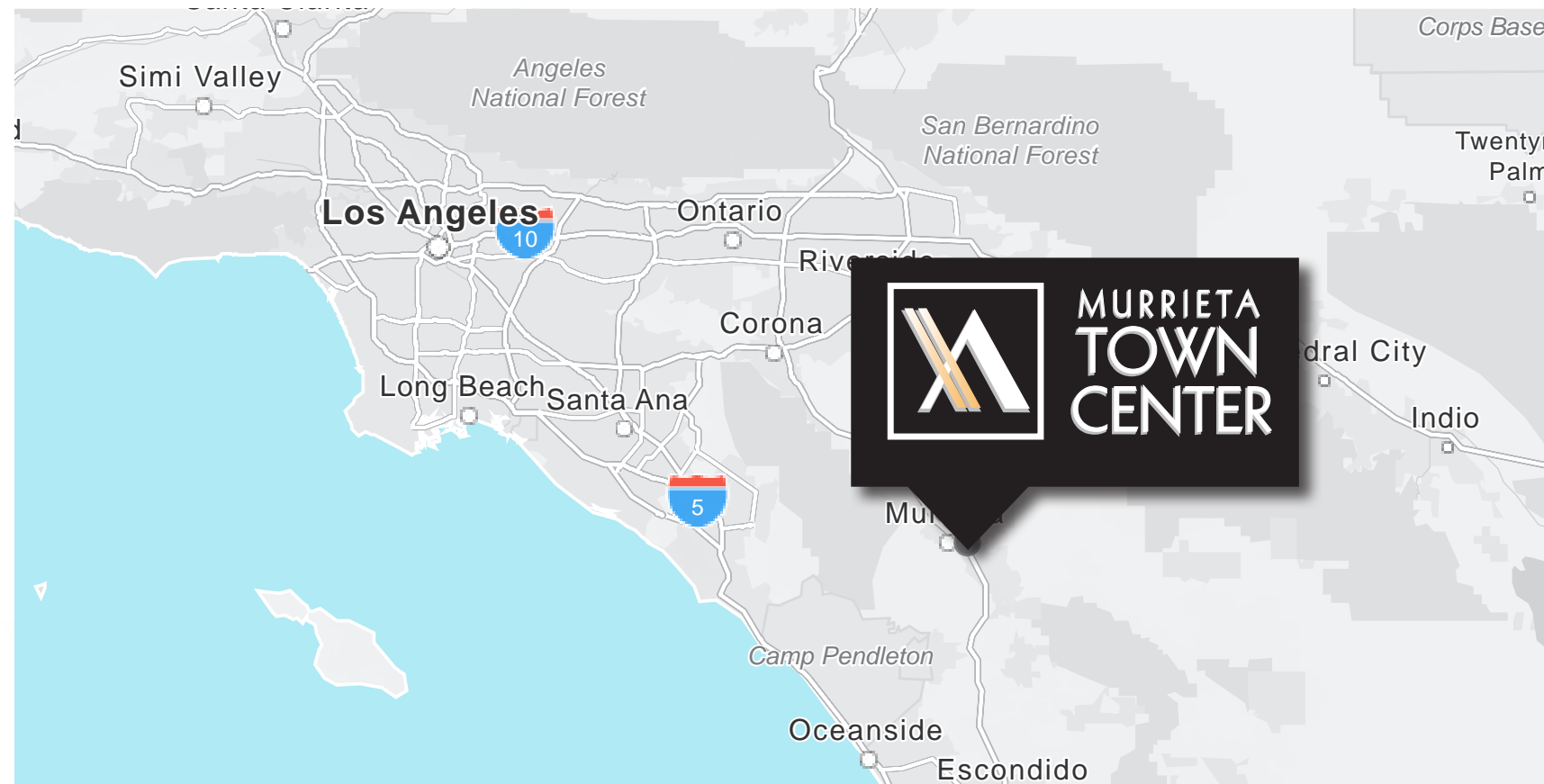
PROPERTY PHOTOS



# DEMOGRAPHICS

## TRADE AREA BY BLOCK GROUPS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	15,398	99,340	195,661
Projected Population (2030)	16,096	103,303	203,417
Households	4,686	33,307	63,281
Projected Households	4,998	35,307	67,351
Median Age	34.1	37.8	37.0
Average Household Income	\$130,560	\$136,858	\$143,331
Median Household Income	\$109,735	\$108,680	\$117,166
Any College +	6,817	45,541	90,729
Total Employees	4,506	38,121	68,439
Total Businesses	652	5,412	9,938





MURRIETA  
TOWN  
CENTER

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FOR FURTHER LEASING INFORMATION PLEASE CONTACT

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