

# Nutmeg Professional Plaza

23644 Clinton Keith Road, Murrieta, CA 92562

**FOR LEASE**



**3,685± SF  
SUITE AVAILABLE  
(DIVISIBLE INTO 2 UNITS)**



**\$2.75 PSF NNN  
STARTING MONTHLY  
LEASE RATE**

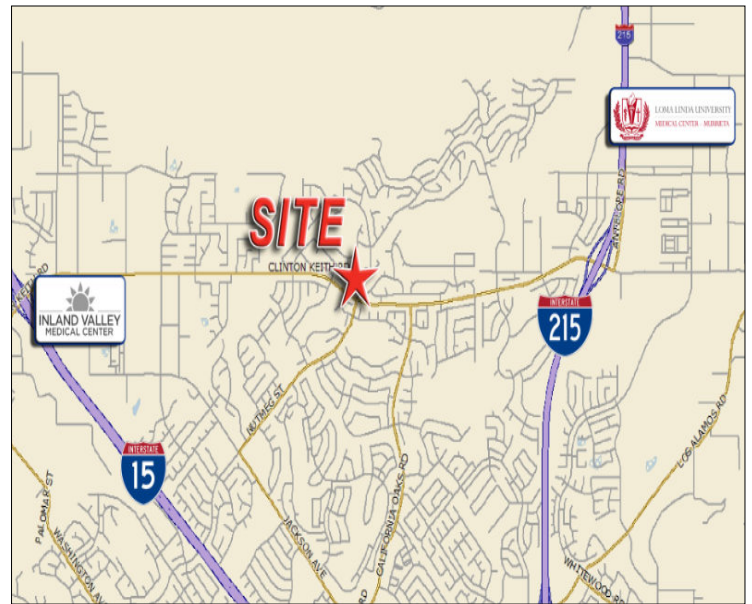


## FEATURES:

- 3,685± SF Available - Divisible into two units
- 13,188± SF hard-corner, mixed-use building within the high demographic Greer Ranch Community of Murrieta
- Strategically located directly between Inland Valley Hospital and Loma Linda Medical Center on busy Clinton Keith Road
- Ideal for a wide variety of uses including retail, service, professional and medical office uses such as dentist, pediatrician, orthodontic, urgent care, veterinarian, insurance, bank, real estate office, tutoring center, etc.
- Prominent building signage available
- Signalized northwest corner of Clinton Keith Road and Nutmeg Street

## Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	12,220	784,405	164,850
2029 Population (Projected)	12,789	77,881	173,049
Daytime Employee Population	608	23,036	45,319
Average Household Income	\$131,564	\$122,931	\$123,081



JOIN:



COMING SOON:



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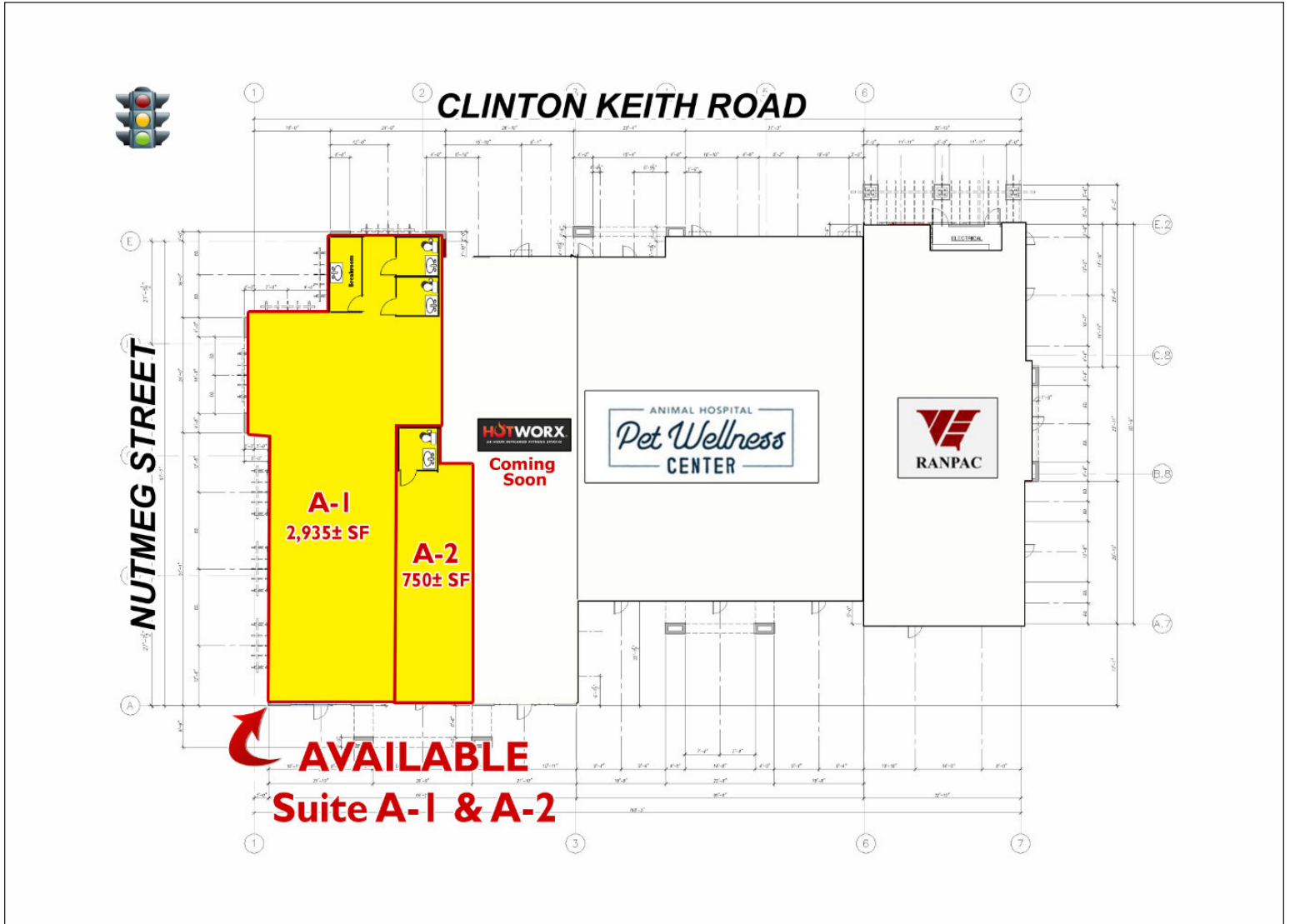


41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com  
The above information, while not guaranteed, has been secured from sources we believe to be reliable.  
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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**AVAILABLE**  
**Suite A-1 & A-2**

SUITE	TENANT	SF	RATE (PSF/MONTH)
<b>A-1 &amp; A-2</b>	<b>AVAILABLE (Divisible to 2 Units)</b>	<b>750± - 3685±</b>	<b>\$2.75 PLUS NNN</b>
A-3	Hotworx (Coming Soon)	2,416±	----
B & C	Pet Wellness Veterinarian	5,588±	----
D	Ranpac	2,700±	----
2025 NNN Budget estimated at \$0.50 PSF monthly			

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