

For Lease

Winchester Rd & Willow Springs Rd | Murrieta, CA



3.09 AC Available



For Lease

Winchester Rd & Willow Springs Rd | Murrieta, CA

Property Specifications

SPACE AVAILABLE

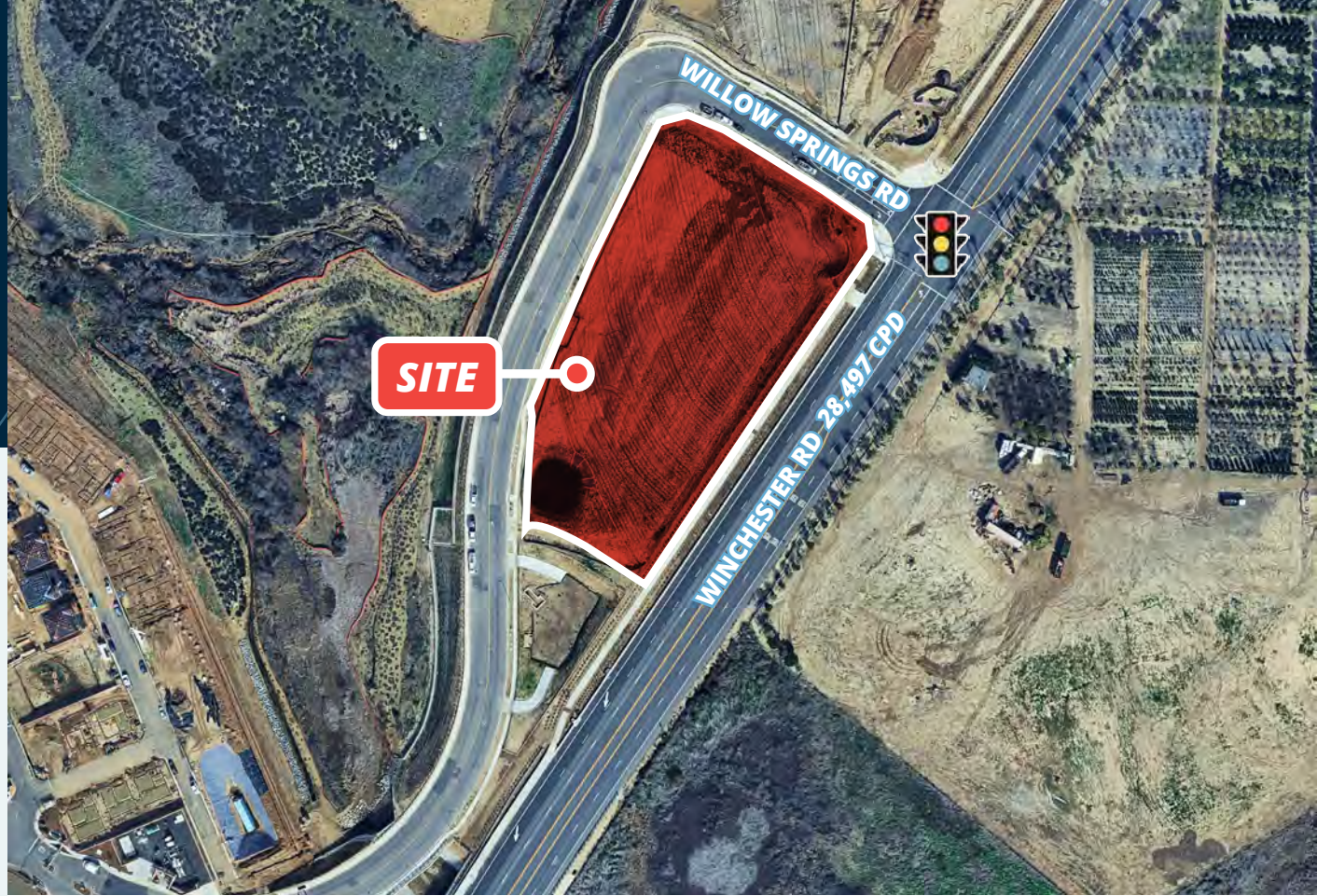
3.09 AC

Traffic Counts

Winchester Rd	28,497 CPD
Clinton Keith Rd/Benton Rd	26,512 CPD

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About the Property

- **Premier Road Exposure** – Positioned along State Highway 79 (Winchester Rd), a major regional arterial with high daily traffic and excellent visibility for retail, service, or mixed-use concepts.
- **Adjacent to Major New Residential Growth** – Surrounded by the rapidly growing Willow Springs master-planned community with hundreds of new homes under development, feeding long-term retail and service demand.
- **Connected Retail Network** – Close proximity to other high-profile retail centers, including neighborhood centers along Winchester and Murrieta Hot Springs Road, providing synergistic draw and cross-shopping traffic

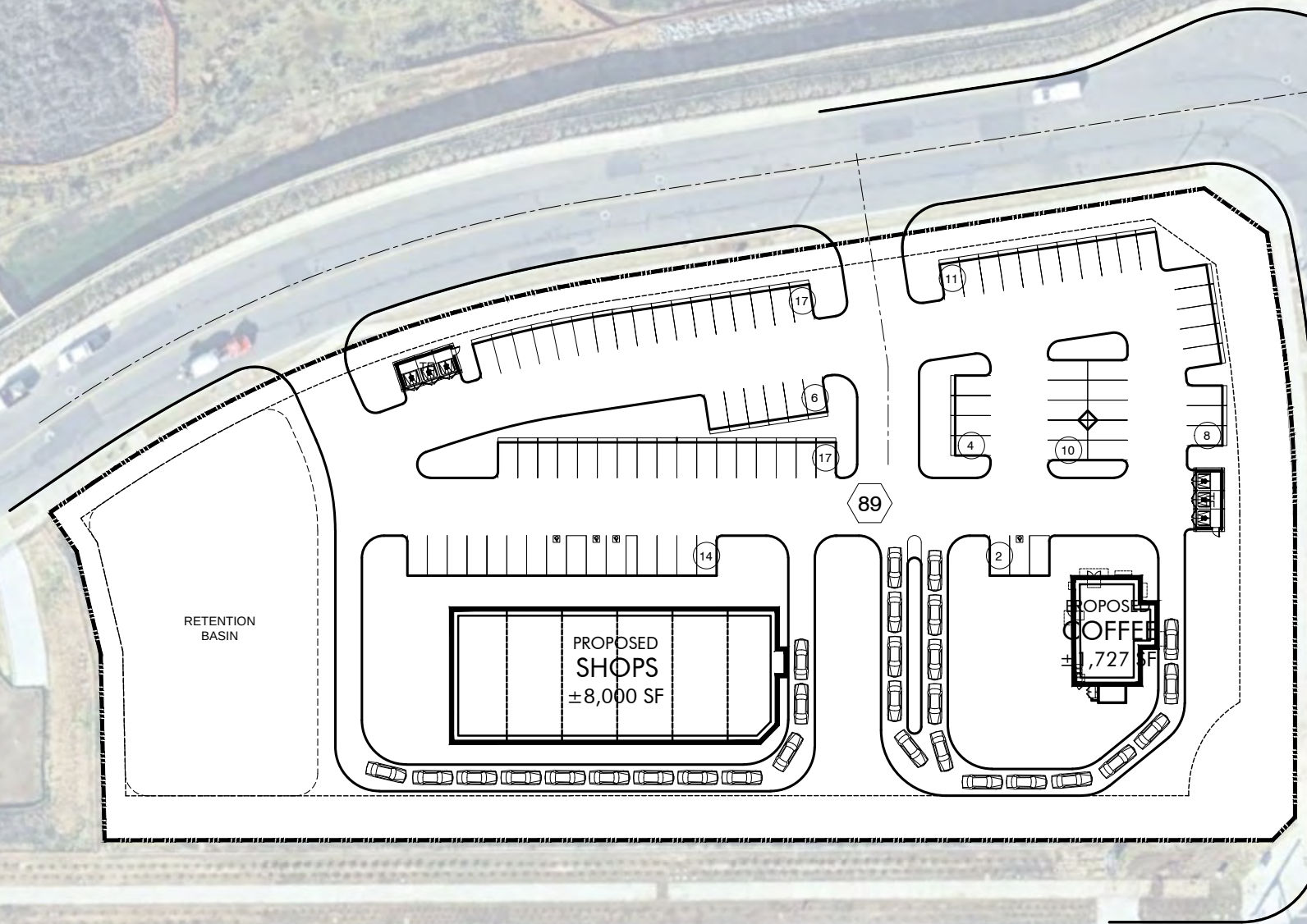
- **Part of a Rapidly Growing City** – Murrieta is one of Riverside County's fastest-growing cities with a strong population base exceeding 110,000, supporting long-term demand for services and retail.

Join These Retailers



Site Plan

Winchester Rd & Willow Springs Rd | Murrieta, CA



WINCHESTER ROAD



(E) SIGNALIZED
INTERSECTION

Intersection Aerial

Winchester Rd & Willow Springs Rd | Murrieta, CA



**Murrieta Marketplace
Coming Soon!**

SPROUTS
FARMERS MARKET

**Lease Signed Proposed
Co-Tenancy with**

HomeGoods
petco
five BELOW
DUNKIN'
ARCO
am pm

ULTA
BEAUTY
IN-N-OUT
BURGER

**French Valley
Marketplace**

GROCERY
OUTLET
Panera
BREAD
jamba
E6S FITNESS
McDonald's
AutoZone

**Dutch Village
Crossing
Coming Soon!**

**Future Residential
and Office Park**

SITE

79

DOLLAR TREE
Chevy AUTO PARTS
Domino's Pizza
jiffy lube
Chevron
Pizza
Carl's Jr.

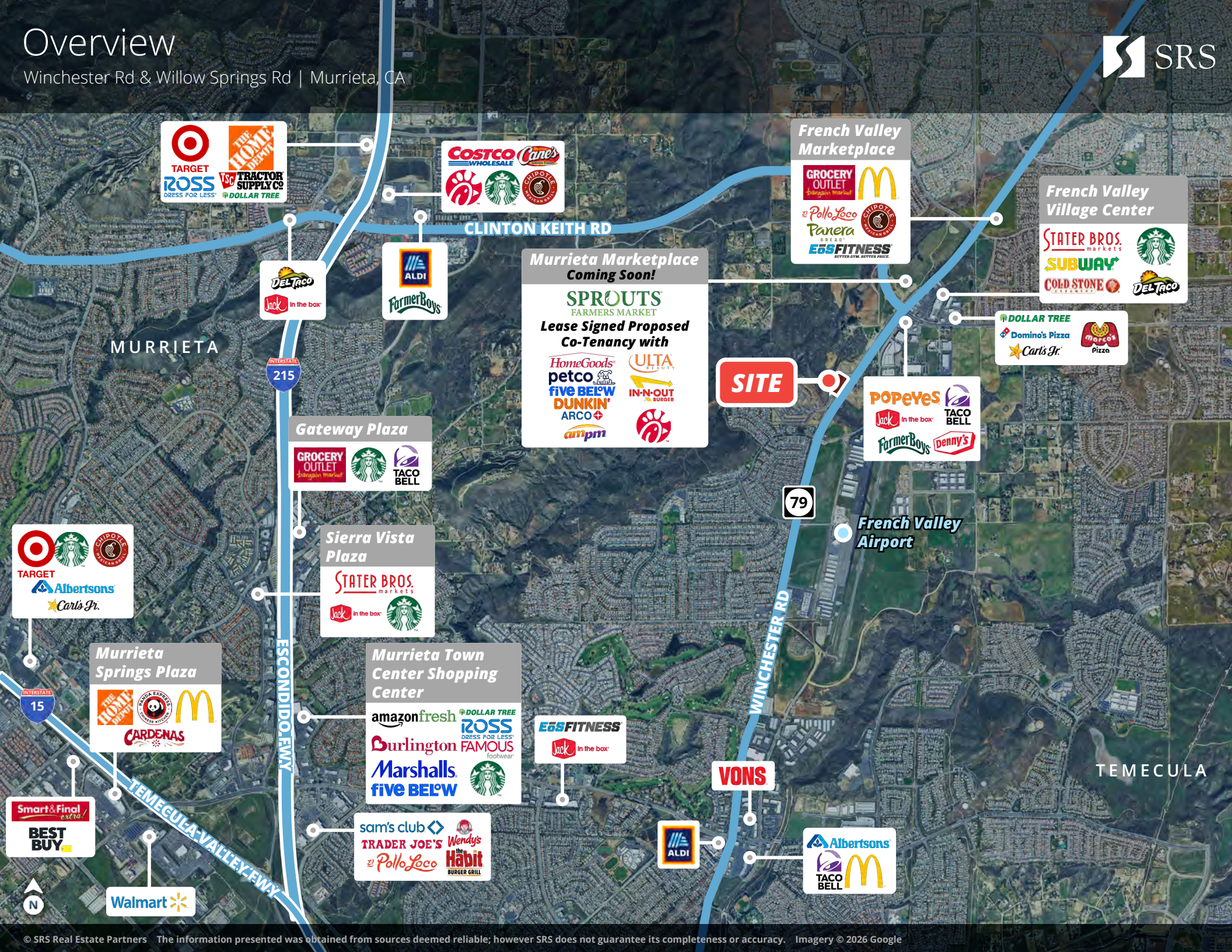
**French Valley
Village Center**

STATER BROS.
markets
CVS pharmacy
SUBWAY
COLD STONE
CREAMERY
Starbucks
DEL TACO
WaBa

TACO BELL
RANCH
SELF-STORAGE
Farmer Boys
BURGERS
ALT
BIOLABS
penny's
Jack
In the box

Overview

Winchester Rd & Willow Springs Rd | Murrieta, CA



CLINTON KEITH RD

Murrieta Marketplace
Coming Soon!

SPROUTS
FARMERS MARKET
Lease Signed Proposed
Co-Tenancy with



SITE

French Valley Marketplace



French Valley Village Center



French Valley Airport

WINCHESTER RD

TEMECULA

Demographics

Winchester Rd & Willow Springs Rd | Murrieta, CA



Area Snapshot

1 MILE

6,704

Population

7,047

Total Daytime
Population

\$172,174

Average Household
Income

1,797

Total
Households

3 MILES

84,938

Population

64,902

Total Daytime
Population

\$153,956

Average Household
Income

24,939

Total
Households

5 MILES

181,389

Population

161,178

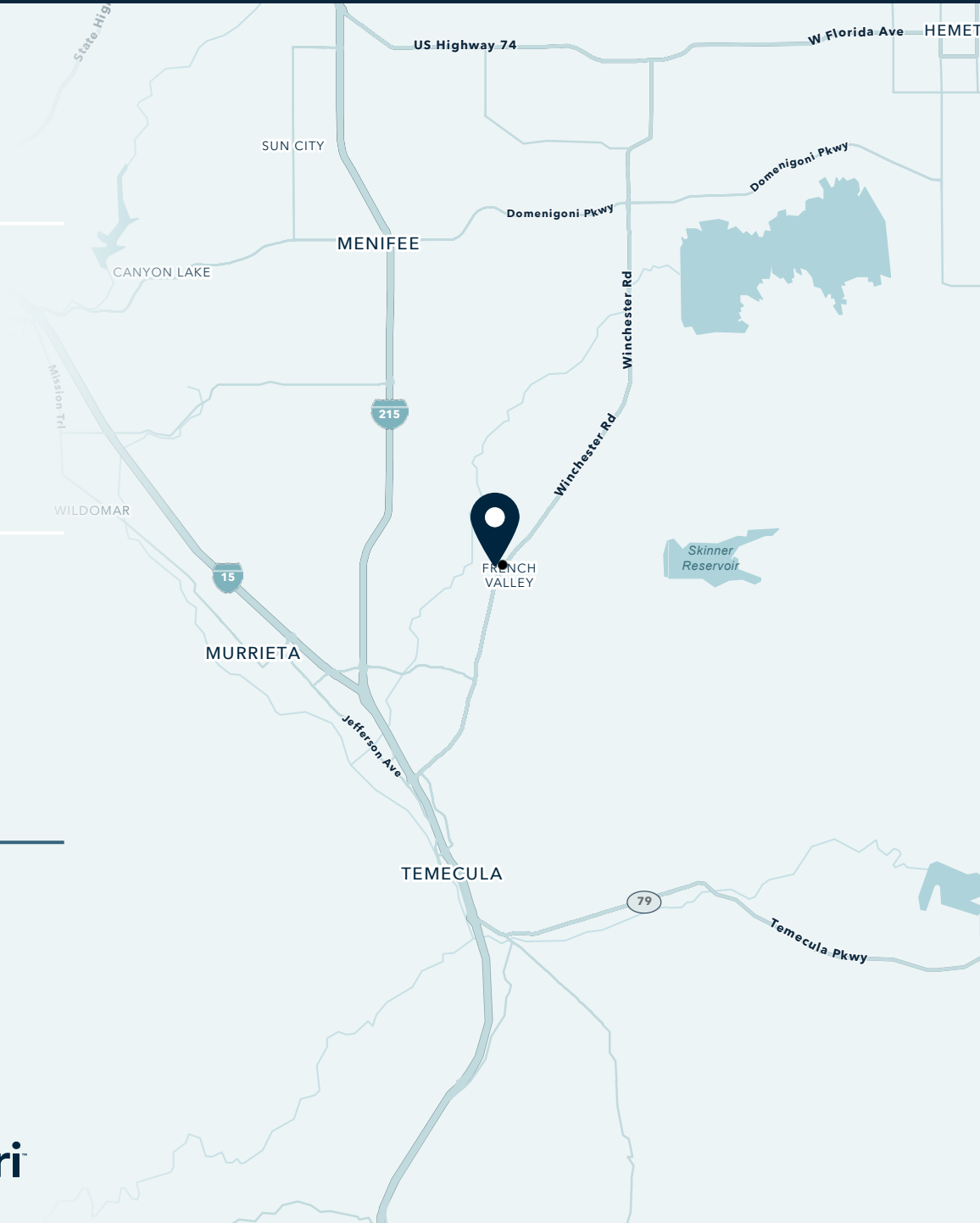
Total Daytime
Population

\$148,155

Average Household
Income

56,715

Total
Households



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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