

# FOR LEASE - MARGARITA CENTER

39520-39540 MURRIETA HOT SPRINGS ROAD | MURRIETA, CA

## HIGHLIGHTS:

- **Join:** Fitness 19, Sonic and State Farm
- 6,954 SF Restaurant Space Potentially Available - Contact Broker For Details
- ±12.3 Acre Shopping Center
- Contact Broker for Details
- Aggressive Lease Rates
- Excellent Demographics and Traffic Counts (Over 104,405 CPD at Main Intersection)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population:	22,211	92,457	205,967
Daytime Population:	2,115	35,999	66,590
Avg. Household Income:	\$128,619	\$135,382	\$146,332

Source: Regis Online

## TRAFFIC COUNTS

**79,538 CPD**

On Murrieta Hot Springs Rd.  
Source: Regis Online

**24,867 CPD**

On Margarita Rd.

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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226/227  
6,954 SF

State Farm

G-FORCE  
GYMNASTICS

FITNESS 19  
Where You Can Afford to Get Fit

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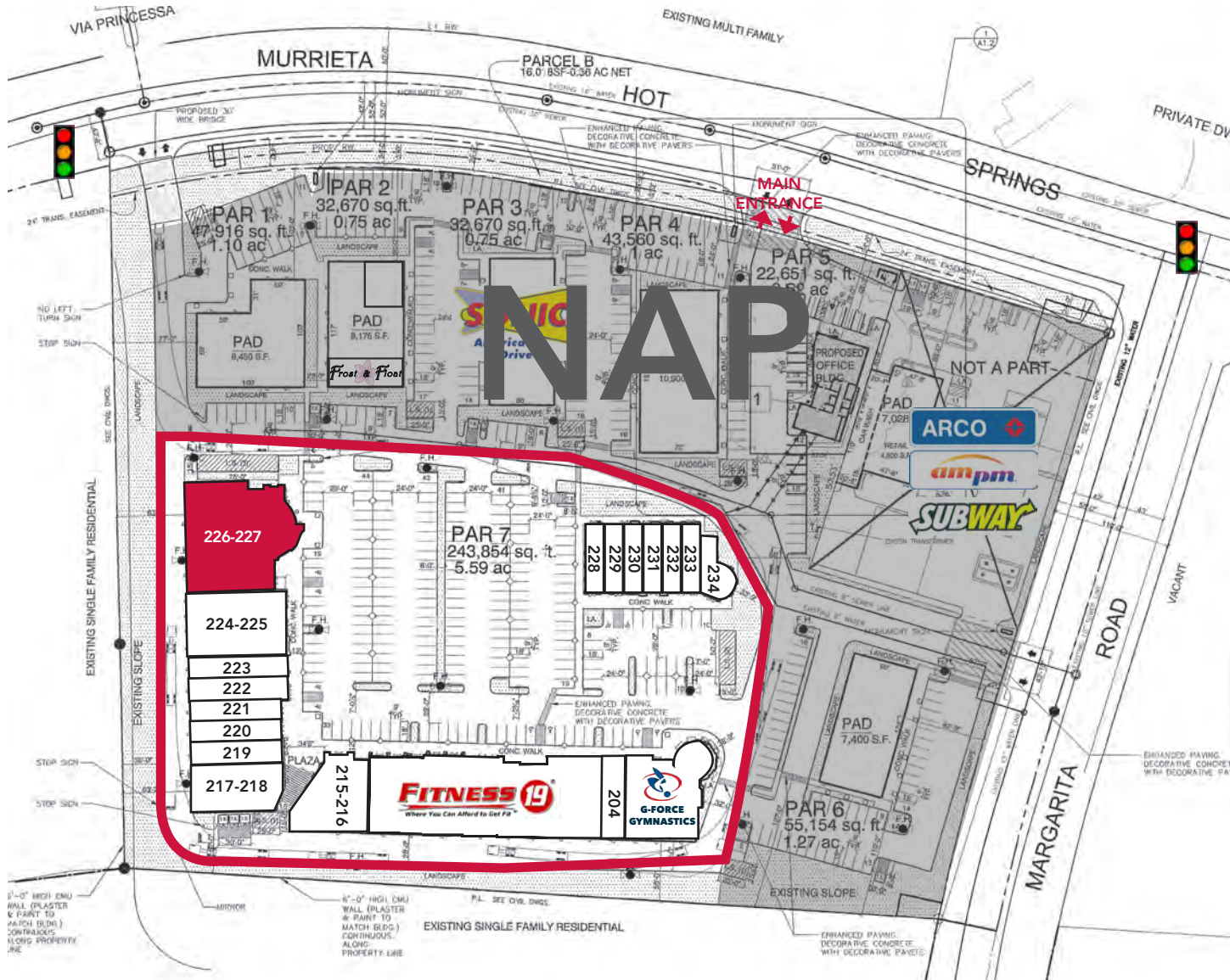
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## BUILDING 1: 39520 MURRIETA HOT SPRINGS ROAD

SUITE #	TENANT	SQ FT
217-218	MOM'S AMORE KIDS CLUB	3,300
219	MAIL CENTER	1,365
220	YOGA	2,000
221	SUN MASSAGE	1,372
222	BELLAS BEDDING BAR	1,300
223	THE MASTER MUSICIAN	1,944
224-225	FINAL STRIKE	3,875
226-227	POTENTIALLY AVAILABLE - CONTACT BROKER FOR DETAILS	6,954

## BUILDING 2: 39530 MURRIETA HOT SPRINGS ROAD

SUITE #	TENANT	SQ FT
200-203	COMING SOON: G-FORCE GYMNASTICS	7,313
204	ORIGINAL THAI & BBQ	1,341
205-216	FITNESS 19	19,154

## BUILDING 3: 39540 MURRIETA HOT SPRINGS ROAD

SUITE #	TENANT	SQ FT
228	BOBA LOVE	1,300
229	STATE FARM INSURANCE	1,300
230	HOT SPRINGS NAILS	1,300
231	STANISAI DENTAL	1,342
232	PET SALON	1,300
233	O'S SMOKE SHOP	1,300
234	CORNER CAFE	1,413

REV. 03/26/2025

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