

MURRIETA COMMONS

A PLACE TO COME TOGETHER,
CREATE COMMUNITY,
EXPERIENCE LIFE IN COMMON.

I-15 BET. CALIFORNIA OAKS ROAD
& LOS ALAMOS ROAD
MURRIETA, CA

FOR
LEASE

DRIVE-THRU
PADS AVAILABLE

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CBRE

PROPERTY SITE PLAN

Connection to adjacent shopping center

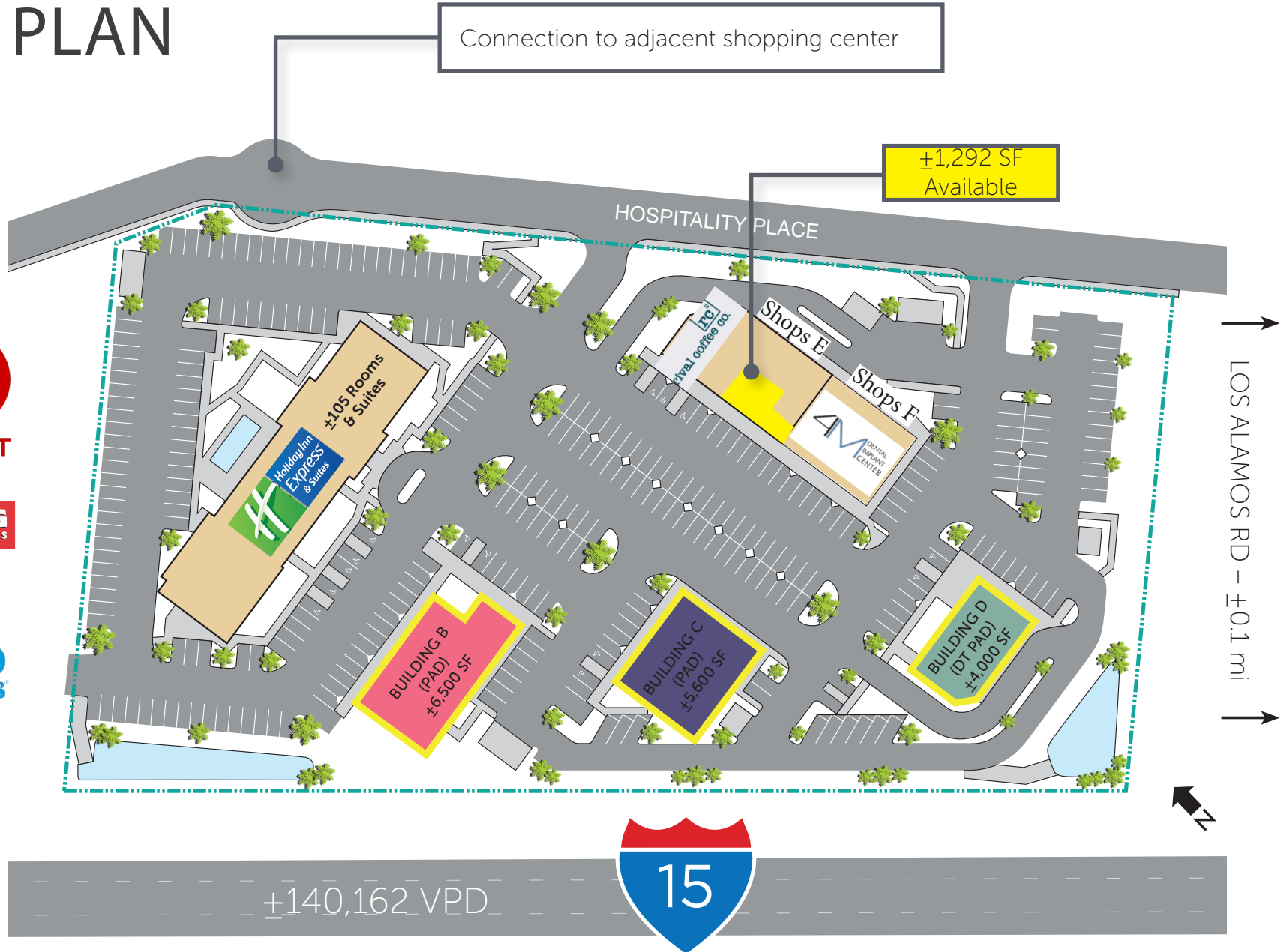
±1,292 SF
Available

HOSPITALITY PLACE

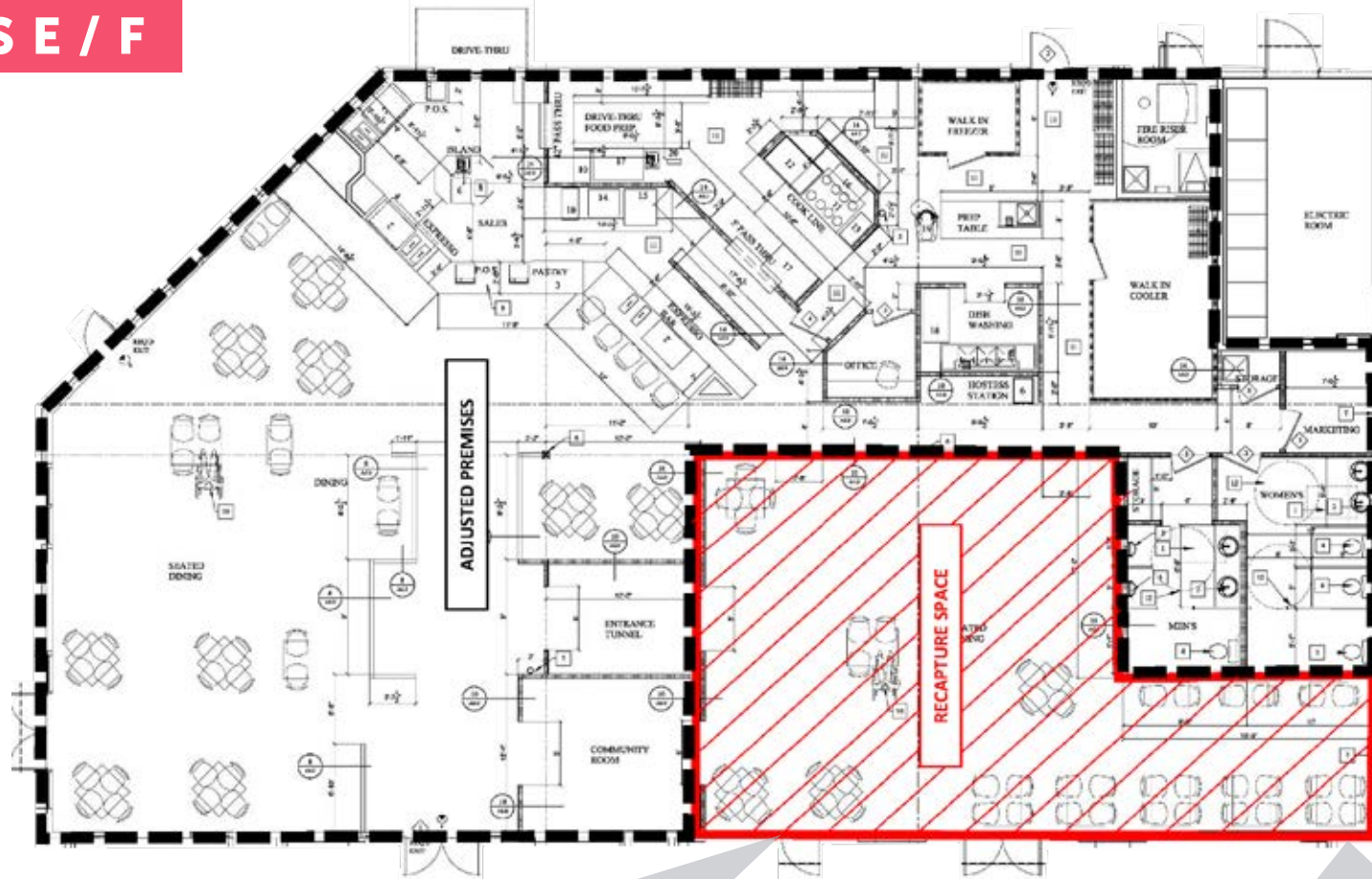
LOS ALAMOS RD – ±0.1 mi

±140,162 VPD

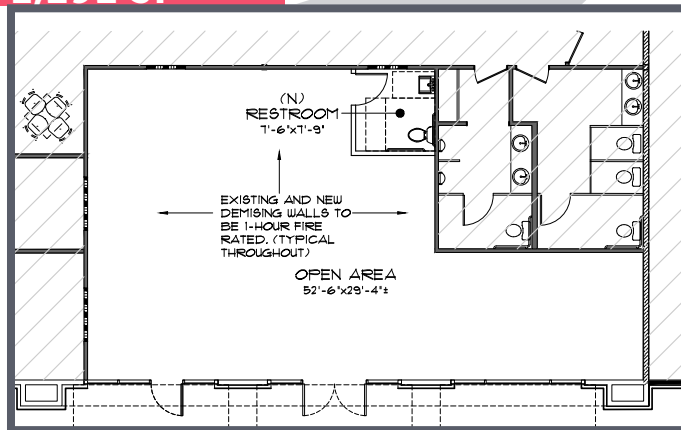
15



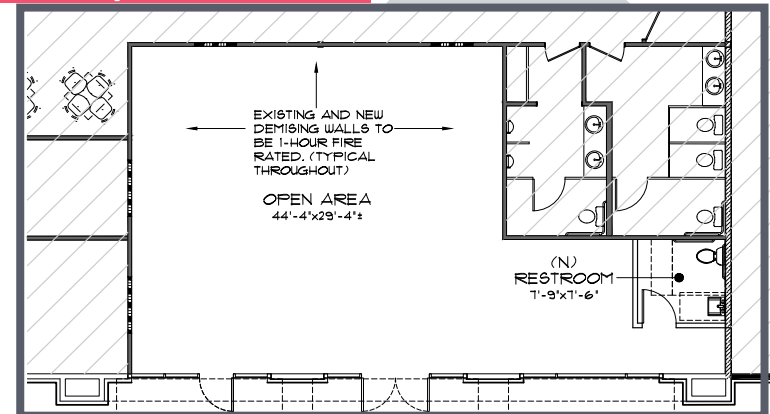
SHOPS E / F



OPTION ONE
1,292 SF



OPTION TWO
1,292 SF



ACCESSMAP



PROPERTY OVERVIEW/HIGHLIGHTS



Join Holiday Inn Express, Rival Coffee Co. and 4M Dental Implant Center



Retail, medical/office and drive-thru pads available for lease



Highly visible from I-15 with ± 750 feet of freeway frontage



Adjacent to Murrieta Mesa High School with $\pm 2,200$ students



Access from California Oaks Road and Los Alamos Road/Hospitality Place



Adjacent to high volume retail center with Albertsons, Target, and 17 screen Reading Cinemas





2021 DRIVE TIME DEMOGRAPHICS



POPULATION

5 minutes 35,645
10 minutes 136,986
15 minutes 336,837



AVERAGE HH INCOME

5 minutes \$96,331
10 minutes \$113,494
15 minutes \$112,659



DAYTIME POPULATION

5 minutes 41,862
10 minutes 154,035
15 minutes 335,536



TRAFFIC COUNTS

I-15 b/t California Oaks Rd & Los Alamos Rd
140,162 AADT
Los Alamos Rd at Monroe Ave
21,205 AADT



CONCEPTUAL RENDERING

BUILDING B
(PAD)
±6,500 SF

BUILDING C
(PAD)
±5,600 SF

BUILDING D
(DRIVE THRU PAD)
±4,000 SF

TRADEAREAMAP



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CBRE

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