

FOR LEASE - MARGARITA CENTER

39520-39540 MURRIETA HOT SPRINGS ROAD | MURRIETA, CA

HIGHLIGHTS:

- **Join:** Fitness 19, Sonic and State Farm
- 3,300 SF - End Cap Available 8/1/2026
- 6,954 SF Restaurant Space Available
- ±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
2026 Population:	22,534	95,727	210,547
Daytime Population:	8,987	66,091	132,754
Avg. Household Income:	\$132,008	\$141,383	\$148,487

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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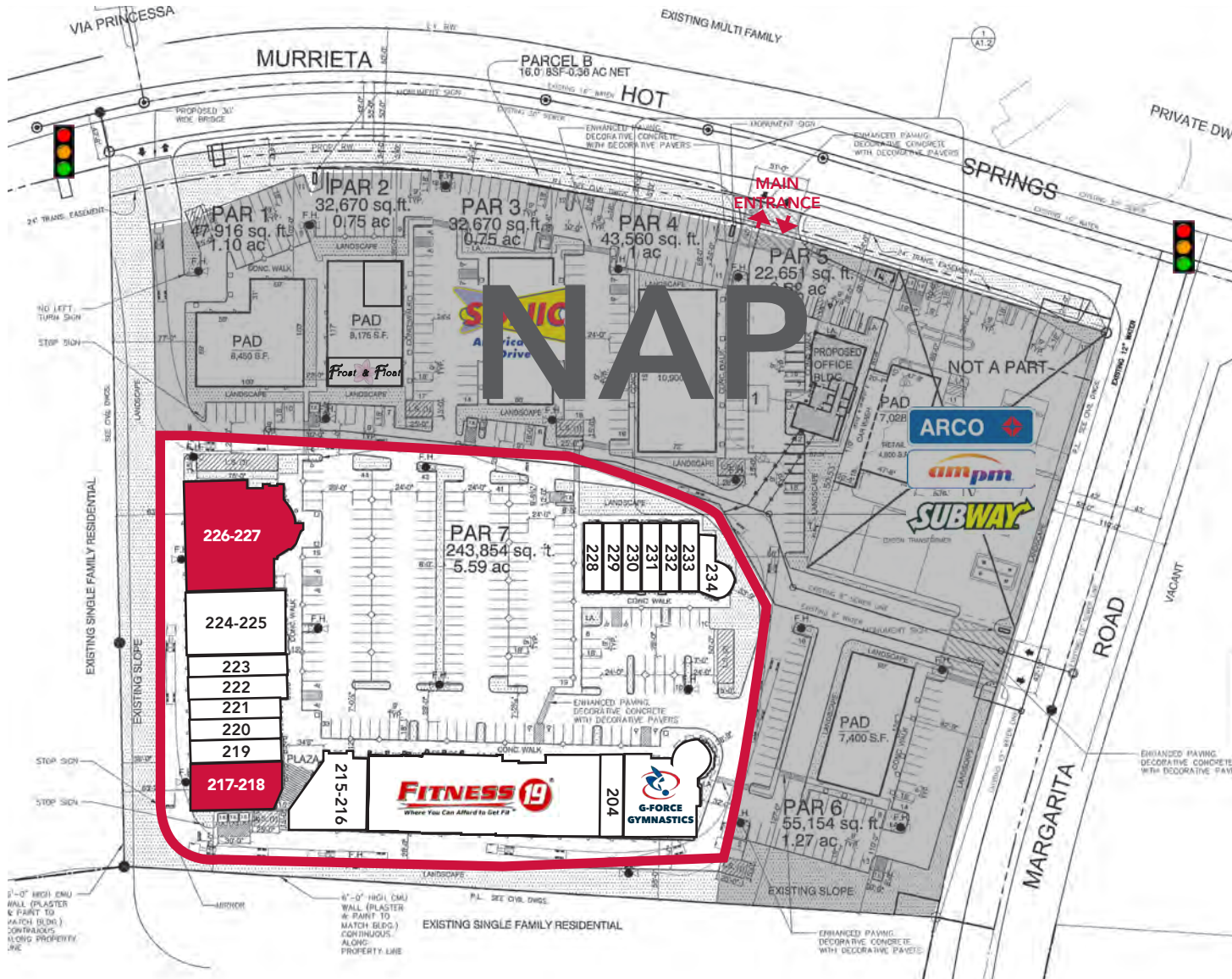
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BUILDING 1: 39520 MURRIETA HOT SPRINGS ROAD

SUITE #	TENANT	SQ FT
217-218	AVAILABLE - AUGUST 1ST	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	AVAILABLE	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	SIMON'S FROZEN YOGURT & PINEAPPLE WHIP	1,413

REV. 07/20/2026

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