

# Murrieta Square

40165 Murrieta Hot Springs Road, Murrieta, CA 92563

**FOR LEASE**



**1,417± - 4,251± SF**  
SUITES AVAILABLE



**\$2.25 PER SF**  
**PLUS NNN**  
STARTING MONTHLY  
LEASE RATE



**Suites Can Be Combined For 4,251± Contiguous SF**

**NOW OPEN: SUNLUX NAIL SPA**  
**JUST LEASED: MELT'D PILATES STUDIO**

- Suites D & E - 2,834± SF Suite Available
- Suite F - 1,417± SF Suite Available With 30 Days Notice
- Ideal for Retailer Seeking High Profile Signage
- Two Intersections from I-215/I-15 Freeway
- Excellent Murrieta Hot Springs Road access with two curb cuts including left hand turn for east bound traffic and right in - right out access for west bound traffic
- Ideal retail shopping center layout with above average parking ratio of 9/1000 SF

**LOCATED ACROSS FROM:**



**CLOSE PROXIMITY TO:**

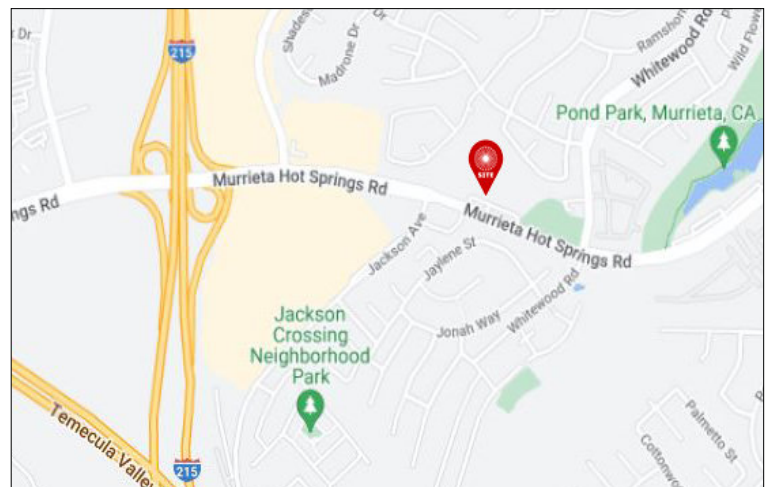


## Demographics

Source: CoStar 2025	1 mile	3 mile	5 mile
2025 Population (Estimated)	15,944	95,176	198,664
2030 Population (Projected)	16,139	97,184	203,561
Daytime Employee Population	6,042	49,233	79,665
Average Household Income	\$132,295	\$130,432	\$137,185

## Traffic Counts

Source: CoStar 2025	ADT
Murrieta Hot Springs Rd & Jackson Ave.	54,407
Murrieta Hot Springs Rd & Whitewood Rd.	48,880



**Exclusively Marketed By:**

**Scott Forest**

Senior Vice President

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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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SUITE	TENANT	SF	RATE (PER SQUARE FOOT/MONTH)
A	Sunlux Nail Spa	1,426±	----
B	Cards & Coffee	1,417±	----
C	Grand Architect Studios	1,417±	----
D	<b>AVAILABLE</b>	<b>1,417±</b>	<b>\$2.25 Plus NNN</b>
E	<b>AVAILABLE</b>	<b>1,417±</b>	<b>\$2.25 Plus NNN</b>
F	<b>AVAILABLE With 30 Days Notice</b>	<b>1,417±</b>	<b>\$2.25 Plus NNN</b>
G	Grand Architect Tattoo Studios	1,417±	----
H	Major League Barbers	1,417±	----
I	Surgical Fight Shop	1,417±	----
J	Tahitian Dance Academy	1,417±	----
K	MELT'D Pilates Studio (Coming Soon)	1,417±	----
L	Hot Springs Animal Hospital	10,347±	----
M	Murrieta Dental Excellence	1,417±	----
2025 NNN Budget estimated at \$0.55 PSF monthly			

**WATCH  
PHOTO  
SLIDESHOW**



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## SUITES D & E

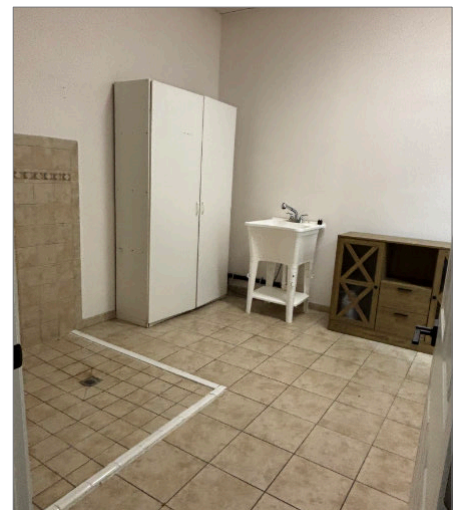
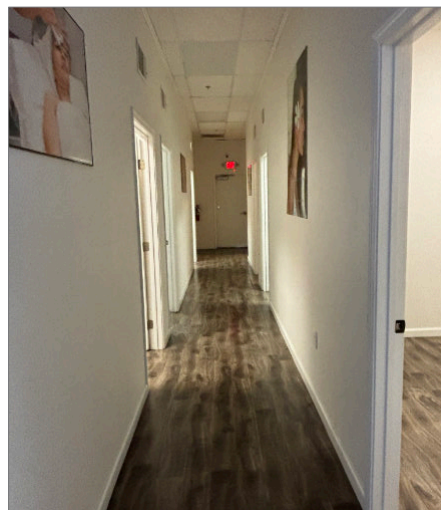


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## SUITE F



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The Triangle  
(A Proposed  
1.3 Million SF  
Retail Center)

SITE

MURRIETA HOT SPRINGS ROAD