



NEQ I-215 FWY &
MURRIETA HOT SPRINGS RD
MURRIETA, CA

PROPERTY HIGHLIGHTS

- **Flexible Anchor, Shop & Pad Opportunities:** Rare availability ranging from $\pm 1,430$ SF shop spaces, $\pm 22,815$ SF junior anchor, a 35,456 SF anchor plus pad and build-to-suit opportunities from $\pm 3,500$ SF—accommodating retail, restaurant, service, entertainment, medical, and specialty concepts.
- **High-Visibility Freeway Retail Destination:** Over 2,000 feet of Interstate 215 frontage delivering exceptional visibility to regional commuters and local traffic, positioning tenants for strong brand exposure and repeat visitation.
- **Strategic Gateway Location:** Positioned at the gateway to Murrieta and the Temecula Valley, the center captures daily commuter flow while serving surrounding residential neighborhoods and nearby employment hubs.
- **Strong National Co-Tenancy Mix:** Anchored by a lineup of high-traffic national retailers including Burlington, Marshalls, Ross, Five Below, Dollar Tree, and Floor & Decor—creating consistent daily foot traffic and cross-shopping activity.
- **Prominent Signage & Brand Presence:** Freeway pylon and Murrieta Hot Springs Road monument signage provide dominant visibility and strong tenant identity in one of Murrieta's most traveled corridors.
- **Exceptional Access & Convenience:** Direct access from Murrieta Hot Springs Road with quick connections to Interstate 215 and nearby Interstate 15, enabling effortless access for shoppers, employees, and delivery logistics.
- **Dense Residential & Employment Base:** Surrounded by established neighborhoods, multifamily communities, and major employers—including Rancho Springs Medical Center and nearby corporate campuses—driving consistent daytime and evening traffic.
- **Affluent & Growing Trade Area:** Strong purchasing power with Average Household Incomes exceeding \$130,000 within 1 mile and \$143,000 within 5 miles, supporting a wide range of retail, dining, and service concepts.

MEET YOUR CO-TENANTS

Burlington

Marshalls

ROSS
DRESS FOR LESS

Famous Footwear

FLOOR DECOR



DOLLAR TREE

Sizzler

One
SUSHI & GRILL

The Good Feet Store
America's Arch Support Experts

salonrepublic

five BELOW



MURRIETA TOWN CENTER

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MURRIETA TOWN CENTER



PROPERTY AERIAL



SILVERADO
LUXURY
APARTMENTS
(492 UNITS)

RANCHO SPRINGS
MEDICAL CENTER
(252-BED REGIONAL
HOSPITAL)

CROSSROADS
CORPORATE CENTER
(157,000+ SF)

RANCHO
LAS BRISAS
APARTMENTS
(200 UNITS)

Rady
Children's

SIERRA VISTA PLAZA



STARBUCKS

DOLLAR TREE
CHUCK E. CHEESE'S



FLOOR
DECOR

ROSS
DRESS FOR LESS

Burlington

DOLLAR TREE

five BELOW

FAMOUS
footwear

Marshalls



222,202 CPD

2,000 FEET
OF FREEWAY
FRONTAGE

Sizzler



One
SUSHI & GRILL

MURRIETA HOT SPRINGS RD (51,567 CPD)

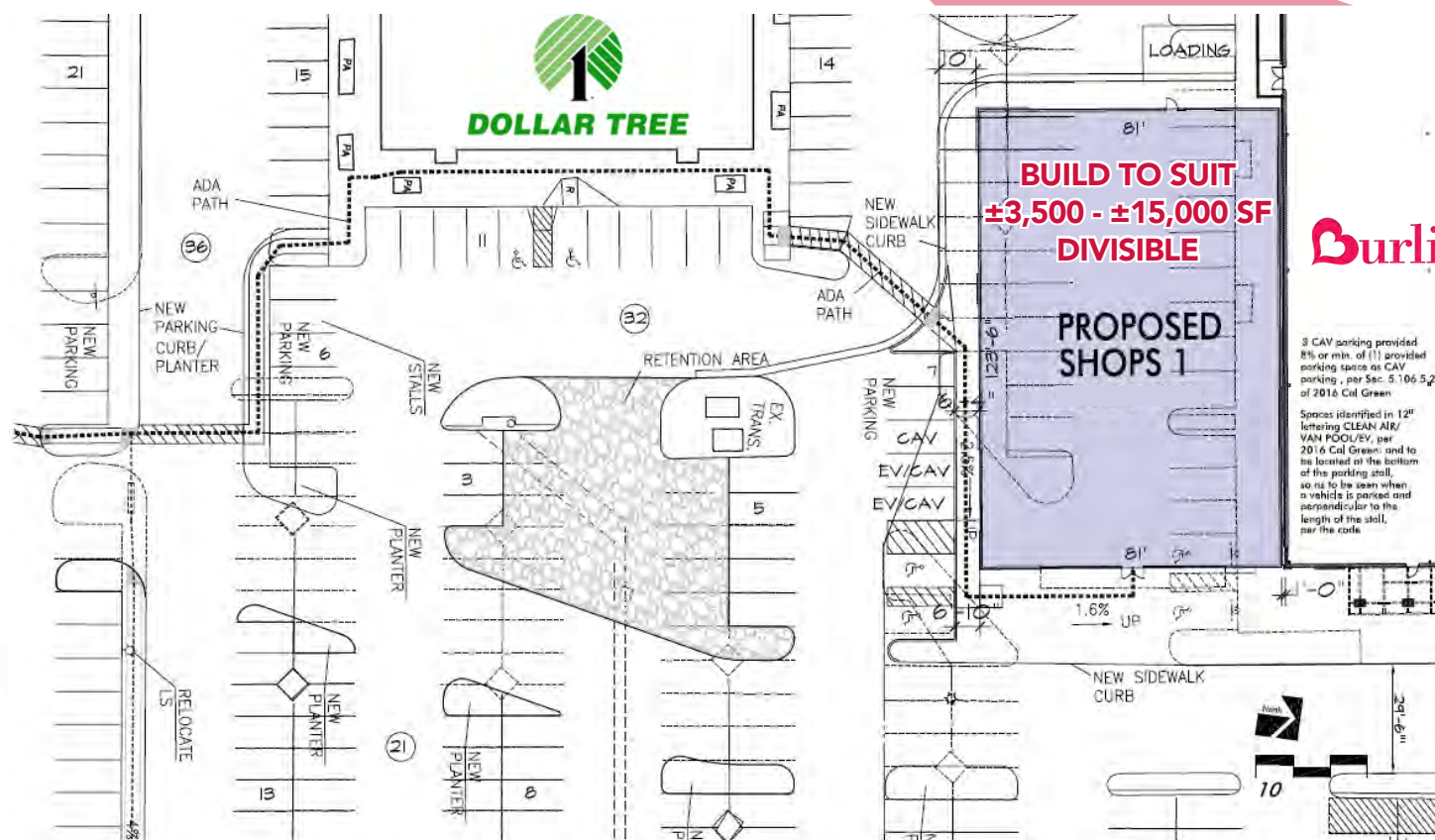
ALTA MURRIETA DR (10,760 CPD)



MURRIETA
TOWN
CENTER



BUILD TO SUIT FROM ±3,500 SF ±22,815 SF



MURRIETA
TOWN
CENTER

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PROPERTY PHOTOS



MURRIETA
TOWN
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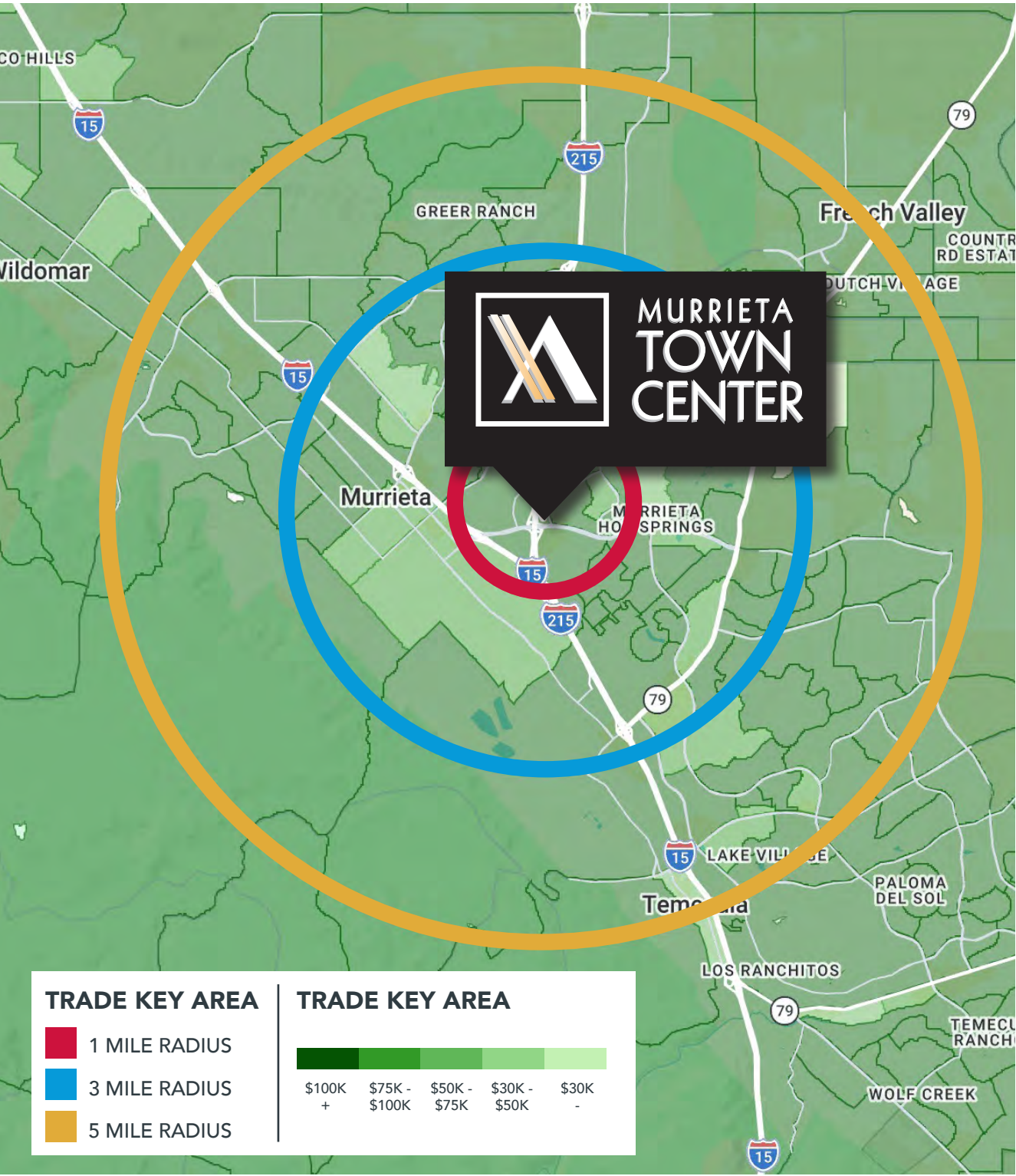
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DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	15,398	99,340	195,661
Projected Population (2030)	16,096	103,303	203,417
Households	4,686	33,307	63,281
Projected Households	4,998	35,307	67,351
Median Age	34.1	37.8	37.0
Average Household Income	\$130,560	\$136,858	\$143,331
Median Household Income	\$109,735	\$108,680	\$117,166
Any College +	6,817	45,541	90,729
Total Employees	4,506	38,121	68,439
Total Businesses	652	5,412	9,938



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FOR FURTHER LEASING INFORMATION PLEASE CONTACT

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