

# MURRIETA TOWN CENTER

## ANCHOR & SHOP SPACE FOR LEASE

NEQ I-215 FWY & MURRIETA HOT SPRINGS ROAD | MURRIETA, CA

**JOIN**



The Murrieta Town Center is a ±390,998 Square Foot Community Shopping Center Strategically Positioned Within The "Golden Triangle" Area.

**SHOPPING CENTER FEATURES:**

- Major tenant anchors include: , Toys R Us, Ross, Rite Aid, Burlington Coat Factory, Dollar Tree, Ralph's, Del Taco, Sizzler, and many other national retailers
- Shop Space Available from ±1,275 SF to ±6,800 SF
- Anchor Spaces Available: ±37,979 SF (Potentially Available with 90 Days' Notice" & Divisible to 15,000 SF)
- ±27,544 SF (Adjacent to Burlington Coat Factory and Interstate 215)
- ±12,091 SF Build-To-Suit (Adjacent to Burlington Coat Factory)
- 2,000 lineal feet of Interstate 215 frontage / on & off-ramp location. Short distance from Interstate 15.

**DEMOGRAPHICS**

	1 mile	3 mile	5 mile
2015 Population	10,966	93,699	178,130
2020 Estimated Population	11,579	99,642	188,531
Daytime Population	5,113	32,530	74,795
Average Household Income	\$66,831	\$77,552	\$83,935



### NEQ I-215 FWY & MURRIETA HOT SPRINGS ROAD | MURRIETA, CA

**CENTER SIZE 390,998 SF**



**AVAILABLE SPACES**

**39825 Alta Murrieta Drive**

- B-3 6,880 SF
- B-4 1,540 SF
- B-8/9 2,275 SF
- B-10/11 2,275 SF
- B-14/15 2,550 SF On Lock Box
- B-19 1,275 SF

**39815 Alta Murrieta Drive**

- C-5 1,700 SF

**39885 Alta Murrieta Drive**

- D-1 2,026 SF

**40469 Murrieta Hot Springs Road**

- G-3 1,793 SF On Lock Box
- G-4 1,775 SF

**40477 Murrieta Hot Springs Road**

- D-1 1,600 SF
- D-6 1,500 SF On Lock Box
- D-8 2,400 SF

**40461 Murrieta Hot Springs Road**

- J-1 3,370 SF End-cap

**40485 Murrieta Hot Springs Road**

- B-5 1,400 SF
- B-6 1,400 SF

**39837 Alta Murrieta Drive**

- Anchor A 27,544 SF Available w/Loading Door
- C 12,091 SF Build to Suit Opportunity

Rev. 05/16/17

**LAURA MENDEN**

**951.445.4509**

lmenden@leetemecula.com

License #00841606

**BRIAN BIELATOWICZ**

**951.445.4515**

bbielatowicz@leetemecula.com

License #01269887

**TED RIVENBARK**

**951.445.4512**

trivenbark@leetemecula.com

License #01247098