



Murrieta

TOWN CENTER

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



\$85,217



WITHIN 3 MILES
**AVERAGE
HOUSEHOLD
INCOME**

96,550



WITHIN 3 MILES
**2017
POPULATION**

102,239



WITHIN 3 MILES
**2022
ESTIMATED
POPULATION**

41,815



WITHIN 3 MILES
**DAYTIME
POPULATION**

The Murrieta Town Center is a ±380,315 Square Foot Community Shopping Center Strategically Positioned Within The “Golden Triangle” Area.



TRAFFIC COUNTS

74,800 CPD

Murrieta Hot Springs Road



91,000 CPD

I-215 Freeway



JOIN:



CENTER FEATURES:

- Major tenant anchors include: Ross, Marshalls, Rite Aid, Burlington, Five Below, Dollar Tree, Del Taco, Sizzler and many other national retailers
- Shop Space Available from ±1,275 SF to ±6,800 SF
- Anchor / Jr. Anchor Spaces Available:
 - ±27,544 SF Adjacent to Burlington Coat Factory & I-215 Freeway (Potential to Increase Space to +/-50,000 SF – Contact Broker For Details)
 - ±12,091 SF Build-To-Suit Adjacent to Burlington Coat Factory (Potential to Increase Space to +/-32,000 SF – Contact Broker For Details)
- 2,000 lineal feet of Interstate 215 frontage / on & off-ramp location. Short distance from Interstate 15.



BRIAN BIELATOWICZ
 951.445.4515
 bbielatowicz@leetemecula.com
 License #01269887

TED RIVENBARK
 951.445.4512
 trivenbark@leetemecula.com
 License #01247098



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



BRIAN BIELATOWICZ
 951.445.4515
 bbielatowicz@leetemecula.com
 License #01269887

TED RIVENBARK
 951.445.4512
 trivenbark@leetemecula.com
 License #01247098



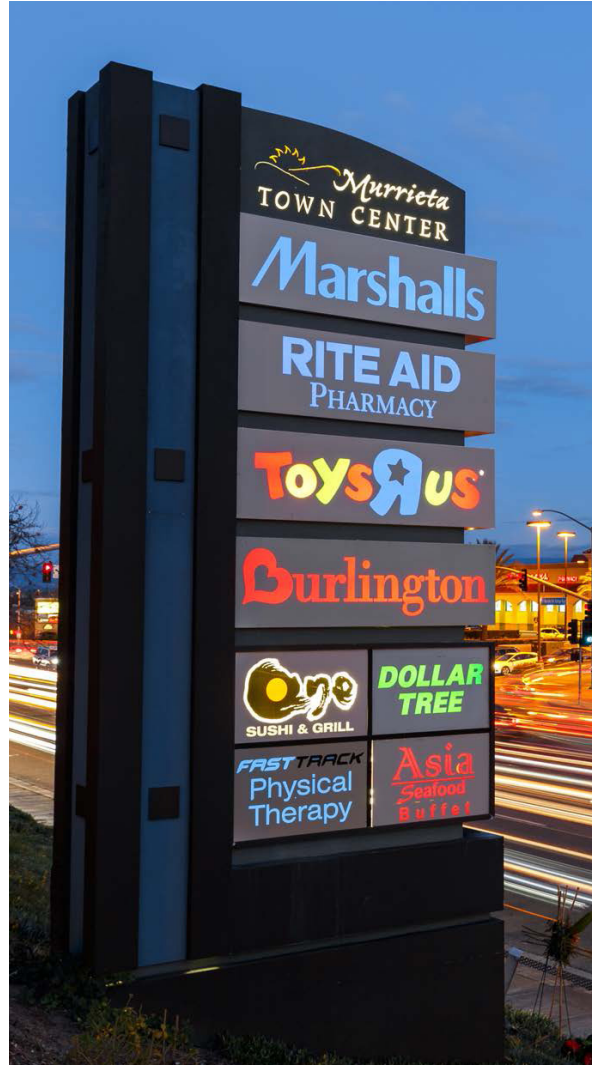
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



40485 Murrieta Hot Springs Rd
Murrieta, CA 92563

	1 ml radius	3 ml radius	5 ml radius
POPULATION			
2017 Estimated Population	13,341	96,550	192,855
2022 Projected Population	14,135	102,239	204,050
2010 Census Population	12,380	88,727	168,023
2000 Census Population	7,911	48,994	86,875
Projected Annual Growth 2017 to 2022	1.2%	1.2%	1.2%
Historical Annual Growth 2000 to 2017	4.0%	5.7%	7.2%
2017 Median Age	32.4	35.6	34.7
HOUSEHOLDS			
2017 Estimated Households	4,043	31,885	61,357
2022 Projected Households	4,243	33,454	64,330
2010 Census Households	3,737	29,100	53,339
2000 Census Households	2,390	16,034	28,351
Projected Annual Growth 2017 to 2022	1.0%	1.0%	1.0%
Historical Annual Growth 2000 to 2017	4.1%	5.8%	6.8%
RACE AND ETHNICITY			
2017 Estimated White	62.5%	65.0%	66.0%
2017 Estimated Black or African American	6.7%	6.3%	6.1%
2017 Estimated Asian or Pacific Islander	12.3%	11.8%	11.3%
2017 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
2017 Estimated Other Races	17.6%	16.2%	15.9%
2017 Estimated Hispanic	33.6%	29.7%	29.6%
INCOME			
2017 Estimated Average Household Income	\$79,090	\$85,217	\$92,734
2017 Estimated Median Household Income	\$72,676	\$74,574	\$80,499
2017 Estimated Per Capita Income	\$23,976	\$28,189	\$29,631
EDUCATION (AGE 25+)			
2017 Estimated Elementary (Grade Level 0 to 8)	3.7%	3.8%	3.6%
2017 Estimated Some High School (Grade Level 9 to 11)	6.6%	5.5%	5.5%
2017 Estimated High School Graduate	25.3%	24.9%	23.4%
2017 Estimated Some College	28.2%	29.7%	30.1%
2017 Estimated Associates Degree Only	11.0%	9.0%	9.0%
2017 Estimated Bachelors Degree Only	16.0%	18.1%	18.8%
2017 Estimated Graduate Degree	9.3%	9.0%	9.6%
BUSINESS			
2017 Estimated Total Businesses	643	4,563	8,032
2017 Estimated Total Employees	6,402	41,815	71,321
2017 Estimated Employee Population per Business	10.0	9.2	8.9
2017 Estimated Residential Population per Business	20.8	21.2	24.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
License #01269887

TED RIVENBARK
951.445.4512
trivenbark@leetemecula.com
License #01247098



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