

PLAZA DE ORO

FOR LEASE

NWC NUTMEG STREET & WASHINGTON AVENUE - MURRIETA, CA



SHOPPING CENTER HIGHLIGHTS

- ±1,410 SF RETAIL SUITE AVAILABLE FOR LEASE
- DOMINANT NEIGHBORHOOD CENTER ANCHORED BY RALPH'S AND CVS DRUGS
- UNDERSERVED TRADE AREA WITH OVER 68,000 PEOPLE IN A 3-MILE RADIUS
- DYNAMIC LEASING OPPORTUNITY IN A SUCCESSFUL AND STABILIZED SHOPPING CENTER.
- ADJACENT TO MURRIETA VALLEY HIGH SCHOOL & THOMPSON MIDDLE SCHOOL

TRAFFIC COUNTS

WASHINGTON @ NUTMEG: 16,178 CARS PER DAY

JOIN:



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

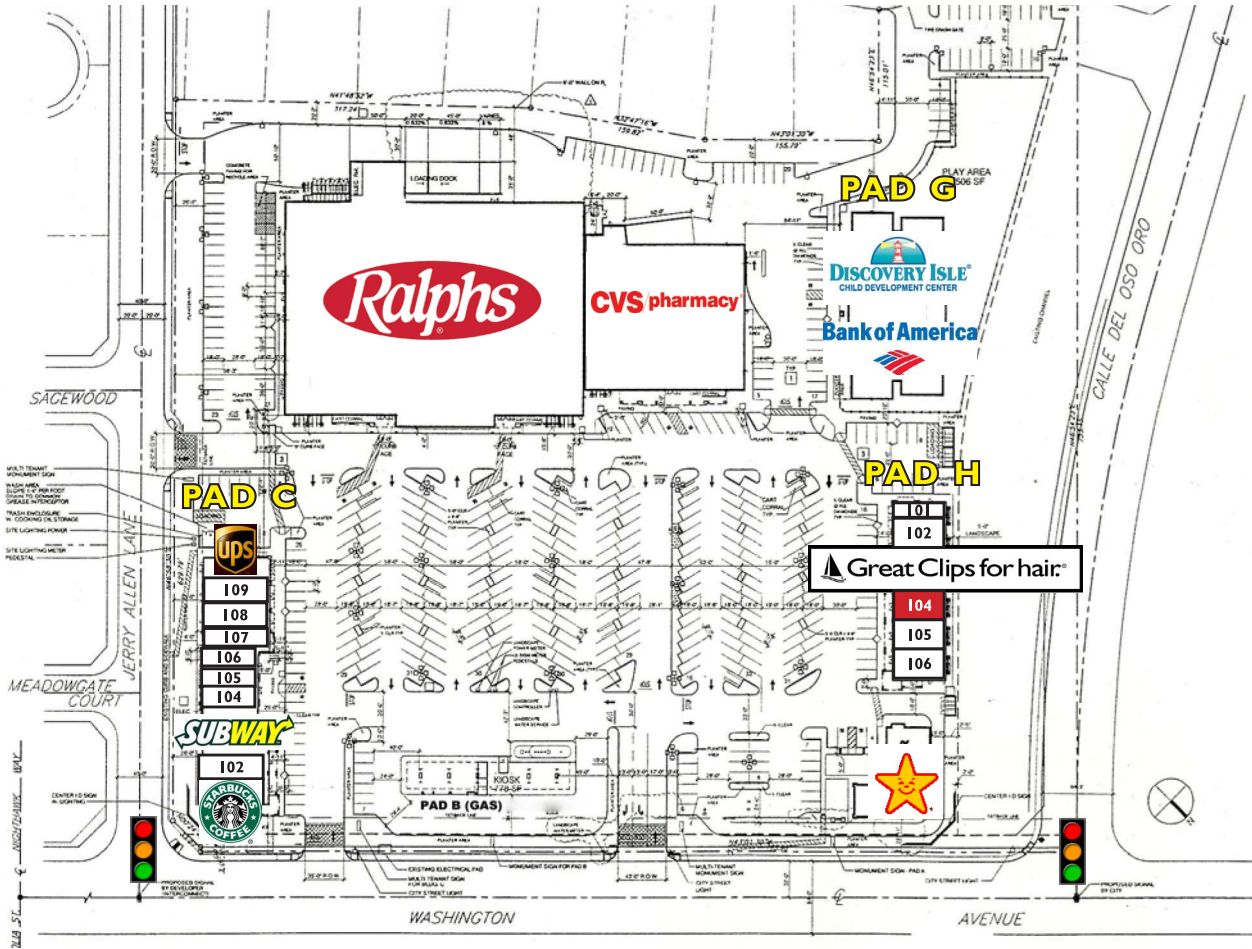
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PAD C		
Suite	Sq. Ft.	Tenant/Availability
101	1,413	Starbucks
102	1,341	Rita's Italian Ice
103	1,200	Subway
104/105	2,204	El Ranchito
106	1,100	Pizza Factory
107	960	Dry Cleaner
108	1,200	Professional Nail
109	1,485	Smoke Shop
110	1,267	UPS Store

PAD H		
Suite	Sq. Ft.	Tenant/Availability
101	842	Allstate
102	1,700	Copper Canyon Smiles
103	1,184	Great Clips
104	1,410	AVAILABLE
105/106	2,147	Veterinarian

PAD G		
Suite	Sq. Ft.	Tenant/Availability
101	806	Bank of America
102	806	Discovery Isle

Rev. 4/27/17



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RS1

Nutmeg St Murrieta, CA 92562		1 mi radius	3 mi radius	5 mi radius
POPULATION	2015 Estimated Population	12,582	68,483	123,434
	2020 Projected Population	13,336	73,198	132,439
	2010 Census Population	12,114	65,056	117,546
	2000 Census Population	4,768	38,428	66,700
	Projected Annual Growth 2015 to 2020	1.2%	1.4%	1.5%
	Historical Annual Growth 2000 to 2015	10.9%	5.2%	5.7%
	2015 Median Age	35.3	35.9	35.5
HOUSEHOLDS	2015 Estimated Households	3,684	22,655	39,779
	2020 Projected Households	3,864	23,966	42,235
	2010 Census Households	3,524	21,327	37,562
	2000 Census Households	1,495	12,590	21,848
	Projected Annual Growth 2015 to 2020	1.0%	1.2%	1.2%
	Historical Annual Growth 2000 to 2015	9.8%	5.3%	5.5%
RACE AND ETHNICITY	2015 Estimated White	75.8%	70.5%	69.2%
	2015 Estimated Black or African American	4.3%	5.2%	5.1%
	2015 Estimated Asian or Pacific Islander	6.0%	8.1%	8.9%
	2015 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
	2015 Estimated Other Races	13.1%	15.5%	16.0%
	2015 Estimated Hispanic	24.7%	28.3%	29.3%
INCOME	2015 Estimated Average Household Income	\$119,757	\$89,424	\$88,603
	2015 Estimated Median Household Income	\$93,348	\$73,552	\$73,078
	2015 Estimated Per Capita Income	\$35,135	\$29,620	\$28,593
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	1.5%	3.0%	3.6%
	2015 Estimated Some High School (Grade Level 9 to 11)	3.9%	5.3%	5.8%
	2015 Estimated High School Graduate	19.3%	21.8%	24.0%
	2015 Estimated Some College	34.5%	32.6%	31.1%
	2015 Estimated Associates Degree Only	8.0%	9.1%	9.4%
	2015 Estimated Bachelors Degree Only	20.1%	18.6%	17.1%
	2015 Estimated Graduate Degree	12.8%	9.5%	8.9%
BUSINESS	2015 Estimated Total Businesses	286	2,490	4,811
	2015 Estimated Total Employees	2,408	26,698	45,406
	2015 Estimated Employee Population per Business	8.4	10.7	9.4
	2015 Estimated Residential Population per Business	43.9	27.5	25.7

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



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