

# Margarita Center | Retail Space for Lease

39500 Murrieta Hot Springs Road | Murrieta, CA

PRIME RETAIL SPACE | MAJOR RETAIL CORRIDOR | GREAT TENANT MIX

## Property Highlights

- ±2,500 square feet
- Asking \$2.35 PSF with low \$0.50 nets
- Great tenant mix and demographics
- Great exposure to over 52,000 cars per day on Murrieta Hot Springs Road
- Co-tenant with:

Fantastic Sams  
HAIR SALON



FITNESS 19



**YOUR NAME HERE!**

**JANET F. KRAMER, JD, CRRP**

951.600.8634 x702  
[janeik@svn.com](mailto:janeik@svn.com)  
CalDRE #01351570

**STEVE CASTELLANOS**

951.600.8634 x703  
[stevec@svn.com](mailto:stevec@svn.com)  
CalDRE #01922901



# Margarita Center | Retail Space for Lease

39500 Murrieta Hot Springs Road | Murrieta, CA

PRIME RETAIL SPACE | MAJOR RETAIL CORRIDOR | GREAT TENANT MIX



# Margarita Center | Retail Space for Lease

39500 Murrieta Hot Springs Road | Murrieta, CA

PRIME RETAIL SPACE | MAJOR RETAIL CORRIDOR | GREAT TENANT MIX



±2,500 SF

## Former Frost and Float Spa



| Traffic Counts <small>City of Murrieta</small> |
|--|
| Murrieta Hot Springs Road: ±52,000 CPD         |
| Margarita Road: ±21,900 CPD                    |

| Demographics <small>Esri</small> | 1 Mile          | 3 Miles         | 5 Miles         |
|----------------------------------|-----------------|-----------------|-----------------|
| Population 2020:                 | 23,459          | 95,921          | 207,752         |
| Population 2025 (est.)           | 24,692          | 101,568         | 221,436         |
| <b>Daytime Population:</b>       | <b>19,537</b>   | <b>104,696</b>  | <b>213,279</b>  |
| <b>2020 Average HH Income:</b>   | <b>\$79,230</b> | <b>\$84,760</b> | <b>\$88,667</b> |

# Margarita Center | Retail Space for Lease

39500 Murrieta Hot Springs Road | Murrieta, CA



**SURROUNDING RETAIL**

Logos in the top-left box: Bank of America, IN-N-OUT, Shell, Epic, Mor, MIGUELS, Sit n Sleep.

Logos in the top-right box: ARCO, 7-Eleven, Pizza, SONIC, Fantastic Sams, Jack, SUBWAY, Massage City, Chevron, EoS FITNESS, 9, goodwill.

**SITE**

Logos in the bottom-left box: Burlington, five BELOW, Marshalls, FLOOR DECOR, DELTACO, Famous Footwear, DOLLAR TREE, Sizzler, ROSS, STARBUCKS COFFEE.

Logos in the bottom-middle-left box: Walgreens, Rubio's, Shell, The Habit, 24 FITNESS, DICK'S, Harbor Freight, Sams Club, Pollo Loco, Wendy's, Buffalo Wild Wings.

Logos in the bottom-middle-right box: VONS, Jersey Mike's, Starbucks, Postal Annex, Supercuts, Wells Fargo.

Logos in the bottom-right box: Albertsons, Bank of America, McDonald's, Subway, USA Gasoline, Taco Bell, Panda Express.

# Margarita Center | Retail Space for Lease

39500 Murrieta Hot Springs Road | Murrieta, CA



## INFORMATION FOR THE CITY OF MURRIETA

|              |  |
|--------------|--|
| County       | Riverside  |
| Mayor        | Scott Vinton   |
| Incorporated | July 1, 1991   |
| Website      | <a href="http://www.murrietaca.gov">www.murrietaca.gov</a> |



### 2020 DEMOGRAPHICS

|                        |           |
|------------------------|-----------|
| Total Population       | 113,978   |
| No. of Households      | 35,790    |
| No. of Families        | 28,282    |
| Average Household Size | 3.17      |
| Median Age             | 34.6      |
| Median HH Income       | \$87,022  |
| Per Capita Income      | \$35,066  |
| Median Net Worth       | \$157,847 |

### 2020 EDUCATION

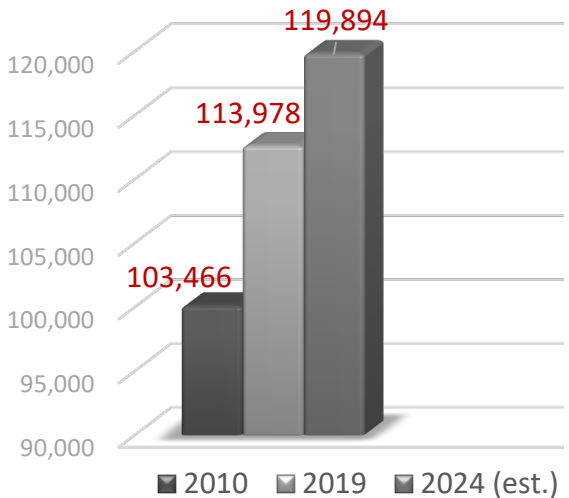
|   |     |
|---|-----|
| Bachelor's/Graduate/Professional Degree | 32% |
| Some College                            | 37% |
| High School Degree                      | 23% |
| No High School Diploma                  | 8%  |

Source: ESRI

### 2020 EMPLOYMENT

|                   |       |
|-------------------|-------|
| White Collar      | 66%   |
| Blue Collar       | 16%   |
| Services          | 18%   |
| Unemployment Rate | 17.6% |

### Total Population



This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2021