

PLAZA DE ORO

NWC NUTMEG ST. & WASHINGTON AVE
MURRIETA, CA



PLAZA DE ORO



BRIAN BIELATOWICZ FAEZ KANJI

951.445.4515
bbielatowicz@leetemecula.com
DRE# 01269887

951.445.4528
fkanji@leetemecula.com
DRE# 02162227



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

JOIN:



SHOPPING CENTER FEATURES:

- ±842 SF Retail Suite Available For Lease
- Dominant Neighborhood Center Anchored by Ralph's and CVS drugs
- Underserved trade area with over 70,000 people in a 3-mile radius
- Dynamic leasing opportunity in a successful and stabilized a center.
- Adjacent to Murrieta Valley High School & Thompson Middle School
- Rare Vacancy - Don't Miss Out!

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



2025 Population

12,666

73,089

133,095



Daytime Population

5,156

36,836

72,705



Avg. Household Income

\$160,286

\$140,800

\$142,528

Source: Regis

TRAFFIC COUNTS



Washington Ave. @ Nutmeg St. | 32,631 CPD

Source: Regis

BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com

DRE# 01269887

FAEEZ KANJI

951.445.4528

fkanji@leetemecula.com

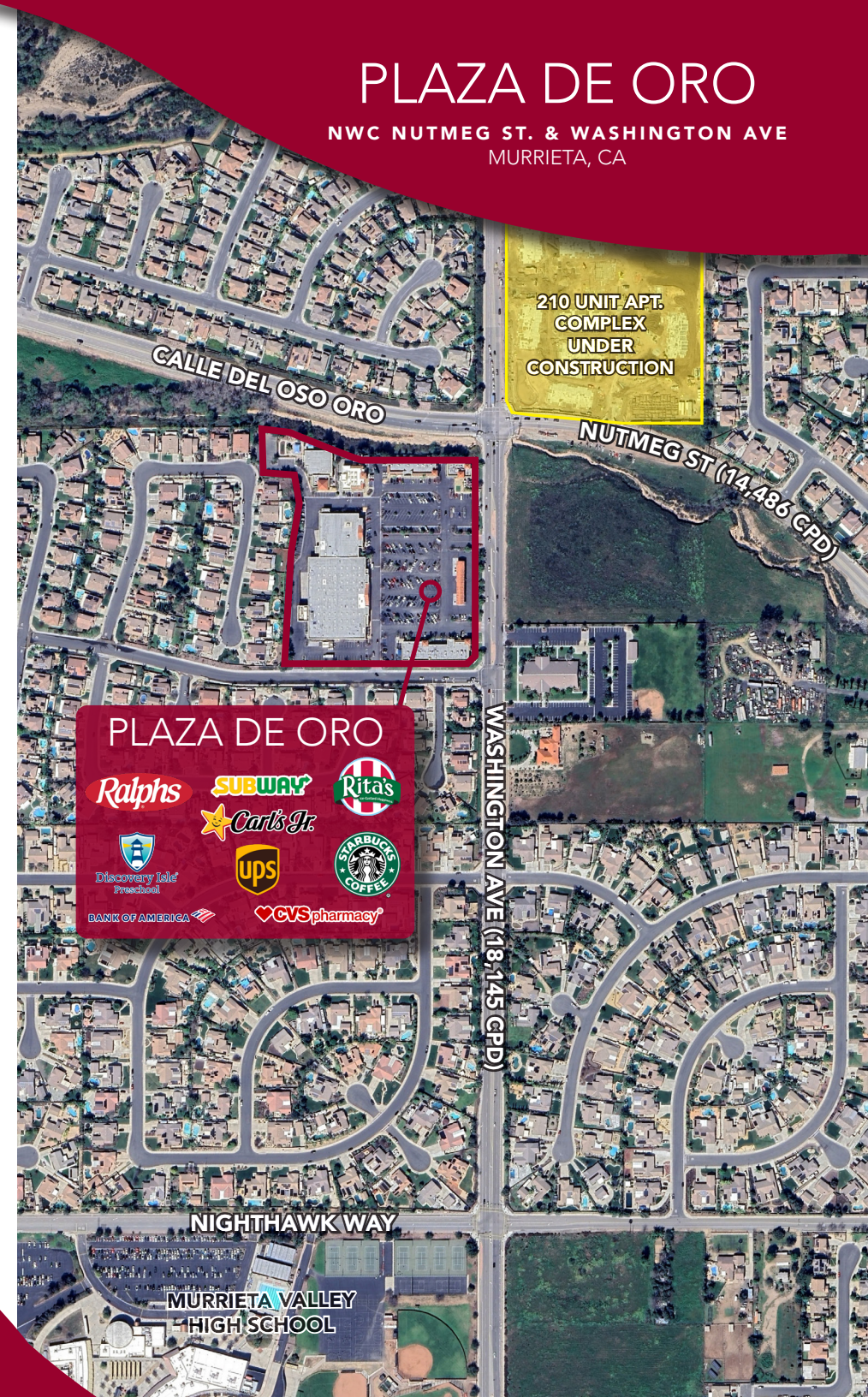
DRE# 02162227

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

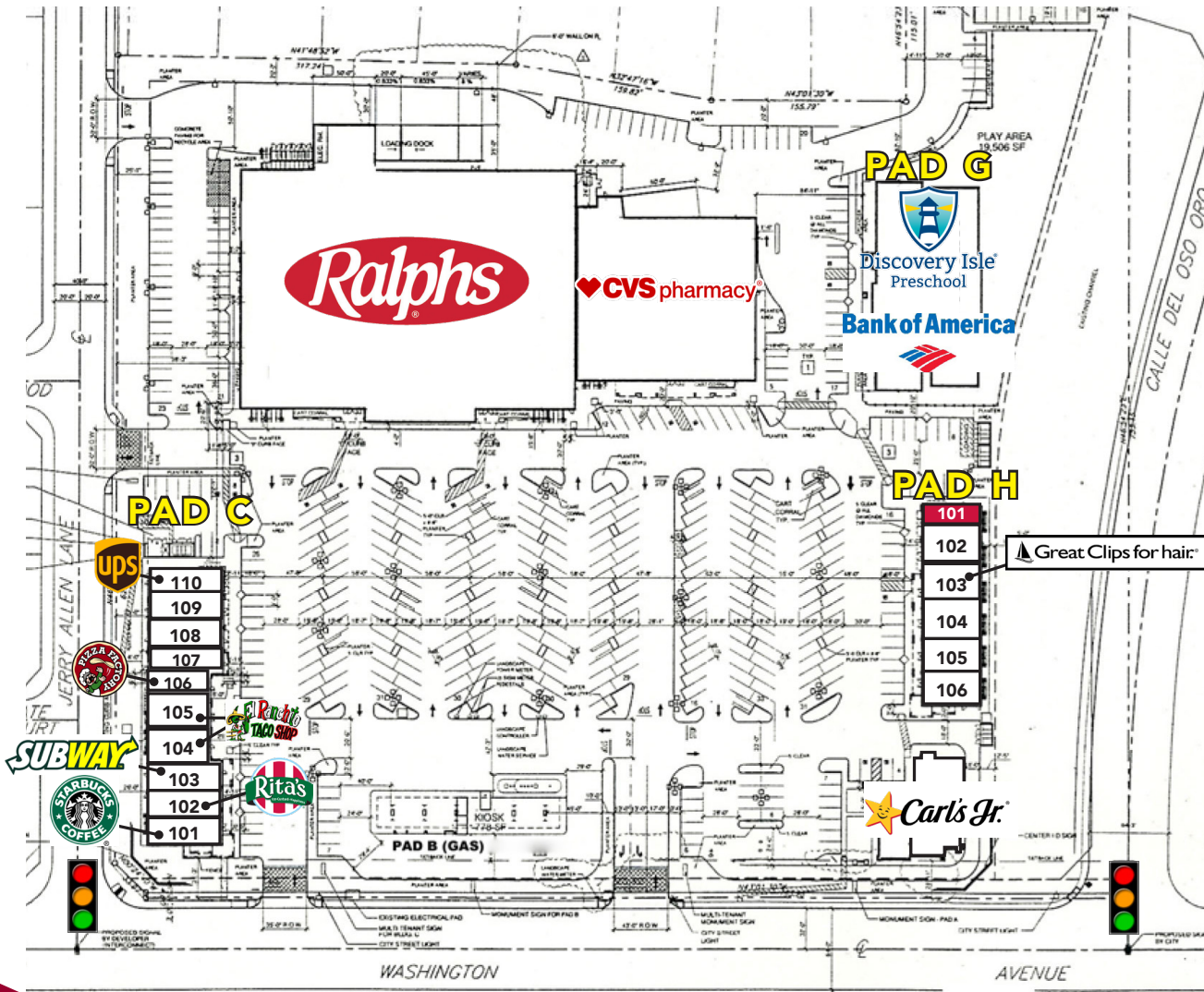


PLAZA DE ORO

NWC NUTMEG ST. & WASHINGTON AVE
MURRIETA, CA



Site Plan



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	AVAILABLE
102	1,700	Copper Canyon Smiles
103	1,184	Great Clips
104	1,410	Pet Hospital
105/106	2,147	Pet Hospital

PAD G

Bank of America

Discovery Isle

Rev. 09/17/2025

BRIAN BIELATOWICZ

951.445.4515
bbielatowicz@leetemecula.com
DRE# 01269887

FAEEZ KANJI

951.445.4528
fkanji@leetemecula.com
DRE# 02162227

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



PLAZA DE ORO

NWC NUTMEG ST. & WASHINGTON AVE
MURRIETA, CA



BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com

DRE# 01269887

FAEEZ KANJI

951.445.4528

fkanji@leetemecula.com

DRE# 02162227

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

