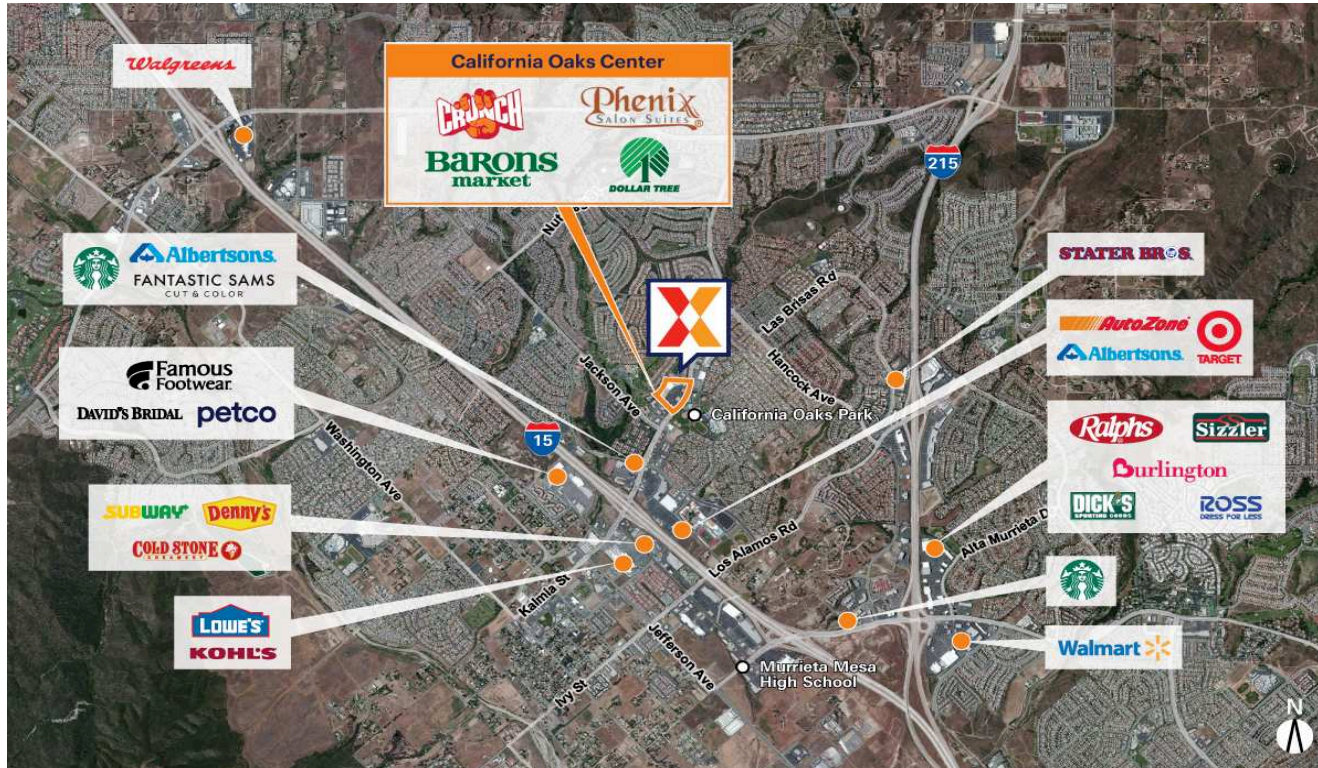


California Oaks Center

Riverside-San Bernardino-Ontario, CA

33.575, -117.2029

40565 California Oaks Road & Jackson Ave | Murrieta, CA 92562



Center Size: 124,481 SF



Demographics	1 Mile	3 Mile	5 Mile
	16,924	90,725	167,703
	6,440	29,558	53,510
	\$94,526	\$117,334	\$118,339

Anchored by 19,000 SF boutique grocer, Barons Market, the center draws an estimated 7,600 visits/day and 2.8M visits/year (based on Creditintel)

Located on California Oaks Rd with 29,000+ VPD and only 1/2 mile from I-15

Surrounded by a dense population of 90,000+ with an average household income of \$117,000+ within a 3-mile radius

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Available Space

03	960 SF
09	945 SF
11	1,098 SF

Current Retailers

FS1	McDonald's	3,800 SF
01	Rolling Moon Sushi	2,584 SF
02	Postal Place	1,191 SF
04	Sparkle Nails & Spa	945 SF
05	MSR Mexican Restaurant	1,071 SF
06/07	California Oaks Veterinary Clinic	5,166 SF
08	Running with Scissors	1,071 SF
10	A Boba and Tea	945 SF
12	Dollar Tree	19,300 SF
13	Phenix Salon Suites	6,600 SF
15	Crunch Fitness	17,962 SF
15A	Barons Market	18,932 SF
16	California Tan	1,802 SF
17	Tropical Twist Nutrition	1,000 SF
18	Dyna Wear	2,630 SF
19	GNC	1,008 SF
20	Smoke Shop	975 SF
21	Carver Insurance Services	974 SF
22	Donut Star	974 SF
23	Palace Chinese Cuisine	1,601 SF
24	Little Caesars Pizza	1,300 SF
25	Dental	1,790 SF
26	Guru Salon	1,926 SF
27	Sunny Fresh Cleaners	1,536 SF
28	Pampered Pooch Spa & Bowtique	1,002 SF
33	Jersey's Pizza	4,451 SF
34	Shear Expressions	2,030 SF
35	Menchie's Frozen Yogurt	1,918 SF
36	Casa Jimenez	4,073 SF
42/51	Lighthouse Education Center	5,460 SF

4010