California Oaks Center

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

33.5747, -117.2029

Riverside County | Riverside-San Bernardino-Ontario, CA | 124,481 Sq Ft

Demographics	1 Mile	3 Miles	5 Miles
Population	17,148	91,706	170,076
Daytime Pop.	17,657	87,326	174,783
Households	6,534	29,878	54,263
Income	$120,814	$150,147	$151,779

Source: Synergos Technologies, Inc. 2024

Baron's Market anchored center with a national tenant lineup including UFC Gym, Dollar Tree, Menchie's Frozen Yogurt, and McDonald's

Surrounded by a dense population of 91K+ with an average household income of $150K+ within a 3-mile radius

Across the street from California Oaks Sports Park and Shivela Middle School with an enrollment of 1,200+ students (NCES, 2023)

High visibility from 31K+ VPD on California Oaks Rd and 15K+ VPD on Jackson Ave with nearby accessibility to I-15 (Kalibrate, 2025)

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Go to Center Page

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Current Tenants

Space size listed in square feet

01	Dada Sushi	2,584
02	Postal Place	1,191
03	Twisted Spoons Ice Cream	960
04	Sparkle Nails & Spa	945
05	MSR Mexican Restaurant	1,071
06/07	California Oaks Veterinary Cli	5,166
08	Running with Scissors	1,071
09	High Desert Medical College	945
10	A. Boba Tea & Coffee	945
11	Zen Wellness	1,098
12	Dollar Tree	19,300
13	Phenix Salon Suites	6,600
15	UFC Gym	17,962
15A	Barons Market	18,932
16	California Tan	1,802
17	The Fin	1,000
18	Dyna Wear	2,630
19	GNC	1,008
20	Murrieta Smoke Shop	975
21	Carver Insurance Services	974
22	Donut Star	974
23	Palace Chinese Cuisine	1,601
24	Little Caesars	1,300
25	Harprabh D. Singh DMD Dental	1,790
26	Guru Salon	1,926
27	Cal Oaks Cleaners	1,536
28	Pampered Pooch SPA & Bowtique	1,002
33	Valley Pizza Kitchen	4,451
34	LuvLiez Salon	2,030
35	Menchie's Frozen Yogurt	1,918
36	Casa Jimenez	4,073
FS1	McDonald's	3,800

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.
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Go to Center Page