



14,261 Sq. Ft. of New Retail Shop Space

Suites Ranging from:

±900 - 14,261 Sq. Ft.

Delivery - December 2019



BRIAN BIELATOWICZ

951.445.4515

BBIELATOWICZ@LEETEMECULA.COM

DRE# 01269887

TED RIVENBARK

951.445.4512

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DRE# 01247098





NWC
RANCHO CALIFORNIA RD
& MARGARITA RD
TEMECULA, CA



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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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

PROPERTY HIGHLIGHTS

- Major Renovation in Progress
- Dominant Grocery/Drug-Store Anchored Shopping Center.
- Located in the Heart of Temecula.
- Ideally Located at The Gateway To Temecula's Wine County Along Two Main Arterials With Strong Traffic Counts of ±48,721 Cars Per Day at the Intersection.
- Retail & Restaurant Spaces Available up to ±14,261 SF
- Excellent Access With 7 Curb Cuts & 2 Traffic Signals Along Rancho California & Margarita Road.
- Prime Restaurant End Cap With Patio Space Available up to 4,215 SF
- Prominent Pylon Signage Available
- Strong Demographics & Traffic Counts.
- High Average Income of \$107,108 & Population Density of 178,108 People in a 5-Mile Trade Area.

www.palomarvillage.com

MAJOR RENOVATION IN PROGRESS

PV
palomar
village

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SITE PLAN



CURRENT TENANTS:



CENTURY 21





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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 EST. POPULATION	19,088	96,417	178,108
2024 PROJ. POPULATION	20,432	103,068	190,113
AVERAGE HOUSEHOLD INCOME	\$80,604	\$101,862	\$107,288
HIGH SCHOOL DEGREE OR HIGHER	11,242	57,400	106,413
GRADUATE DEGREE OR HIGHER	3,314	19,657	36,781
TOTAL EMPLOYEES	1,967	50,109	74,403
TOTAL BUSINESSES	330	5,838	9,122





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PECHARANGA CASINO & RESORT



TEMECULA CREEK INN



TEMECULA PKWY

TEMECULA VALLEY HIGH SCHOOL

RONALD REAGAN SPORTS PARK

PAUBA RD



UNITED STATES POST OFFICE



MARGARITA RD (19,865 CPD)

RANCHO CALIFORNIA RD (28,856 CPD)