



PALM PLAZA

SWC YNEZ ROAD & WINCHESTER ROAD
TEMECULA, CA



BRIAN BIELATOWICZ

951.445.4515

BBIELATOWICZ@LEETEMECULA.COM
DRE# 01269887

TED RIVENBARK

951.445.4512

TRIVENBARK@LEETEMECULA.COM
DRE# 01247098



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PROPERTY HIGHLIGHTS

- Anchor & Jr Anchor Space Opportunities For Lease From ±20,000 SF - 86,479 SF (DIVISIBLE) - Contact Broker For Details
- Join: Hobby Lobby, Pier 1 Imports, TJ Maxx, Food 4 Less, AAA, Shakey's and many other successful retailers
- Shop Spaces For Lease From 1,101 SF to 7,745 SF
- Located at the gateway to the region's main retail corridor & adjacent to the Temecula Promenade mall
- Excellent demographics and traffic counts
- Strong daytime population
- Offering the area's most flexible terms and pricing
- New Tenants: Maria Vitale Salon, Fully Promoted and Cyclebar

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2018 Est. Population	5,448	76,510	186,692
2023 Proj. Population	5,835	81,705	199,414
Daytime Population	19,760	51,278	81,058
Average HH Income	\$75,443	\$92,445	\$98,711

TRAFFIC COUNTS

73,000 CPD

Winchester Rd.

33,000 CPD

Ynez Rd.

190,000 CPD

I-15 Fwy @ Winchester Rd:

*Source: Regis Online



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SITE PLAN



Rev. 06/16/2020

	TENANT	SQ FT
1	POTENTIALLY AVAILABLE - CONTACT BROKER FOR DETAILS	9,972
2	FOOD 4 LESS	52,640
3	TJ MAXX	24,383
6	CARTER'S	4,160
7	AVAILABLE - CONTACT BROKER FOR DETAILS	6,746
8	ADVANCE AMERICA	1,500
9	PHENIX SALON SUITES	5,696
11	TUESDAY MORNING	14,200
12	Z-ULTIMATE OF TEMECULA	975
13	BED HEADZ	975
14	SPRINGLEAF FINANCIAL SERVICES	1,876
15	RENT-A-CENTER	4,213
16	DOLLAR TREE	10,017
17	TRISTONE THEATRES	29,650
18	JEWELRY MART	1,500
19	CLASS ACT TUXEDO & BRIDAL	1,170

20	AVAILABLE	1,694
21	ARTISAN'S PALATE	675
22	KAYA BEAUTY THREADING STUDIO	675
23	H&R BLOCK	1,490
24	AVAILABLE	13,052
25	POTENTIALLY AVAILABLE - CONTACT BROKER FOR DETAILS SEE NEXT PAGE FOR CONCEPTUAL DEMISING PLAN & ELEVATION	86,479
26	TEMECULA VALLEY GOLF	4,292
28	BATTERIES PLUS BULBS	1,500
29	JERSEY MIKE'S SUBS	2,000
30	FIXTURIZED RESTAURANT POTENTIALLY AVAILABLE	4,934
31	POTENTIALLY AVAILABLE	724
32	SEE'S CANDIES	2,200
33	AVAILABLE (DIVISIBLE TO 2,500 SF)	7,745
34	ORECK FLOOR CARE CENTER	1,406
35-36	TRATTORIA TOSCANA	3,011
37	FULLY PROMOTED	1,503

38	CYCLEBAR	3,002
39	PHO MAI VIETNAMESE RESTAURANT	1,500
40	AVAILABLE	1,527
41	GIN SUSHI	1,926
42	AVAILABLE WITH 30 DAYS' NOTICE	1,101
43	AVAILABLE	1,250
44	MARIA VITALE SALON	1,500
45	GNC	995
46	HAPPY BUDDHA FOOT RELEXOLOGY	1,246
47	POKE 'N SALAD	1,376
48	@CHARM'S THAI RESTAURANT	1,043
49	THE BROKEN YOLK CAFE	6,000
50	AAA SOUTHERN CALIFORNIA	7,600
51	UNION BANK	4,500
53	SALLY BEAUTY	1,685
54	IVY'S NAILS & SPA	1,200
55	TAME BARBER SHOP	1,496



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CONCEPTUAL DEMISING PLAN & ELEVATION

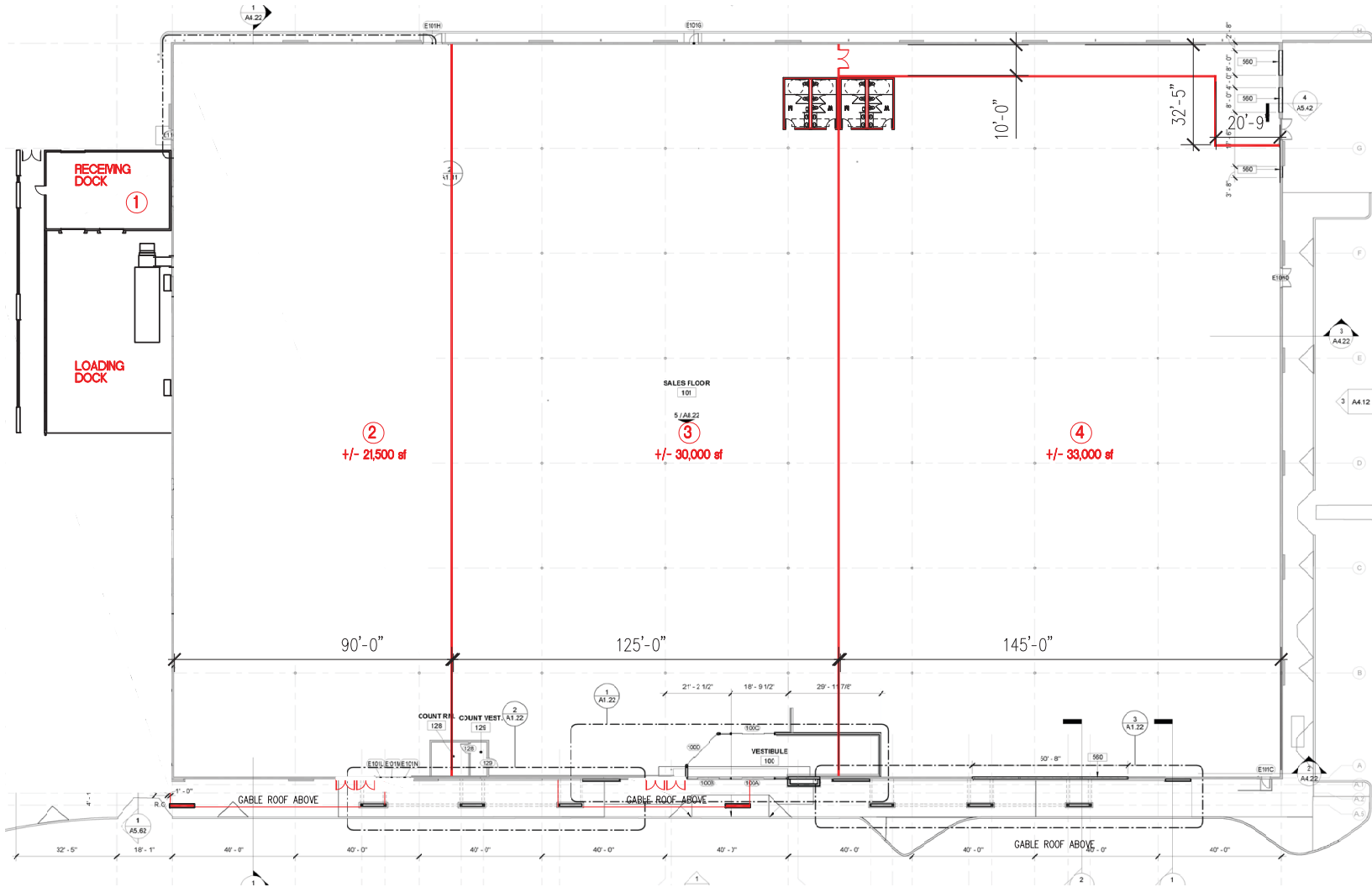


IMAGE 1



IMAGE 2

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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		1 Mile	3 Mile	5 Mile
	POPULATION	5,445	76,510	186,692
	MEDIAN HOUSEHOLD INCOME	\$75,177	\$79,346	\$87,032
	HIGH SCHOOL DEGREE OR HIGHER	1,972	26,801	61,763
	GRADUATE DEGREE OR HIGHER	899	13,944	36,970
	TOTAL EMPLOYEES	19,760	51,278	81,058
	TOTAL BUSINESSES	1,771	5,636	8,811

