



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

Suites Ranging from:
±900 - 14,261 Sq. Ft.

Newly Remodeled
Shopping Center



BRIAN BIELATOWICZ

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DRE# 01269887

TED RIVENBARK

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NWC
 RANCHO CALIFORNIA RD
 & MARGARITA RD
 TEMECULA, CA



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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 Just Completed!
- Retail & Restaurant Spaces Available up to ±14,261 SF
- Prominent Pylon Signage Available
- Dominant Grocery/Drug-Store Anchored Shopping Center.
- Excellent Access With 7 Curb Cuts & 2 Traffic Signals Along Rancho California & Margarita Road.
- Strong Demographics & Traffic Counts.
- Located in the Heart of Temecula.
- Prime Restaurant End Cap With Patio Space Available up to 4,215 SF
- High Average Income of \$107,108 & Population Density of 178,108 People in a 5-Mile Trade Area.
- 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.

www.palomarvillage.com

MAJOR RENOVATION IN PROGRESS

PV
palomar
village

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SITE PLAN



CURRENT TENANTS:





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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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