

**BROKER BONUS  
\$750 FOR 3 YEAR  
LEASE TERM**

# *Plaza Seville Shopping Center*



**27355 - 27375 Jefferson Avenue | Temecula | CA**

**CYNDI LIGHT**  
**SENIOR VICE PRESIDENT**  
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# Property Information

- Join Starbucks
- Asking Rate: \$1.75 MG
- $\pm 1,312$  SF up to  $\pm 2,040$  SF Available
- Great visibility on Jefferson Avenue
- Strong Demographics and Traffic Counts
- Ample Parking; Easy Access
- Close to Winchester and I-15 off-ramp



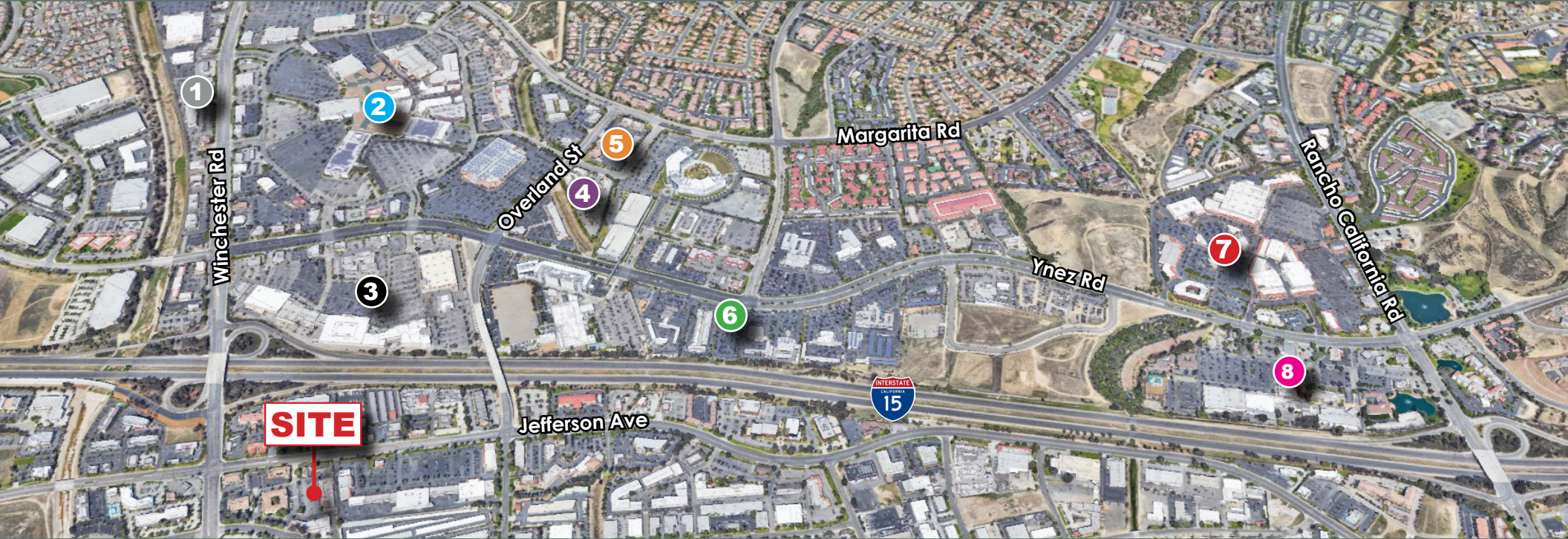
# Availability



<i>SUITE</i>	<i>SIZE</i>	<i>TENANT</i>
<b>A/B</b>	<b>±1,448</b>	<b>VACANT</b>
C/D	±2,041	Kreate Beauty Supply
<b>E</b>	<b>±2,040</b>	<b>VACANT</b>
F/G/H/I	±5,106	Sherwin Williams Paint
J	±5,244	Community Crossings
K	±1,325	Oasis Spa
L/M	±2,600	Smiles of Temecula Dentist
N	±1,255	Leased
P	±1,312	Petspaw
<b>Q</b>	<b>±1,312</b>	<b>VACANT</b>
R/S	±2,355	Halal Market
T	±1,155	Cartridge Pros
U	±1,215	Heather Pilapil's Gallery
V/W	±2,600	Sushi
PAD	±2,268	Starbucks



# Surrounding Retail



1) Winchester Marketplace	2) The Promenade Mall	2) The Promenade Mall	2) Mall Loop	3) Palm Plaza	4) Creekside Center	7) Temecula Town Center	8) Tower Plaza
Trader Joe's	Sears	Lululemon	TGI Friday's	Hobby Lobby	BJ's	Target	Chili's
Burger Lounge	Macy's	Papayrus	Organic Roots	Kmart	Waba Grill	Vons	Arco - AM PM
Fed Ex	JC Penny's	William Sonoma	Costplus World Market	Temeku Cinemas	Creme de la Creme	Styles For Less	Del Taco
Jared	Edwards Cinemas	Apple	Jo Ann's Fabrics	Dollar Tree	Panera Bread	CVS	Michael's
Nektar	Abercrombie and Finch	P.F. Chang	Office Depot	Food 4 Less	Creamistry	Payless Shoes	AMC Temecula
	Papaya	Lazy Dog	Nordstrom Rack	TJ Maxx	5) Margarita Crossings	Chase Bank	Big Lots!
	Pottery Barn	Truly, Madly, Sweetly Bakery	Buy Buy Baby	Chase Bank	Olive Garden	Daphne's	Black Angus
	Bath & Body Works	Chico's	Party City	Pier 1 Imports	Wahoo's Fish Tacos	Claim Jumper	Bank of America
	Disney Store	2) Mall Loop	5 Guys Burgers	Broken Yolk Cafe	SD County Credit Union	Round Table	Pacific Western Bank
	Zales Diamond Exchange	Men's Warehouse	El Pollo Loco	Union Bank	First Team Real Estate	Wells Fargo	Los Jilbertos
	Footlocker	Costco	Barnes & Noble	See's Candies	6) Dealerships	Home Goods	88 Ranch Market Place
	Victoria Secret	Shogun	Coldstone Creamery	Shakey's Pizza	Ford	Starbucks	The UPS Store
	H&M	Original Pancake House	Urbane Cafe	Sally's Beauty Supply	Chrysler	Postal Annex	Gourmet Italia
	Red Robin's	Sorrel	Souplantation	Tuesday Morning	Honda	Hobby Town USA	Painted Earth
	Lucille's BBQ	Romano's Macaroni Grill	Chipotle		Toyota	Nothing Bundt Cakes	Spindles Music Shack
	California Pizza Kitchen	Lazy Boy	Pieology		Mazda	Edible Arrangements	
	Charming Charlie's	Chick Fil A	Corner Bakery		Subaru	Rubios	
	Charlotte Russe	Islands	Tilted Kilt		Nissan	24 Hr Fitness	
	Verizon Wireless	Hallmark	Jamba Juice		Hyundai		
	Teavana	Karl Strauss	Baskin Robbins		Chevrolet		
	Yard House	Famous Daves	AT&T		Paradise Buick		



# City of Temecula



## General Information

<b>State</b>	California
<b>County</b>	Riverside
<b>Mayor</b>	Matt Rahn
<b>Incorporated</b>	December 1, 1989
<b>Website</b>	<a href="http://www.temeculaca.gov">www.temeculaca.gov</a>

Source: wikipedia.org & temeculaca.gov



## 2018 Population

<b>Total Population:</b>	113,181
<b>No. of Households:</b>	24,496
<b>No. of Families:</b>	28,089
<b>Median Age:</b>	35
<b>Average HH Size:</b>	3
<b>Average HH Income:</b>	\$109,659
<b>Unemployment Rate</b>	3.8%
<b>Average Home Sale Price</b>	\$516,750

Source: ESRI

## 2018 Top Schools

<b>Top School</b>	<b>API</b>
Elementary: Rancho	923
Middle: Eric Stanley Gardner	895
High: Great Oak	861

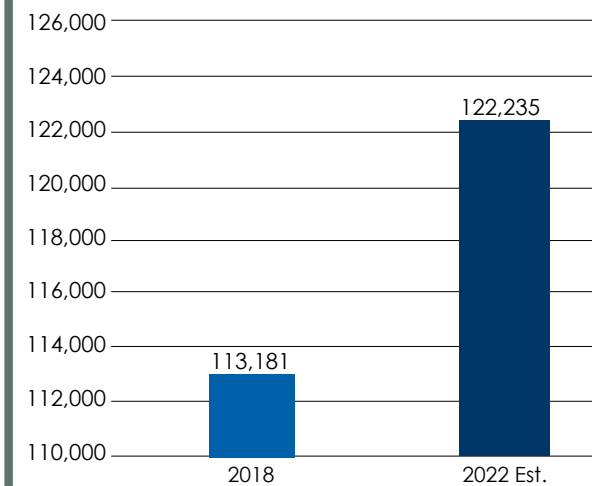
Source: school-ratings.com

## 2018 Weather

<b>Average High</b>	71°
<b>Average Low</b>	43°

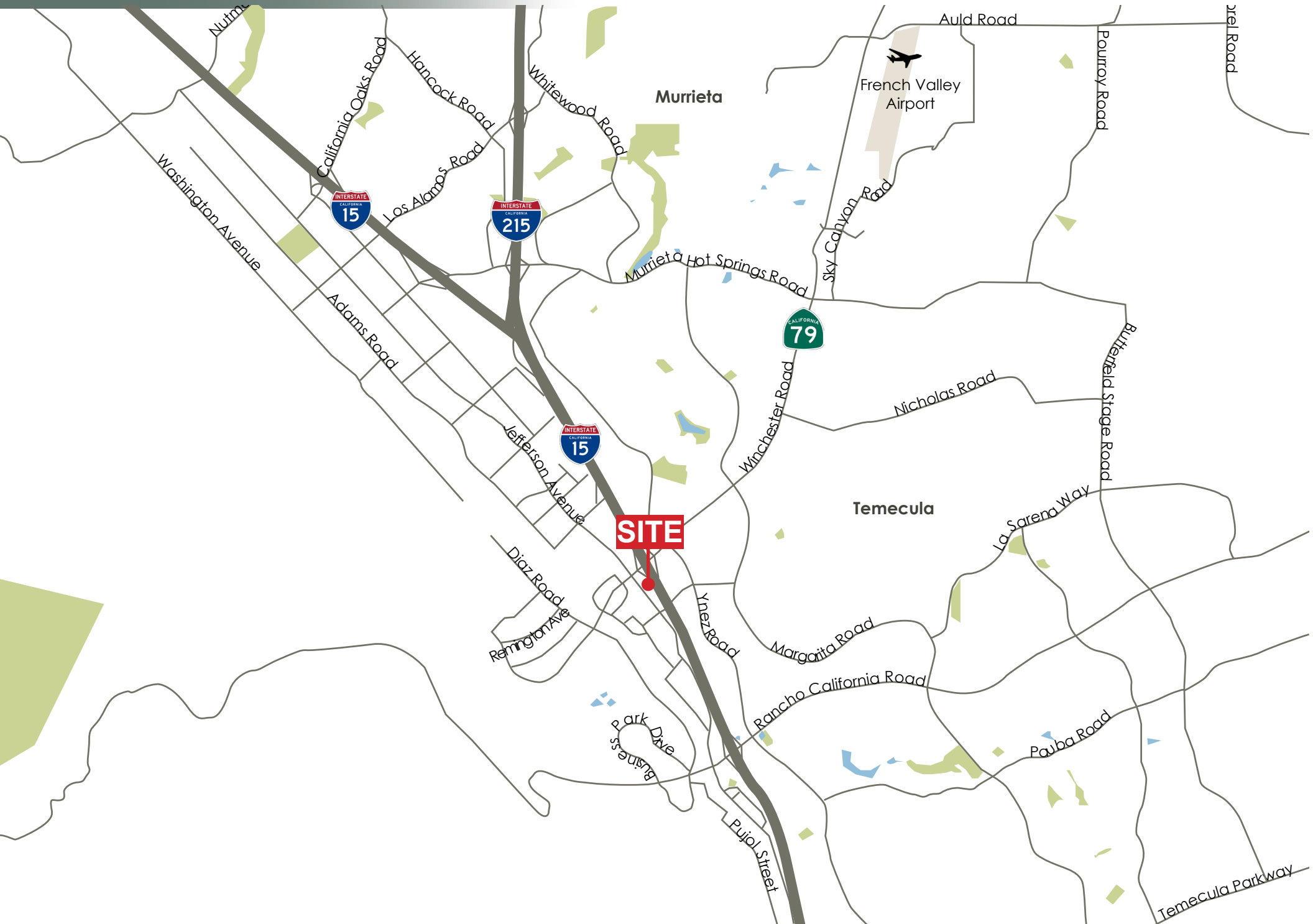
Source: weathercurrents.com

## Total Population



Source: ESRI

# Location







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