

PALOMAR VILLAGE

ANCHOR & SHOP SPACE FOR LEASE

NWC RANCHO CALIFORNIA ROAD & MARGARITA ROAD | TEMECULA, CA

PROPERTY HIGHLIGHTS:

- Retail Spaces Available From ± 800 SF to $\pm 4,956$ SF
- Rare freestanding restaurant with drive through available for lease with 90 days prior notice
- Dominant Grocery/Drug-Store Anchored Shopping Center Located in the Heart of Temecula.
- Strong Demographics & Traffic Counts.
- Ideal for Hair/Beauty Salon, Beauty Supply, Chiropractic, Real Estate, Insurance, Tutoring, Tax Services or Mortgage Office, Electronics, Flower, Fitness, Gift Shop, Clothing Boutique, Dry Cleaners and other Retail Uses.
- New Tenants: School of Rock, Let's Grub BBQ, The Last Stop Shoppe, My Gym, Banana Boy Highgate Living and Good and Healthy.



DEMOGRAPHICS

	1 mile	3 mile	5 mile
2016 Population	14,698	90,285	159,723
2021 Est. Population	15,411	94,711	168,327
Daytime Population	1,437	40,077	67,259
Average HH Income	\$73,206	\$84,375	\$87,470

TRAFFIC COUNTS

29,855 CPD	24,243 CPD
Rancho California Road	Margarita Road

*Source: Regis Online



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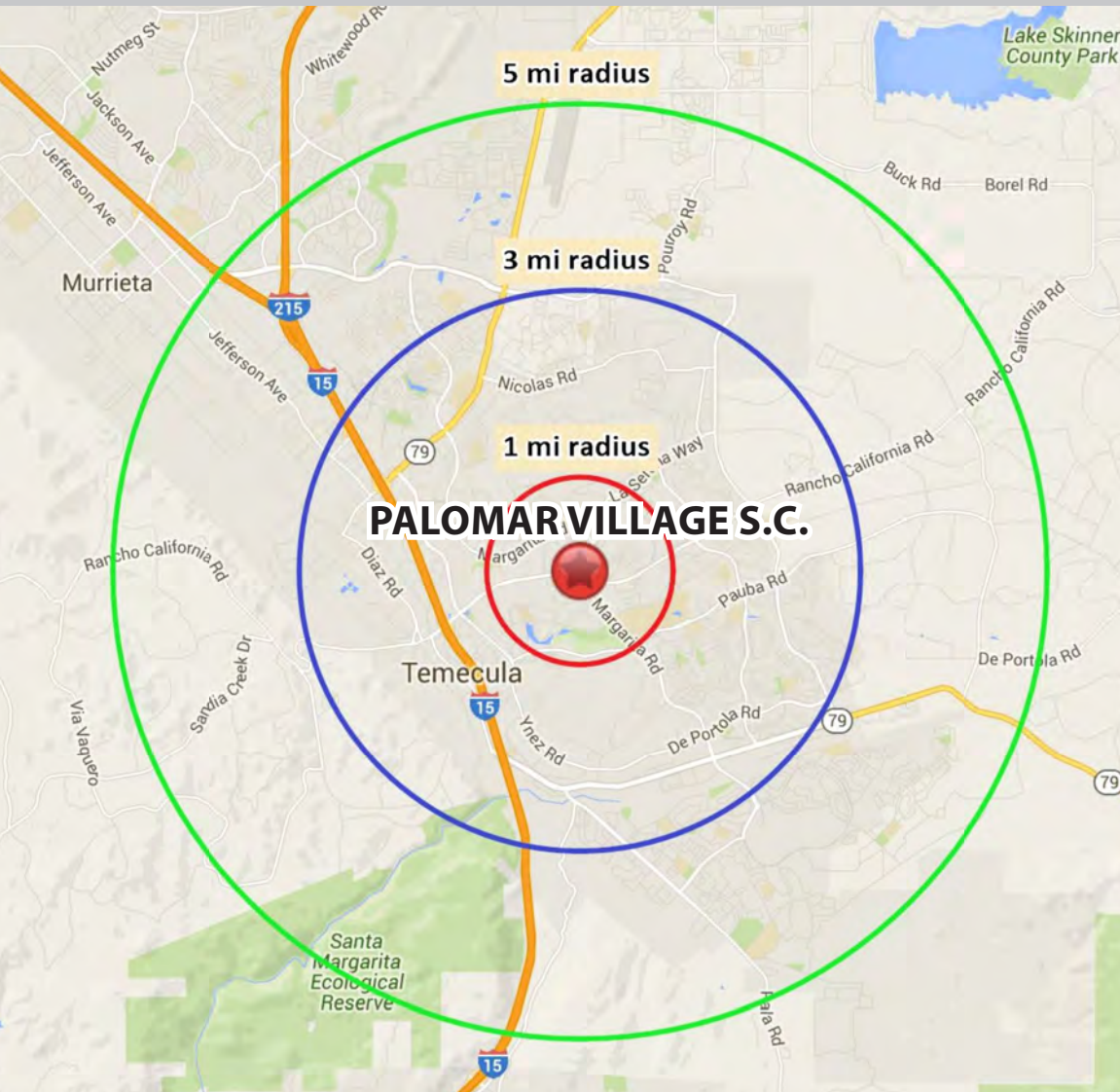
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Rancho California Rd & Margarita Rd Temecula, CA 92592		1 mi radius	3 mi radius	5 mi radius
POPULATION	2015 Estimated Population	14,698	90,285	159,723
	2020 Projected Population	15,411	94,711	168,327
	2010 Census Population	13,973	85,096	150,466
	2000 Census Population	10,921	58,884	84,820
	Projected Annual Growth 2015 to 2020	1.0%	1.0%	1.1%
	Historical Annual Growth 2000 to 2015	2.3%	3.6%	5.9%
HOUSEHOLDS	2015 Median Age	34.1	34.3	33.9
	2015 Estimated Households	5,095	29,387	49,983
	2020 Projected Households	5,309	30,630	52,348
	2010 Census Households	4,846	27,631	47,079
	2000 Census Households	3,602	18,634	26,851
	Projected Annual Growth 2015 to 2020	0.8%	0.8%	0.9%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2015	2.8%	3.8%	5.7%
	2015 Estimated White	69.1%	69.2%	66.6%
	2015 Estimated Black or African American	4.0%	4.7%	5.4%
	2015 Estimated Asian or Pacific Islander	8.8%	10.5%	12.5%
	2015 Estimated American Indian or Native Alaskan	0.8%	0.8%	1.0%
	2015 Estimated Other Races	17.2%	14.8%	14.6%
INCOME	2015 Estimated Hispanic	30.7%	26.9%	26.6%
	2015 Estimated Average Household Income	\$73,206	\$84,375	\$87,470
	2015 Estimated Median Household Income	\$57,324	\$72,702	\$76,799
EDUCATION (AGE 25+)	2015 Estimated Per Capita Income	\$25,377	\$27,483	\$27,516
	2015 Estimated Elementary (Grade Level 0 to 8)	8.4%	6.2%	5.9%
	2015 Estimated Some High School (Grade Level 9 to 11)	10.8%	8.6%	8.6%
	2015 Estimated High School Graduate	17.6%	18.3%	19.2%
	2015 Estimated Some College	26.2%	25.3%	24.7%
	2015 Estimated Associates Degree Only	6.7%	8.7%	9.0%
BUSINESS	2015 Estimated Bachelors Degree Only	15.5%	17.0%	17.0%
	2015 Estimated Graduate Degree	14.8%	15.9%	15.5%
	2015 Estimated Total Businesses	178	2,775	5,995
	2015 Estimated Total Employees	1,437	40,077	67,259
	2015 Estimated Employee Population per Business	8.1	14.4	11.2
	2015 Estimated Residential Population per Business	82.4	32.5	26.6