

# VAIL RANCH PLAZA

±1,000 SF - ±5,600 SF SHOP SPACE FOR LEASE

32389-32425 TEMECULA PARKWAY | TEMECULA, CA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## HIGHLIGHTS:

- ±5,600 SF Freestanding Building (space can be demised) Restaurant Use Acceptable
- ±1,000 SF Retail Space Available
- Other area retailers include Super WalMart, Kohl's, Marshalls, Ross, Home Depot, Staples, and many others.
- Located in the bullseye of the South Temecula trade area boasting strong demographics and traffic counts
- Ideal for a real estate office, bank or credit union, restaurant, or other general retail and/or services.

## ALSO JOIN:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Population:	16,972	80,554	119,324
Daytime Population:	5,573	16,200	45,628
Avg. Household Income:	\$108,235	\$115,401	\$106,805

Source: Regis Online

## TRAFFIC COUNTS

**40,000 CPD**

On Temecula Parkway  
Source: Regis Online

**9,000 CPD**

On Meadows Parkway

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## AVAILABILITY

TENANT	SQ FT
1 EOS Fitness	35,277
2 Sprouts Farmers Market	25,647
3 Red Persimmon Salon	1,500
4 Cool Cuts 4 Kids	1,200
5 Navy Federal Credit Union	2,957
6 PetSmart	20,085

TENANT	SQ FT
7 Available	5,600
8 FedEx Kinko's Office and Print	2,125
9 Jimmy John's	1,400
10 Potentially Available / Contact Broker For Details / Do Not Disturb Tenant	1,000
11 WaBa Grill	1,475
12 KFC	3,500

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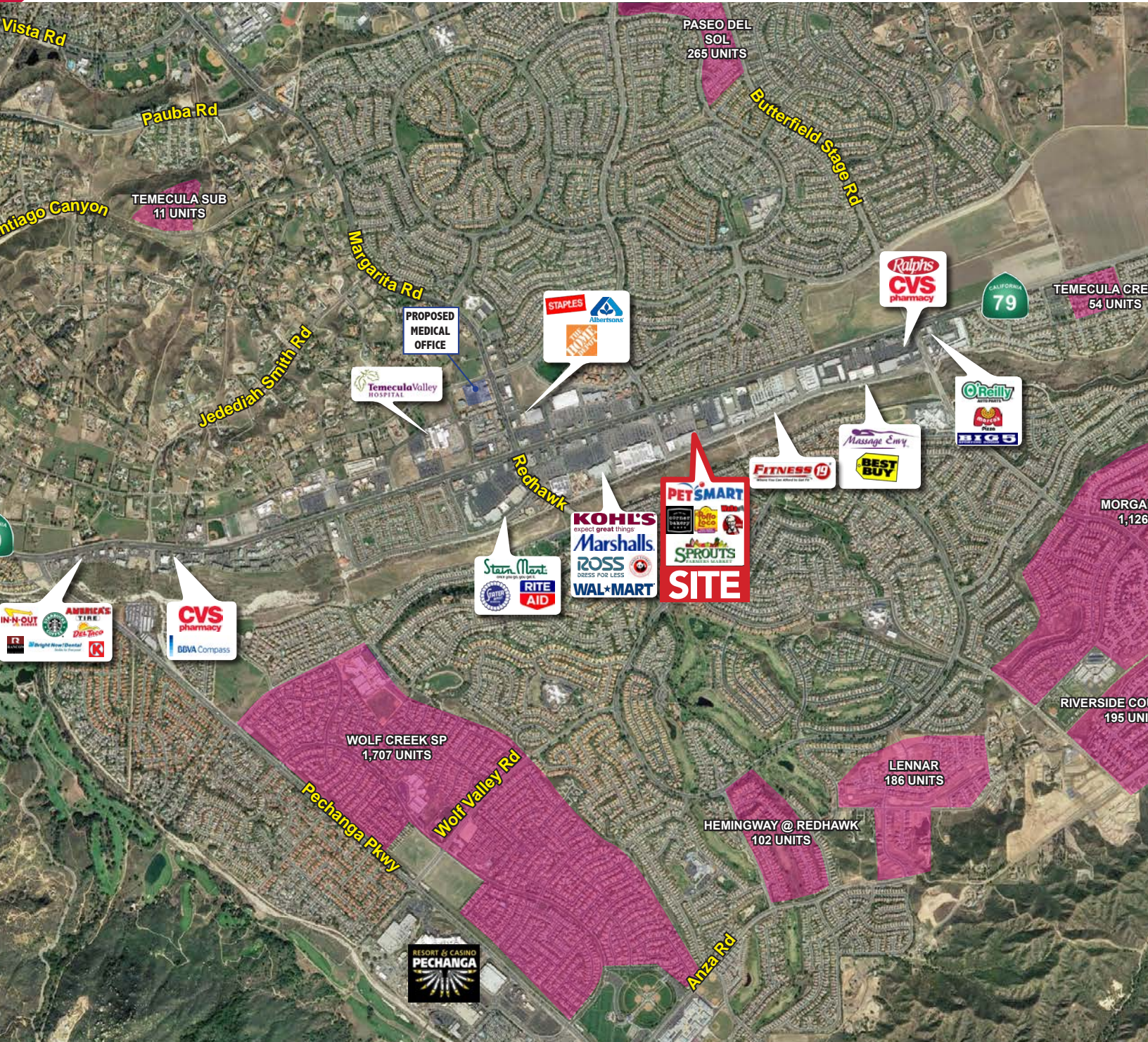
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32389 Temecula Pkwy		1 mi radius	3 mi radius	5 mi radius
Temecula, CA 92592				
POPULATION	2018 Estimated Population	16,972	80,554	119,324
	2023 Projected Population	18,041	85,767	127,093
	2010 Census Population	14,746	69,131	102,772
	2000 Census Population	10,054	42,143	69,250
	Projected Annual Growth 2018 to 2023	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	3.8%	5.1%	4.0%
	2018 Median Age	34	35.7	35.5
HOUSEHOLDS	2018 Estimated Households	4,962	24,529	37,460
	2023 Projected Households	5,177	25,634	39,166
	2010 Census Households	4,377	21,293	32,512
	2000 Census Households	3,022	12,992	21,788
	Projected Annual Growth 2018 to 2023	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2018	3.6%	4.9%	4.0%
RACE AND ETHNICITY	2018 Estimated White	68.7%	68.9%	67.9%
	2018 Estimated Black or African American	4.6%	4.6%	4.7%
	2018 Estimated Asian or Pacific Islander	10.7%	11.6%	11.1%
	2018 Estimated American Indian or Native Alaskan	1.0%	1.2%	1.2%
	2018 Estimated Other Races	15.0%	13.8%	15.1%
	2018 Estimated Hispanic	29.6%	25.9%	28.1%
INCOME	2018 Estimated Average Household Income	\$108,235	\$115,401	\$106,805
	2018 Estimated Median Household Income	\$97,442	\$104,710	\$94,770
	2018 Estimated Per Capita Income	\$31,653	\$35,149	\$33,543
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.4%	2.6%	3.3%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.9%	3.8%	4.7%
	2018 Estimated High School Graduate	18.3%	18.0%	19.7%
	2018 Estimated Some College	31.4%	28.7%	29.0%
	2018 Estimated Associates Degree Only	11.9%	10.9%	10.2%
	2018 Estimated Bachelors Degree Only	20.6%	24.1%	22.0%
	2018 Estimated Graduate Degree	10.5%	11.9%	11.0%
BUSINESS	2018 Estimated Total Businesses	667	1,541	4,611
	2018 Estimated Total Employees	5,573	16,200	45,628
	2018 Estimated Employee Population per Business	8.4	10.5	9.9
	2018 Estimated Residential Population per Business	25.4	52.3	25.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.