

# TEMECULA *Town* CENTER

**RETAIL FOR LEASE**

Rancho California Road & Ynez Road  
Temecula, California

[WWW.TEMECULATC.COM](http://WWW.TEMECULATC.COM)



## DOMINANT POWER CENTER



## FEATURES

- Dominant Power Center in Trade Area anchored by Target, CVS and Vons
- Tenant mix featuring national/regional retailers: 24 Hour Fitness, HomeGoods, Active Ride Shop, Claim Jumper, Rubio's and Starbucks
- Located one block east of the I-15 & Rancho California Rd freeway on/off ramp with seven points of ingress/egress
- Highly visible monument signage with tremendous frontage

## FOR MORE INFORMATION, PLEASE CONTACT:

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## CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

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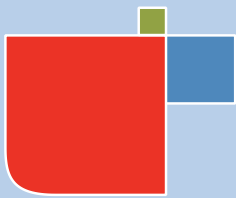
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### TENANT ROSTER

Unit	Tenant	Sq. Ft.
Major 1	Target (NAP)	112,547
Major 2	Homegoods	29,082
Major 3	Vons (NAP)	42,630
Anchor 1	CVS Pharmacy	21,450
Anchor 2	Active Surf Snow Skate	8,000
Anchor 3A	Styles For Less	3,000
Anchor 3B	Available	3,000
Anchor 4-5	Available	22,720
Anchor 7	Paul Mitchell	14,031
Anchor 8	24 Hour Fitness	35,292
Pad 1	Chase Bank	5,362
Pad 2A	Pacific Dental	5,000
Pad 2B	Go Wireless	1,451
Pad 3	Circle K (NAP)	1,572
Pad 4	Claim Jumper (NAP)	10,120
Pad 5	Bratts Tapas	2,200
A1-6	Available	6,294
A7-9	Available	2,500
B1	Enterprise Rent-A-Car	800
B11	Town Center Coin Laundry	2,465
B13	Available	566
B15	Available	1,200
B17	Available	2,290
B3	Available	2,721
B9	Available	2,429
C1	Thai Kitchen	2,000
C5	Temecula Medical Spa	940
D1	Juice Bar	1,200

Unit	Tenant	Sq. Ft.
D3	My Girlfriend's Closet	800
D5	The Haircutters	1,190
F1	Payless Shoe Source	4,720
F9	Kumon Learning Centers	1,200
F11	Available	1,100
F15	Anasa Hair Design (Available)	3,400
F19	Available	1,200
F21	Available	2,344
F25	Available for Restaurant	1,167
F27	Jenny Craig	2,372
G1	Susie's Deals	4,267
G3	Little Caesars Pizza	1,300
G5	Dr. Won Park, D.D.S.	1,300
G7	Foot Solutions	1,300
G9	Available	1,196
G11	Temecula Pool Supply	1,404
H1A	Kitchen Fantasy	2,900
H1B	Lindora Medical Clinic	2,415
H9	Select Staffing	2,600
H13	Beauty By Threading	700
H15	Hana Sushi	3,399
I1	Available	3,454
I3	Running Center	1,845
I5	Available	3,206
I9	On-Site Management Office	1,600
I11	Edible Arrangements	1,600
I13	Juan Pollo	1,600
J1	Nothing Bundt Cake	2,050

Unit	Tenant	Sq. Ft.
J5	Vivian's Spa & Nails	1,000
J7	Available	1,000
J9	Elyse Reuben Custom Couture	1,000
J11	Available	972
J13	Me Boutique	977
J15	Couture Girls Closet	1,600
K1	Town Center Cleaners	1,400
K3	Rancho Donuts	1,400
K5/K9	Available	4,200
K11	Dragon Express	1,350
K13	Starbucks Coffee	1,540
L1	Golden Spoon Frozen Yogurt	1,036
L3	I Tan Solariums	1,979
L7	Postal Annex	950
L9	Nutri-Sport	977
L11	Subway	1,000
L17	Banner Mattress	3,000
M1	Daphne's Greek Cafe	2,641
M5	Available	990
M6	Titan Auto Insurance	1,320
M7	Round Table Pizza	2,772
M11	Pho Tho Restaurant	2,930
N1	Salon 29	4,200
O1	Goldilocks	1,859
O2	Rubio's	2,916
P1	Available	2,016
P2&3	Available	5,946
Q1	Available	2,794
Q2	Available	1,766

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2012 Est. Total Population	15,818	75,417	161,758
2017 Forecast Total Population	16,925	85,273	186,925
Daytime Population	13,892	33,272	57,110
2012 Average Household Income	\$66,333	\$85,920	\$87,147

Source: Claritas, 2012

### TRAFFIC COUNTS

- 35,712 Average Daily Traffic on Rancho California Road east of Ynez Road
- 30,625 Average Daily Traffic on Ynez Road north of Rancho California Road

Source: City of Temecula, 2011

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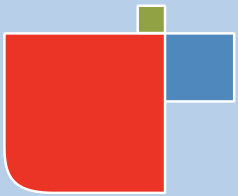
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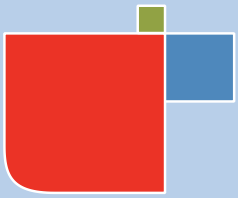
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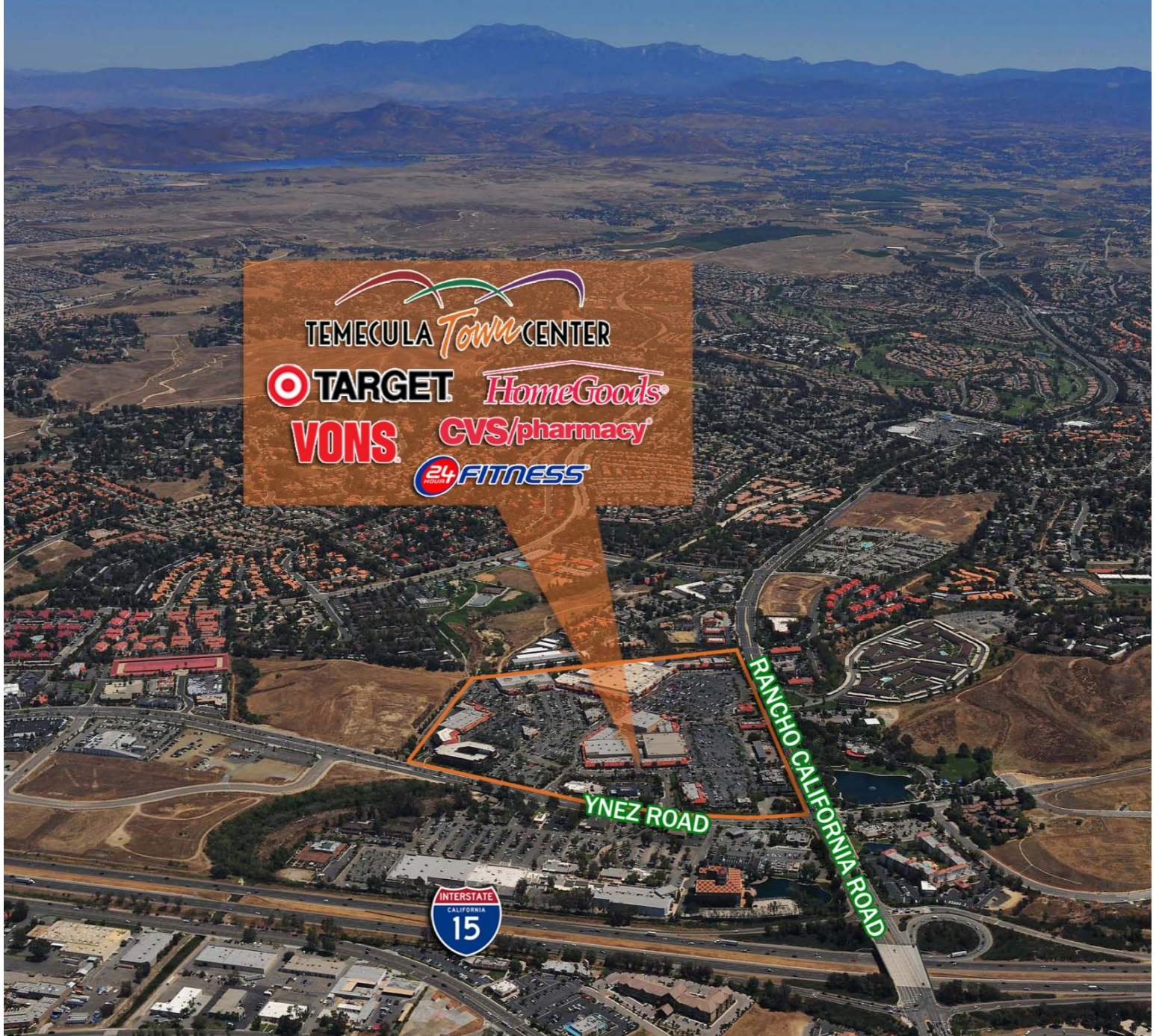


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