

# ±3,500 SF FORMER BANK BRANCH

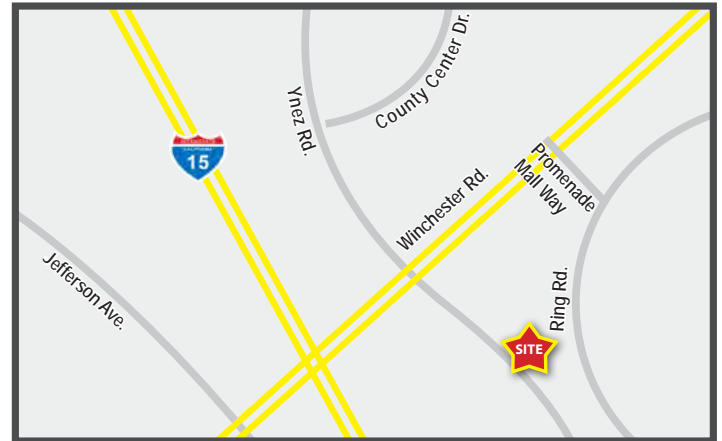
## HIGH PROFILE OUTPARCEL LOCATION FOR LEASE

26480 YNEZ ROAD | TEMECULA, CA



### PROPERTY HIGHLIGHTS:

- 3,500 SF (Divisible to 1,500 SF) End-Cap Suite with frontage to over 30k CPD
- Ideal for Retail or Restaurant use
- Highly Sought After Outparcel at Temecula's Promenade Mall
- Rare Opportunity located in Region's Retail Hub



### NEARBY RETAILERS:



DEMOGRAPHICS	1 mile	3 mile	5 mile
Average Income	\$85,303	\$84,025	\$91,224
Population	7,443	80,759	182,155
Daytime Population	13,001	42,442	76,060

### TRAFFIC COUNTS

**73,000 CPD** On Winchester Road

**33,000 CPD** On Ynez Road

\*Source: Regis



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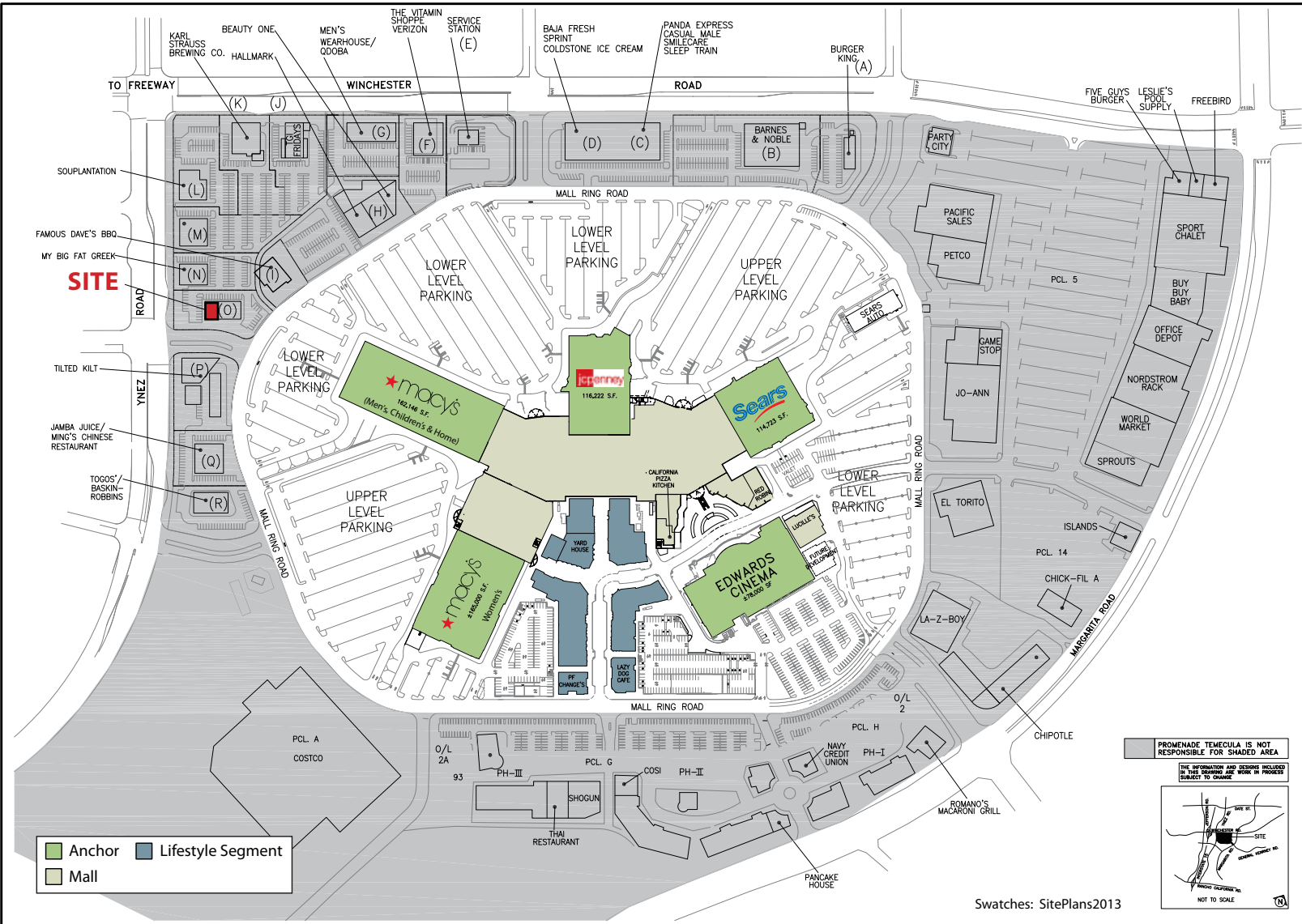




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**26480 YNEZ ROAD | TEMECULA, CA**

26480 Ynez Rd		1 mi radius	3 mi radius	5 mi radius
Temecula, CA 92591-5629				
POPULATION	2016 Estimated Population	7,443	80,759	182,155
	2021 Projected Population	8,386	87,198	195,449
	2010 Census Population	6,905	72,751	162,067
	2000 Census Population	4,029	44,845	98,093
	Projected Annual Growth 2016 to 2021	2.5%	1.6%	1.5%
	Historical Annual Growth 2000 to 2016	5.3%	5.0%	5.4%
2016 Median Age	32.3	35.1	34.7	
HOUSEHOLDS	2016 Estimated Households	2,492	27,102	58,448
	2021 Projected Households	2,791	29,004	62,165
	2010 Census Households	2,302	24,260	51,717
	2000 Census Households	1,434	14,682	31,367
	Projected Annual Growth 2016 to 2021	2.4%	1.4%	1.3%
	Historical Annual Growth 2000 to 2016	4.6%	5.3%	5.4%
RACE AND ETHNICITY	2016 Estimated White	64.6%	65.3%	66.5%
	2016 Estimated Black or African American	6.4%	5.6%	5.6%
	2016 Estimated Asian or Pacific Islander	13.6%	11.7%	11.5%
	2016 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
	2016 Estimated Other Races	14.4%	16.6%	15.7%
	2016 Estimated Hispanic	28.0%	30.0%	28.8%
INCOME	2016 Estimated Average Household Income	\$85,303	\$84,025	\$91,224
	2016 Estimated Median Household Income	\$74,455	\$69,186	\$77,425
	2016 Estimated Per Capita Income	\$28,611	\$28,253	\$29,399
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	3.6%	4.2%	3.5%
	2016 Estimated Some High School (Grade Level 9 to 11)	6.9%	5.7%	5.4%
	2016 Estimated High School Graduate	22.8%	24.3%	22.5%
	2016 Estimated Some College	27.0%	29.3%	29.9%
	2016 Estimated Associates Degree Only	10.2%	9.4%	9.8%
	2016 Estimated Bachelors Degree Only	18.3%	18.4%	19.6%
	2016 Estimated Graduate Degree	11.2%	8.6%	9.2%
BUSINESS	2016 Estimated Total Businesses	837	4,354	8,028
	2016 Estimated Total Employees	13,001	42,442	76,060
	2016 Estimated Employee Population per Business	15.5	9.7	9.5
	2016 Estimated Residential Population per Business	8.9	18.5	22.7

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