



PLAZA AT

# SILVERHAWK



**BRIAN BIELATOWICZ**  
951.445.4515

[bbielatowicz@leetemecula.com](mailto:bbielatowicz@leetemecula.com)  
License #01269887

**TED RIVENBARK**  
951.445.4512

[trivenbark@leetemecula.com](mailto:trivenbark@leetemecula.com)  
License #01247098

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055





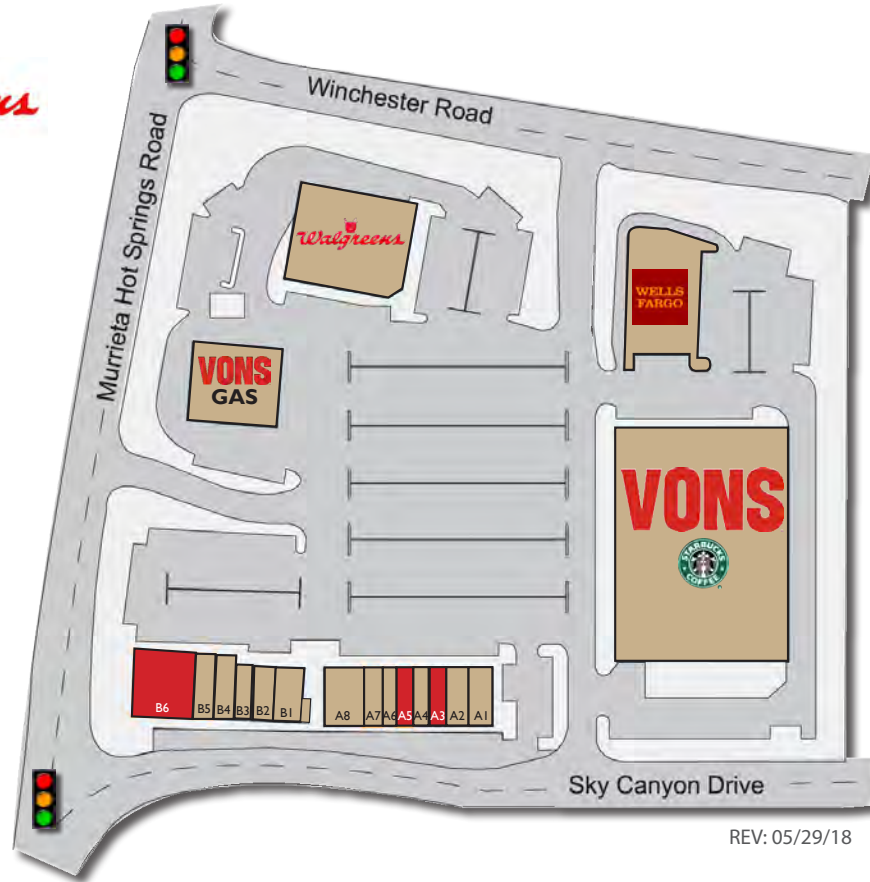


JOIN:



## PROPERTY HIGHLIGHTS

- 1,000 SF - 4,500 SF Spaces Available
- 4,500 SF Space is Fully Fixturized Restaurant
- Located At One Of Temecula Valley's Busiest Intersections With Strong Traffic Count Of 94,700 Cars/Day Combined
- Ideal For Restaurant, Real Estate Office, Pet Supplies, Tax Or Investment Offices, Learning Or Tutoring Center, Optometrist, Chiropractor Or Other Professional Uses, Yogurt or Ice Cream Shop, Juice or Smoothie Store, Other Retail Uses
- Located at the heart of the area's residential growth with an expansive trade area



REV: 05/29/18

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
2017 Population	17,687	103,277	207,039
Daytime Population	3,175	36,985	70,887
Average HH Income	\$85,084	\$88,425	\$95,423

## AVAILABILITY

SUITE	TENANT	SQ. FT.
A1	POLO CLEANERS	1,600
A2	LADUE NAILS & SPA	2,000
A3	AVAILABLE	1,000
A4	POSTAL ANNEX	1,000
A5	AVAILABLE WITH 30 DAYS NOTICE	1,000
A6	SUPERCUTS	1,100
A7	EUROPEAN WAX CENTER	1,300
A8	JOON'S SUSHI	2,000
B1	JERSEY MIKE'S SUBS	1,800
B2	ACE TAE KWON DO	1,300
B3	MONSTA SNOW	1,300
B4	DHANESH R. PORE, DDS	1,600
B5	PAYDAY/CHECK CASHING	1,500
B6	AVAILABLE WITH NOTICE CONTACT BROKER FOR DETAILS	4,500
MAJA	VONS	48,305
PAD A	WALGREEN'S	13,650
PAD D	WELLS FARGO	5,000
PAD E	VONS GAS	800

## TRAFFIC COUNTS

<b>54,764 CPD</b>	<b>40,000 CPD</b>
Winchester Road:	Murrieta Hot Springs Rd:
MPSI w/3% annual increments	



# SILVERHAWK

**BRIAN BIELATOWICZ | 951.445.4515**  
 bbielatowicz@leetemecula.com  
 License #01269887

**TED RIVENBARK | 951.445.4512**  
 trivenbark@leetemecula.com  
 License #01247098



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055





# SILVERHAWK

PLAZA AT

**BRIAN BIELATOWICZ | 951.445.4515**  
bbielatowicz@leetemecula.com  
License #01269887

**TED RIVENBARK | 951.445.4512**  
trivenbark@leetemecula.com  
License #01247098



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055





Murrieta Hot Springs Rd & Winchester Rd Murrieta, CA 92563				
	1 ml radius	3 ml radius	5 ml radius	
POPULATION	2017 Estimated Population	17,687	103,277	207,039
	2022 Projected Population	18,750	109,656	220,271
	2010 Census Population	16,189	88,342	177,003
	2000 Census Population	6,670	43,523	96,429
	Projected Annual Growth 2017 to 2022	1.2%	1.2%	1.3%
	Historical Annual Growth 2000 to 2017	9.7%	8.1%	6.7%
	2017 Median Age	35.1	34	34.9
HOUSEHOLDS	2017 Estimated Households	5,825	31,853	65,311
	2022 Projected Households	6,057	33,205	68,190
	2010 Census Households	5,346	27,538	56,288
	2000 Census Households	2,061	13,904	31,232
	Projected Annual Growth 2017 to 2022	0.8%	0.8%	0.9%
RACE AND ETHNICITY	2017 Estimated White	59.7%	63.5%	66.3%
	2017 Estimated Black or African American	7.9%	6.7%	6.0%
	2017 Estimated Asian or Pacific Islander	13.7%	12.9%	11.3%
	2017 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
	2017 Estimated Other Races	18.0%	16.0%	15.6%
	2017 Estimated Hispanic	30.9%	30.1%	29.3%
INCOME	2017 Estimated Average Household Income	\$85,084	\$88,425	\$95,423
	2017 Estimated Median Household Income	\$74,800	\$80,227	\$83,950
	2017 Estimated Per Capita Income	\$28,146	\$27,596	\$30,281
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	5.9%	4.2%	3.5%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.5%	5.4%	5.3%
	2017 Estimated High School Graduate	27.5%	23.8%	22.3%
	2017 Estimated Some College	25.7%	27.3%	28.9%
	2017 Estimated Associates Degree Only	9.5%	10.0%	10.1%
	2017 Estimated Bachelors Degree Only	19.4%	19.9%	20.1%
	2017 Estimated Graduate Degree	8.6%	9.4%	9.8%
BUSINESS	2017 Estimated Total Businesses	446	3,890	8,047
	2017 Estimated Total Employees	3,175	36,985	70,887
	2017 Estimated Employee Population per Business	7.1	9.5	8.8
	2017 Estimated Residential Population per Business	39.7	26.6	25.7

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



# SILVERHAWK

**BRIAN BIELATOWICZ | 951.445.4515**  
 bbielatowicz@leetemecula.com  
 License #01269887

**TED RIVENBARK | 951.445.4512**  
 trivenbark@leetemecula.com  
 License #01247098



*No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055*