



TOWER PLAZA

27401-27531 YNEZ RD | TEMECULA, CA

BRIAN BIELATOWICZ

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DRE #01269887

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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:

- +280,000 SF COMMUNITY CENTER LOCATED IN THE HEART OF TEMECULA
- 595 SF AVAILABLE FOR LEASE
- 2,375 SF AVAILABLE FOR LEASE
- IDEAL FOR RETAIL, FITNESS, OR QSR
- ABUNDANT PARKING & FREEWAY ACCESSIBLE
- HIGH TRAFFIC SHOPPING CENTER WITH APPROX 3.5M VISITORS PER YEAR, PER PLACER.AI.
- OVER 15,000 EMPLOYEES WITHIN ONE (1) MILE
- OTHER NEARBY RETAILERS INCLUDE TARGET, VON'S, HOME GOODS, UFC GYM, CVS & MORE

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	13,485	60,988	165,518
2029 EST. POPULATION	13,643	61,697	171,155
AVERAGE HH INCOME	\$100,587	\$131,326	\$142,956

TRAFFIC COUNTS

180,063 CPD

I-15 FWY @ RANCHO CAL RD:

67,450 CPD

RANCHO CAL RD:

*SOURCE: REGIS ONLINE



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SUITE	TENANT	SQ. FT.
A	TOWER OFFICE PLAZA I (NOT A PART)	
27531	AMC TEMECULA 10	29,488 SF
27529	LA MICHOCANA	1,320 SF
27527	MAT ZONE	1,008 SF
27525	CREATIVE CATERING	2,868 SF
27493	SALON LA MARIEE	1,655 SF
27491	SALON LA MARIEE	1,423 SF
27485	TALK OF THE TOWN	2,398 SF

SUITE	TENANT	SQ. FT.
27487	TALK OF THE TOWN	6,483 SF
27483	KOREAN BBQ	6,538 SF
27481	GOURMET ITALIA	1,291 SF
27477	RANCHO CLEANERS	1,630 SF
27475	THE UPS STORE	1,500 SF
27473	88 RANCH MARKETPLACE	37,503 SF
27471	MICHAEL'S (NOT A PART)	NAP
27411	(NOT A PART)	NAP

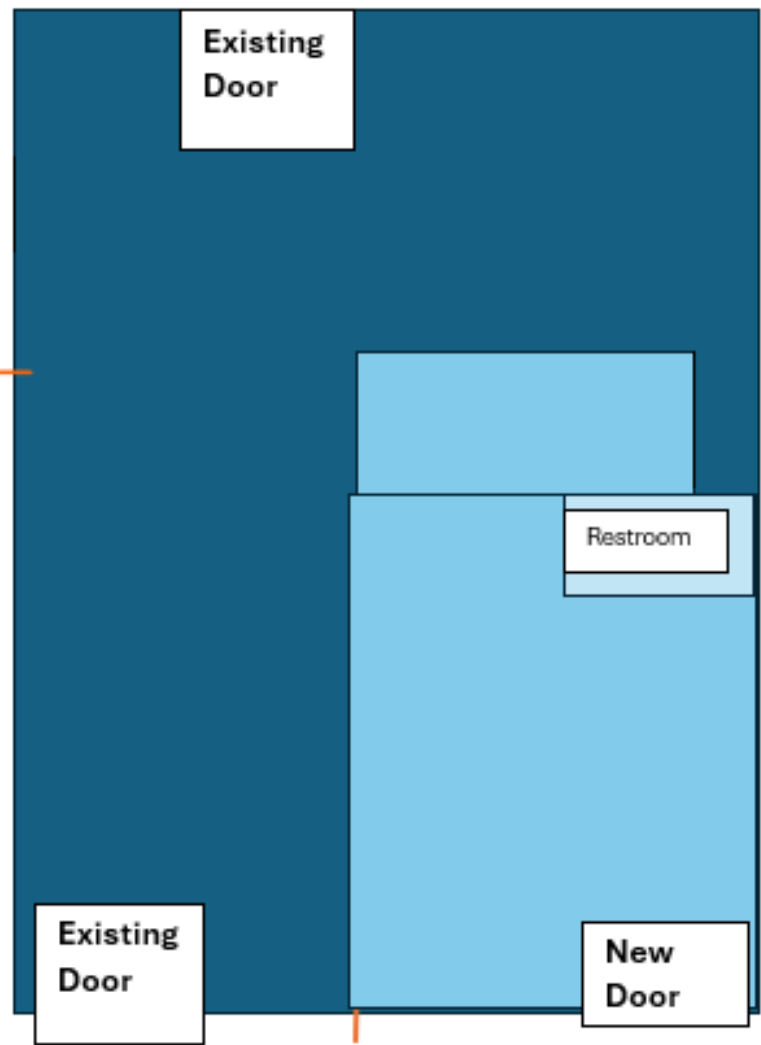
SUITE	TENANT	SQ. FT.
27401	ARMSTRONG GARDEN CENTER	15,625 SF
27523	JILBERTO'S TACO SHOP	1,248 SF
27519	SPINDLES MUSIC	1,040 SF
27517	GREAT NAILS	1,210 SF
27515	SMOKE DREAMS	1,220 SF
27511 - 27513	AVAILABLE DIVISIBLE 975 SF - 1,400 SF	2,375 SF
27507	PAINTED EARTH	2,343 SF

SUITE	TENANT	SQ. FT.
27509	FIRE FISH SUSHI	2,744 SF
27505	AVAILABLE	595 SF
27501	GRAVE COFFEE AND TEA	1,475 SF
27499	GOURMET ITALIA	2,270 SF
27497	GOURMET ITALIA	3,360 SF



**CONCEPTUAL DEMISING PLAN (SUBJECT TO CHANGE)
FOR 27511-27513**

- 1,175, - 1,400 SF
- 975 SF - 1200 SF



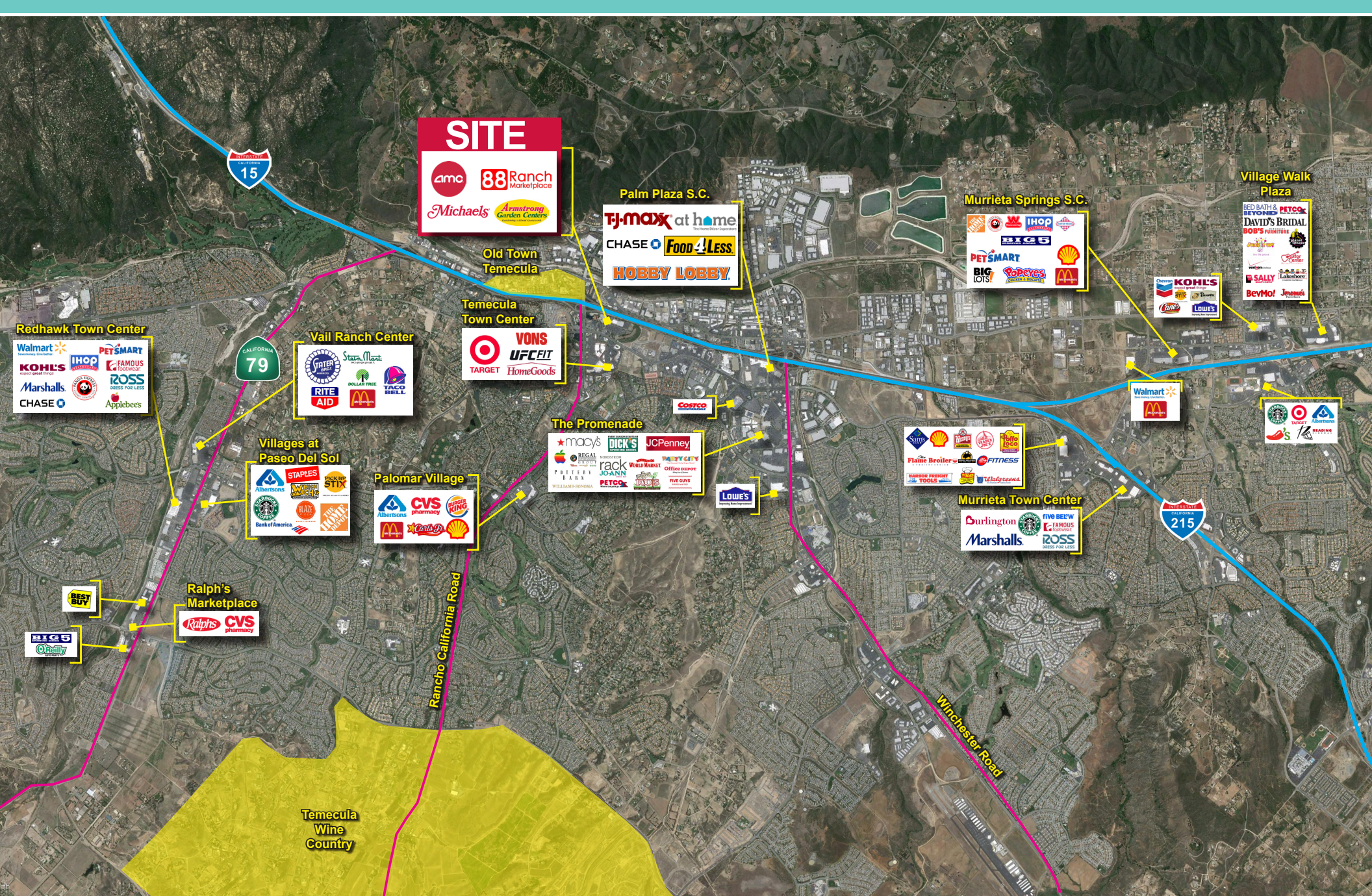
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SITE

amc 88Ranch Marketplace
 Michaels Armstrong's Garden Centers

Palm Plaza S.C.
 TJ-maxx at home
 CHASE Food 4 Less
 HOBBY LOBBY

Murrieta Springs S.C.
 IHOP
 PETSMART
 BIG LOTS! ToysRUs
 McDonald's

Village Walk Plaza
 BED BATH & BEYOND
 DAVID'S BRIDAL
 BOB'S BATHING
 SALLY
 BevMo! Jamba

Redhawk Town Center
 Walmart
 KOHL'S
 Marshalls
 CHASE
 PETSMART
 IHOP
 FAMOUS FOODWEAR
 ROSS
 Applebees

Vail Ranch Center
 SPATER'S
 RITE AID
 Salsa Market
 DOLLAR TREE
 TACO BELL
 McDonald's

Temecula Town Center
 Target
 VONS
 UFCFIT
 HomeGoods

Villages at Paseo Del Sol
 Staples
 Albertsons
 Bank of America
 STAPLES
 Bank of America

Palomar Village
 CVS pharmacy
 McDonald's
 Dunkin' Donuts
 Shell

The Promenade
 macy's
 DICK'S
 JCPenney
 REGAL
 JOANN
 PETCO
 Office Depot
 FIVE GUYS
 WILLIAMS-SONOMA

Flame Broiler
 Harbor Freight
 Tools
 Fitness
 Petco

Murrieta Town Center
 Durlington
 Marshalls
 Five BEEV
 FAMOUS FOODWEAR
 ROSS
 DEES FOR LESS

Ralph's Marketplace
 Ralph's
 CVS pharmacy
 Best Buy
 Big G
 O'Reilly

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27475 Ynez Rd Temecula, CA 92591	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	13,485	60,988	165,518
2029 Projected Population	13,643	61,697	171,155
2020 Census Population	13,552	61,776	163,239
2010 Census Population	11,918	58,684	149,559
Projected Annual Growth 2024 to 2029	0.2%	0.2%	0.7%
Historical Annual Growth 2010 to 2024	0.9%	0.3%	0.8%
2024 Median Age	33.5	37.2	36.9
Households			
2024 Estimated Households	5,177	21,462	54,042
2029 Projected Households	5,315	22,014	56,661
2020 Census Households	5,089	21,566	52,979
2010 Census Households	4,309	19,814	47,324
Projected Annual Growth 2024 to 2029	0.5%	0.5%	1.0%
Historical Annual Growth 2010 to 2024	1.4%	0.6%	1.0%
Race and Ethnicity			
2024 Estimated White	44.2%	51.7%	51.0%
2024 Estimated Black or African American	7.8%	6.3%	6.8%
2024 Estimated Asian or Pacific Islander	12.6%	11.3%	12.6%
2024 Estimated American Indian or Native Alaskan	1.3%	1.3%	1.3%
2024 Estimated Other Races	34.1%	29.4%	28.4%
2024 Estimated Hispanic	41.6%	37.5%	36.5%
Income			
2024 Estimated Average Household Income	\$100,587	\$131,326	\$142,956
2024 Estimated Median Household Income	\$81,201	\$105,967	\$116,146
2024 Estimated Per Capita Income	\$38,678	\$46,236	\$46,707
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	7.9%	5.0%	4.1%
2024 Estimated Some High School (Grade Level 9 to 11)	5.5%	4.3%	4.2%
2024 Estimated High School Graduate	22.0%	18.1%	19.5%
2024 Estimated Some College	25.5%	27.1%	26.0%
2024 Estimated Associates Degree Only	12.4%	10.3%	11.1%
2024 Estimated Bachelors Degree Only	17.3%	22.2%	22.8%
2024 Estimated Graduate Degree	9.4%	12.9%	12.3%
Business			
2024 Estimated Total Businesses	2,111	5,297	9,116
2024 Estimated Total Employees	15,244	41,434	65,812
2024 Estimated Employee Population per Business	7.2	7.8	7.2
2024 Estimated Residential Population per Business	6.4	11.5	18.2

2024

POPULATION
 TEMECULA (2018) **113,826**
 RIVERSIDE COUNTY (2018) **2,423,266**

AVERAGE AGE: 36

RETAIL TRADE
 Retail Sales Generation **\$316 per capita**
 • Ranked 63 out of 520 entities in CA
 Average Hotel Occupancy in Temecula **75.6%**
 Average Daily Hotel Rate (2018) **\$125.06**

FISCAL STABILITY
 Maintained a minimum 25% budget reserve
 Recognized for excellence in budgeting for both annual operation and capital improvements budgets every year since 1990
 General Fund Revenues consistently exceed Operating Expenditures, maintaining fiscal solvency

TOP EMPLOYERS

Pechanga Resort and Casino	5,257	Gaming-Entertainment
Temecula Valley Unified School District	3,096	Public Education
Abbott Laboratories	1,500	Medical Manufacturing
Temecula Valley Hospital	910	Hospital
Professional Hospital Supply Medicine	900	Medical Supply
Infinion Technologies America's Corp	670	Wafer Chip/Conductors
Milgard Windows & Doors	450	Window Door Manufacturing
Milipore Sigma	350	Bio-Tech

Local Draw: (10 mile ring from Promenade Mall)

\$103,945 Average Income	101,513 Households	37.5% over 100k Average Incomes
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Regional Draw: (30 mile ring from Promenade Mall)

2,184,986 Population	\$95,962 Average Income	695,994 Households	31.8% over 100k Average Incomes
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Businesses are attracted to the City of Temecula for a number of reasons including: highly skilled labor force, top notch K-12 school system, close proximity to San Diego, Los Angeles, and Orange Counties, quality and affordable housing, and an exceptional quality of life. Additionally, the City of Temecula is committed to providing excellent, expeditious, and clear guidance throughout the development process to companies located or planning to locate to the area. It is with these attractive qualities and high level of customer service that businesses are continually drawn to Temecula. Rated one of the top 20 least expensive cities to do business in California by the Kosmont-Rose Institute, Temecula remains the ideal city for relocating, expanding, and developing a new project in Southern California. More than 48% of employed residents travel 30 minutes or less to get to work. Find us on the web for more community info. TemeculaCA.gov

QUALITY OF LIFE

- Golf Courses**
 - 7 with many in surrounding area
- Wineries**
 - 40 and growing from small boutiques to full-service resorts
- Outdoor Recreation**
 - Lake Skinner
 - Santa Margarita Ecological Reserve
 - Santa Rosa Plateau
 - Vail Lake
- Parks and Playgrounds**
 - 41 City Parks
 - Over 22 miles of trails
 - 97 miles of bike lanes
 - 7,000 acres of open space
 - Skateboard park/Roller Hockey Rink
- Community Centers**
 - 2 Community Recreation Centers
 - 1 Senior Center
- Cultural Highlights**
 - Children's Museum
 - History Museum
 - Community Theater
 - 1 Community Garden 2,650 Square foot garden (at the Mary Phillips Senior Center)
 - 3 Swimming Pools
 - 27 Tennis Courts

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