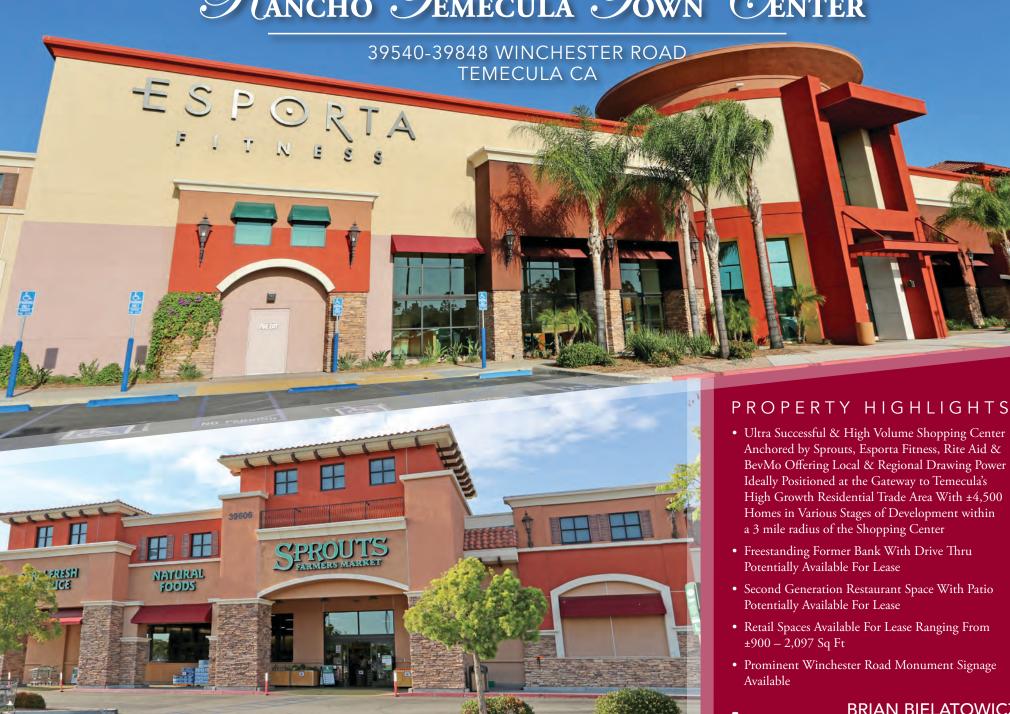
Rancho Temecula Town Genter



- Ultra Successful & High Volume Shopping Center Anchored by Sprouts, Esporta Fitness, Rite Aid & BevMo Offering Local & Regional Drawing Power Ideally Positioned at the Gateway to Temecula's High Growth Residential Trade Area With ±4,500 Homes in Various Stages of Development within
- Second Generation Restaurant Space With Patio
- Retail Spaces Available For Lease Ranging From
- Prominent Winchester Road Monument Signage



BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com DRE #01269887

MEET YOUR CO-TENANTS







































STREET	STE	TENANT	SF
39584	A	Bruegger's Bagels	2,000
	B/C/D	Bella Allure Salon	3,040
39606		Sprouts	26,950
39628	Α	The Joint	1,200
	В	Lease Pending	1,197
	С	Potentially Available - Contact Broker	900
	D	David's Tailoring and Tuxedo	900
	E	Wonder Nails	1,500
	F	Amazing Lash Studio	1,800
	G	Potentially Available - 12/2023 Contact Broker	900
	Н	U.S. Airforce	900
	I-J	Mountain Mike's Pizza	2,541
39650	Α	Wings-n-Things	960
	В	Wings-n-Things	1,300
	С	Rapha Tea	1,674
	D/E	Potentially Available – 2nd Generation Restaurant Improvements	2,066
39672		Beverages and More	10,000
39694	A	Yogurt Factory	1,080
	В	Available	1,200
	С	I-Tan	2,520
39716		LA Fitness	45,000
39738	PAD F	U.S. Navy / U.S. Army Recruiting Offices	6,000
39760	Α	Himalayan Taste Indian Cuisine	2,000
	B/C	Hana Sushi	2,500
39782		Rite Aid	16,708
39804	A	Marine Corp Recruiting Office	1,240
	В	Bright Now Dental	3,800
39826	PAD J	Navy Federal Credit Union	6,000
39848	Α	Starbucks	1,600
	В	Everbowl	1,200
	С	Go Wireless	2,148
39540	PAD L	Potentially Available	4,030
39562	PAD M	Rodrigo's	7,500
		Pov. (9/11/202

PROPERTY PHOTOS















DEMOGRAPHICS

3-mile radius

Population	101,292
Average Household Income	\$133,366
Households	33,560
Median Household Income	\$106,567
Daytime Population	74,345
Median Age	35.8

TRAFFIC COUNTS

62,338
Cars Per Day
Winchester Rd.*

20,317
Cars Per Day
Nicholas Rd.

Source: Regis

