



PALM PLAZA

SWC YNEZ ROAD & WINCHESTER ROAD
TEMECULA, CA



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PROPERTY HIGHLIGHTS

- Ideally Positioned At The Gateway To Temecula Dominant Regional Retail Destination Sharing Access With The Promenade Mall & Costco!
- **Join:** At Home, Hobby Lobby, TJ Maxx, Food 4 Less, Skechers, AAA, Broken Yolk, See's Candies, Phenix Salons and Many Other Successful Chain & Local Retailers!
- Opportunities Available For Lease:
 - ±4,500 SF Former Union Bank Bldg With Drive Thru
 - Jr Anchor Space Opportunities From ±7,745 SF – 14,200 SF
 - Shop Spaces From ±724 SF to 5,267 SF
- Strong Daytime Population, Excellent Demographics & Huge Traffic Counts

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|-----------------------|-----------|-----------|-----------|
| 2023 Est. Population | 5,543 | 75,306 | 181,405 |
| 2028 Proj. Population | 5,670 | 78,734 | 189,369 |
| Daytime Population | 14,651 | 65,748 | 119,304 |
| Average HH Income | \$123,201 | \$127,126 | \$139,589 |

TRAFFIC COUNTS

77,218 CPD

Winchester Rd.

51,563 CPD

Ynez Rd.

190,000 CPD

I-15 Fwy @ Winchester Rd:

*Source: Regis Online



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SITE PLAN



Rev. 01/08/2024

| | TENANT | SQ FT |
|----|--|--------|
| 2 | POTENTIALLY AVAILABLE | 4,500 |
| 3 | AAA SOUTHERN CALIFORNIA | 7,600 |
| 4 | THE BROKEN YOLK CAFE | 6,000 |
| 5 | SEE'S CANDIES | 2,200 |
| 6 | SHAKEY'S | 4,934 |
| 7 | AVAILABLE - SHORT TERM LEASE | 724 |
| 8 | JERSEY MIKE'S SUBS | 2,000 |
| 9 | BATTERIES PLUS BULBS | 1,500 |
| 10 | POTENTIALLY AVAILABLE - CONTACT BROKER FOR DETAILS | 4,292 |
| 11 | AT HOME | 86,479 |
| 12 | PORTALS ENTERTAINMENT COMING SOON | 13,052 |
| 13 | TEMEKU CINEMAS | 29,650 |
| 14 | CLASS ACT TUXEDO & BRIDAL | 1,170 |
| 15 | KAYA BEAUTY THREADING STUDIO | 675 |
| 16 | OUR HAIR SPA | 675 |
| 17 | H&R BLOCK | 1,490 |

| | | |
|----|-------------------------------|--------|
| 18 | JEWELRY MART | 1,500 |
| 19 | ARTISAN'S PALATE | 1,694 |
| 20 | DOLLAR TREE | 10,017 |
| 21 | RENT-A-CENTER | 4,213 |
| 22 | SPRINGLEAF FINANCIAL SERVICES | 1,876 |
| 23 | AVAILABLE | 975 |
| 24 | Z-ULTIMATE OF TEMECULA | 975 |
| 25 | AVAILABLE | 14,200 |
| 27 | PHENIX SALON SUITES | 5,696 |
| 28 | SALLY BEAUTY | 1,479 |
| 29 | AVAILABLE | 5,267 |
| 30 | CARTER'S | 4,160 |
| 31 | TJ MAXX | 24,383 |
| 32 | ADVANCE AMERICA | 1,500 |
| 33 | FOOD 4 LESS | 52,640 |
| 34 | SKECHERS - COMING SOON | 9,972 |
| 35 | LEASE PENDING | 7,745 |

| | | |
|----|--|-------|
| 36 | ORECK FLOOR CARE CENTER | 1,406 |
| 37 | TRATTORIA TOSCANA | 3,011 |
| 38 | AVAILABLE | 1,503 |
| 39 | POTENTIALLY AVAILABLE - CONTACT BROKER FOR DETAILS | 3,002 |
| 40 | PHO MAI VIETNAMESE RESTAURANT | 1,500 |
| 41 | KUNG FU TEA | 1,527 |
| 42 | TAME BARBER SHOP | 1,496 |
| 43 | IVY'S NAILS & SPA | 1,200 |
| 44 | GIN SUSHI | 1,926 |
| 45 | LEASE PENDING | 1,101 |
| 46 | LEASE PENDING | 1,250 |
| 47 | AVAILABLE WITH 30 DAYS' NOTICE | 1,500 |
| 48 | POKE 'N SALAD | 1,376 |
| 49 | AVAILABLE WITH 30 DAYS' NOTICE | 1,246 |
| 50 | GNC | 995 |
| 51 | @CHARM'S THAI RESTAURANT | 1,043 |



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DEMOGRAPHICS

| | | 1 Mile | 3 Mile | 5 Mile |
|--|------------------------------|-----------|----------|-----------|
| | POPULATION | 5,543 | 75,306 | 181,405 |
| | MEDIAN HOUSEHOLD INCOME | \$101,731 | \$98,382 | \$107,640 |
| | HIGH SCHOOL DEGREE OR HIGHER | 873 | 13,097 | 31,516 |
| | GRADUATE DEGREE OR HIGHER | 1,125 | 16,515 | 39,549 |
| | TOTAL EMPLOYEES | 13,355 | 44,076 | 68,439 |
| | TOTAL BUSINESSES | 1,534 | 5,831 | 9,520 |

