

FREESTANDING VACANT RESTAURANT PAD BUILDING OF 11,200 SF | FULLY BUILT-OUT RESTAURANT

For Sale or Lease

29540 Rancho California Rd • Temecula, CA



OFFERING MEMORANDUM

CBRE

AFFILIATED BUSINESS DISCLOSURE

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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Table of Contents



4

EXECUTIVE SUMMARY

5

RETAIL MAP

6

SITE PLAN

7

FLOOR PLAN

8

DEMOGRAPHICS

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Executive Summary

OFFERING PRICE	\$4,000,000 \$357 PSF Building
SIZE	11,200 SF Building 1.6 AC Lot
OWNERSHIP TYPE	Fee Simple
YEAR BUILT	1993
PARKING SPACES	±5.40/1,000 SF Site Wide (Reciprocal for all of Temecula Town Center)
Zoning	Commercial Community (CC)



Located on outparcel to 491,722 SF Power Center anchored by Target, Vons, CVS, Homegoods, 24 Hour Fitness, plus 60 other retailers



Over 3 million visitors annually to Temecula spending over \$1.1 billion in visitor spending (\$198 million on food and beverages). Pechanga Resort Casino, Old Town Temecula, and Temecula Valley Wine Country have built a thriving destination for unique vacations, getaways, and business trips.



Tremendous visibility from Rancho California Rd (entrance to Temecula Wine Country) and monumental signage at center's entrance

Retail Map



TRAFFIC COUNT

RANCHO CALIFORNIA RD54,486 ADT

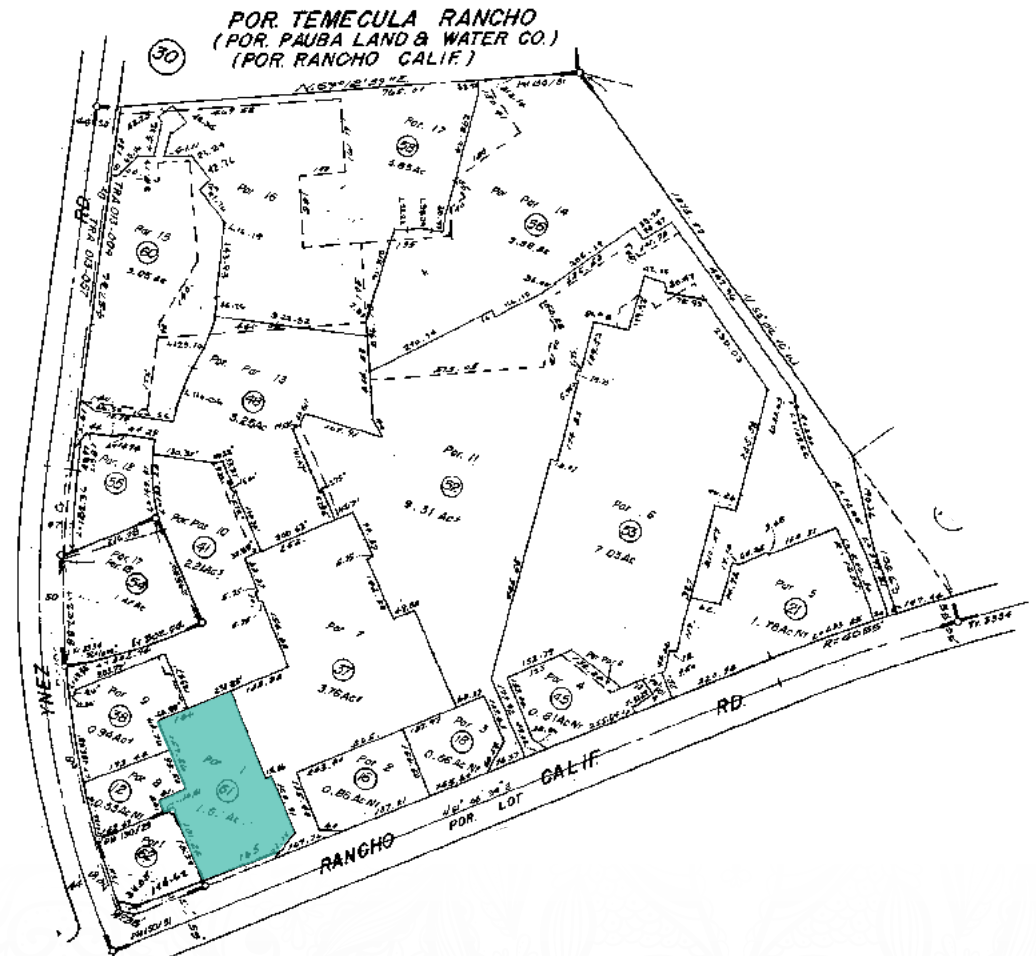
YNEZ ROAD.....32,071 ADT

Site Plan

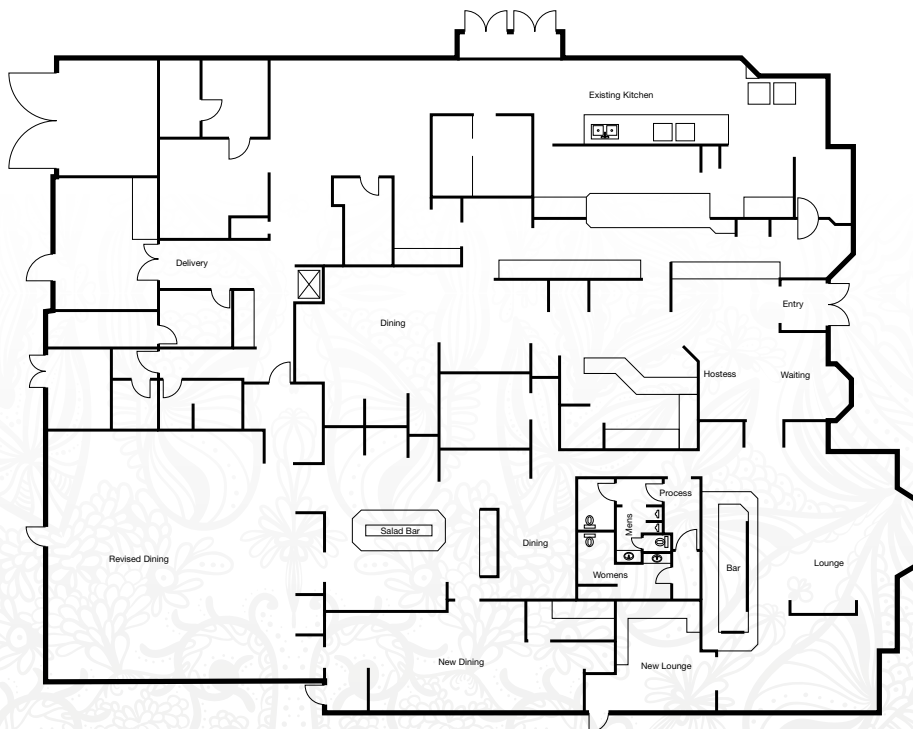


This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.









Parcel Map



Floor Plan



Demographics

	1 Mile	3 Miles	5 Miles
 Household Income	\$74,403	\$100,927	\$108,074
 Household Units	5,428	22,768	53,526
 Average Household Value	\$491,528	\$510,168	\$510,480
 Population	15,047	67,126	170,098
 Income	\$74,403	\$100,927	\$108,074
 Place of Work (Employees/Business)	15,322	54,208	84,553
 Daytime Population	24,724	95,749	185,854
 Traffic Count	RANCHO CALIFONIA RD54,486 ADT YNEZ ROAD.....32,071 ADT		





Contact Us

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