

..... RANCHO CALIFORNIA & YNEZ ROAD TEMECULA, CA 92591

TEMECULA *Town* CENTER



**FLOCKE &
AVOYER**
Commercial Real Estate

UFC COMING
GYM SOON



TEMECULA TOWN CENTER

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RANCHO CALIFORNIA ROAD & YNEZ ROAD
TEMECULA, CALIFORNIA 92591

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Temecula Town Center is a ±491,728 SF power center anchored by Target, Vons, CVS, HomeGoods and UFC Gym (proposed). It is located in a densely populated trade area with a high daytime population. Situated on the highly trafficked Rancho California Road and one block east of Interstate 15, there are seven points of ingress/egress and excellent frontage and signage.

VONS

HomeGoods

TARGET

CVS
pharmacy

PAUL MITCHELL
schools
TEMECULA

SUBWAY

Mobil

Rubio's

Sprint



verizon
wireless

CHASE



daphne's

POSTAL ANNEX

UFC
GYM

OUR

Tenants

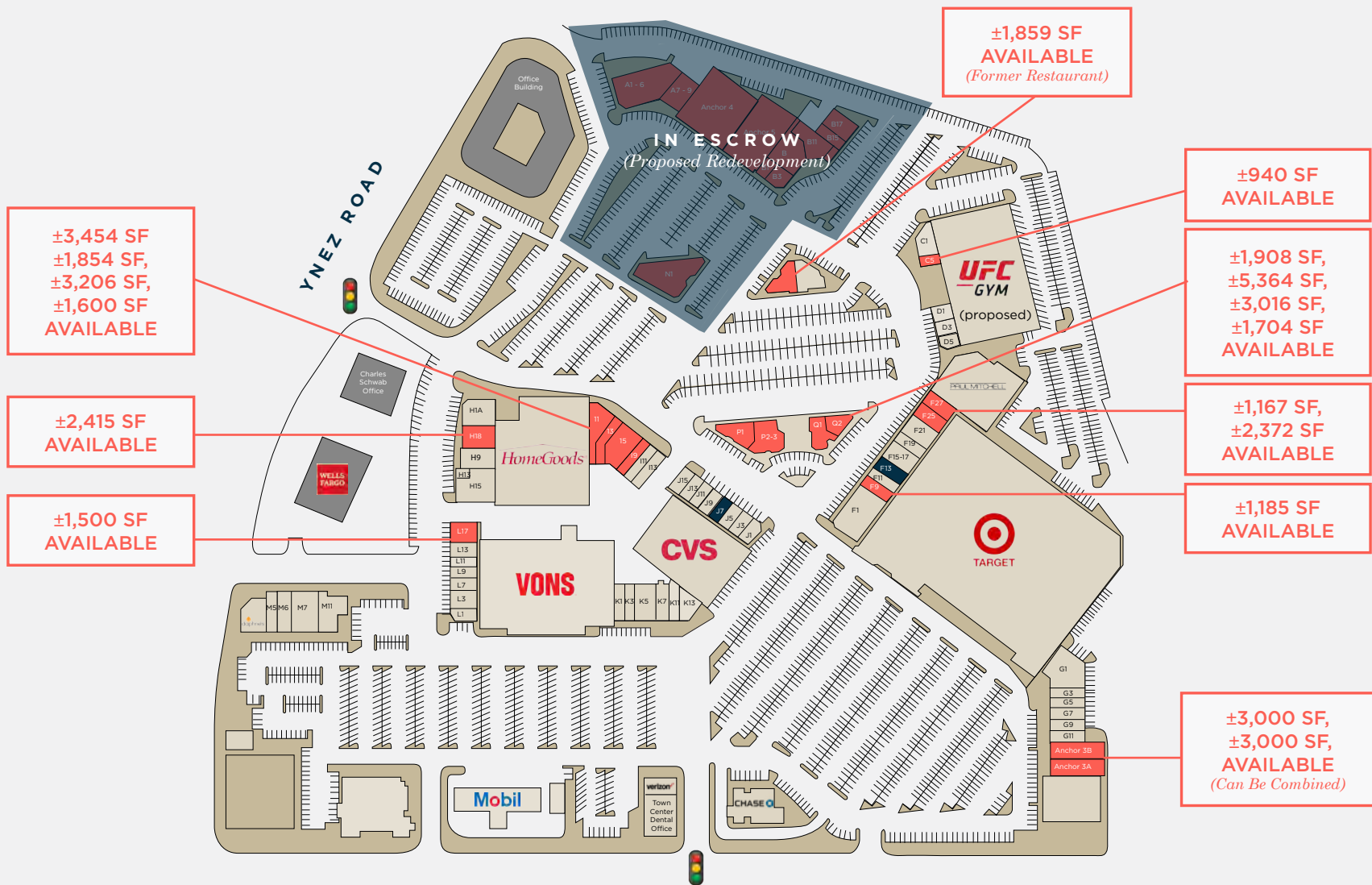
NATIONAL & REGIONAL

Tenants



SUITE	TENANT	SF
Major 1	Target (NAP)	112,547
Major 2	Homegoods	29,082
Major 3	Vons (NAP)	42,630
Anchor 1	CVS Pharmacy	21,450
Anchor 2	Active	8,000
Anchor 3A	AVAILABLE	3,000
Anchor 3B	AVAILABLE	3,000
Anchor 4-5	In-Escrow	22,723
Anchor 7	Paul Mitchell	14,031
Anchor 6	UFC Gym (Proposed)	35,292
Pad 1	Chase Bank	5,362
Pad 2A	Pacific Dental	3,553
Pad 2B	Verizon Wireless	1,451
Pad 3	Mobil (NAP)	1,572
Pad 4	AVAILABLE (NAP)	10,120
Pad 5	Enterprise Rent-A-Car	2,200
A1-6	In-Escrow	6,294
A7-9	In-Escrow	2,500
B1	In-Escrow	800
B3	In-Escrow	2,721
B9	In-Escrow	2,429
B11	In-Escrow	2,465
B13	In-Escrow	566
B15	In-Escrow	1,200
B17	In-Escrow	2,290
C1	Thai Kitchen	2,000
C5	AVAILABLE	940
D1	Juice Bar	1,200
D3	Merle Norman	800
D5	Hear USA	1,190
F1	Spectrum	3,562
F7	AVAILABLE	1,185
F9	Kumon Learning	1,200
F11	Eyeglass Express	1,100
F13	Designs on a Vine (Month - Month)	1,100
F15 & F17	Anasa Hair Design	2,300
F19	Massage by Sue-Sue	1,200
F21	Pho Tho	2,344
F25	AVAILABLE	1,167
F27	AVAILABLE	2,372
G1	Coin Laundry	4,267
G3	Little Caesars Pizza	1,300
G5	Dr. Won Park, DDS	1,300

SUITE	TENANT	SF
G7	Lucky Feet Shoes	1,300
G9	Musicology	1,196
G11	Temecula Pool Supply	1,404
H1A	Kitchen Fantasy	2,900
H1B	AVAILABLE	2,415
H9	Cosmo Prof	2,600
H13	Beauty By Threading	700
H15	Hana Sushi	3,399
I1	AVAILABLE	3,454
I3	AVAILABLE	1,854
I5	AVAILABLE	3,206
I9	AVAILABLE (Management Office)	1,600
I11	Edible Arrangements	1,600
I13	Juan Pollo	1,600
J1	Nothing Bundt Cakes	2,050
J5	Vivian's Spa & Nails	1,000
J7	Vacuum Express (Month - Month)	1,000
J9	uBreakiFix	1,000
J11	Modern Tailorings	972
J13	Me Boutique	977
J15	Clear Sign Optometry	1,949
K1	Town Center Cleaners	1,400
K3	Rancho Donuts	1,400
K5	Salon 29	2,800
K7	Sprint Wireless	1,400
K11	Dragon Express	1,350
K13	Starbucks Coffee	1,540
L1	Simon's Dole Whip & Yogurt	1,036
L3	I Tan Solariums	1,979
L7	Postal Annex	950
L9	Genovea Bernal Barber	1,000
L11	Poki Poki	1,000
L13	Subway	1,501
L17	AVAILABLE	1,500
M1	Daphne's Cafe	2,641
M5	Liberty Tax	990
M6	Titan Auto Insurance	1,320
M7	Mountain Mike's Pizza	2,772
M11	Banfield Pet Hospital	2,930
N1	In-Escrow	4,200
O1	AVAILABLE (Former Restaurant)	1,859
O2	Rubio's	2,916
P1	AVAILABLE	1,908
P2&3	AVAILABLE	5,364
Q1	AVAILABLE	3,016
Q2	AVAILABLE	1,704



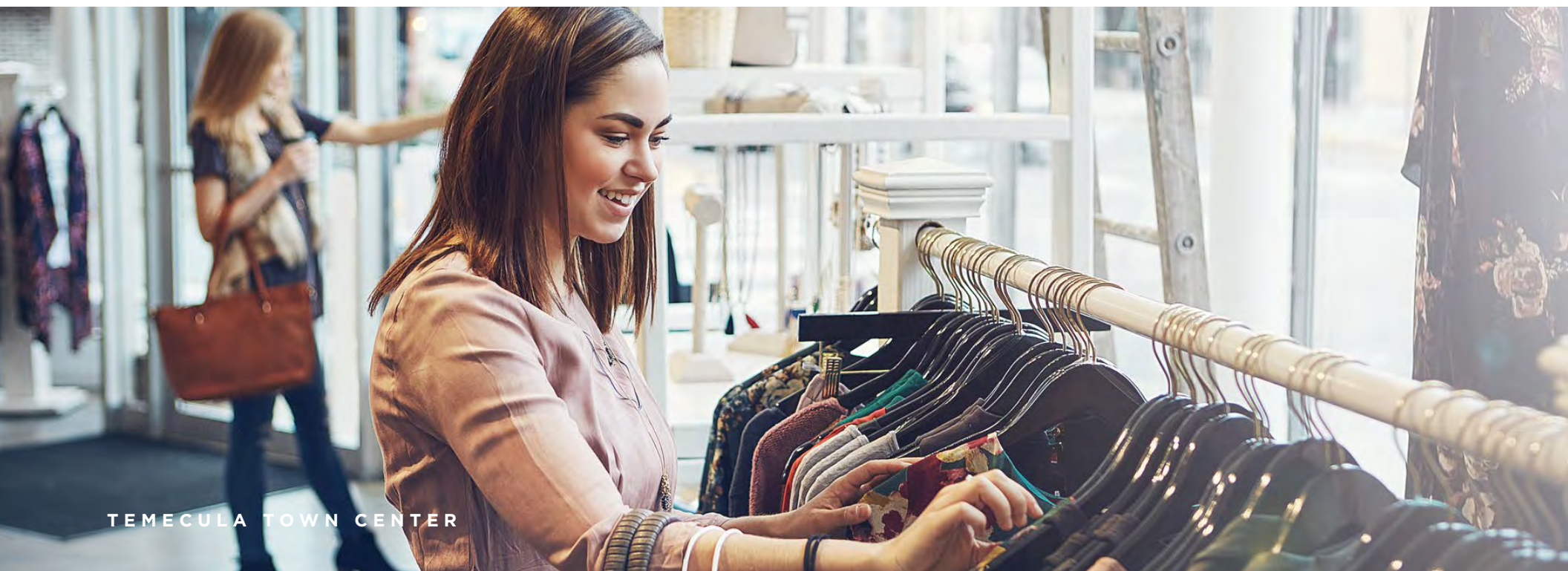
RANCHO CALIFORNIA ROAD

**This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*



one block

EAST OF INTERSTATE 15



TEMECULA TOWN CENTER

Office
DEPOT

petco
where the hobby pets go

NORDSTROM
rack

COST PLUS
WORLD MARKET

PartyCity

buybuy
BABY

JCP

★ macy's

Sears



REGAL
ENTERTAINMENT
GROUP

H&M

FOREVER 21

HOBBY
LOBBY

FOOD4LESS

TJ-maxx

CVS
pharmacy

Barons
market

BIG
LOTS! THEATRES

Michaels

Where Creativity Happens™

PROPERTY

CVS
pharmacy



RANCHO CALIFORNIA RD.



YNEZ RD.



Stein Mart



STAPLES



PETSMART

SPROUTS
FARMERS MARKET

CVS
pharmacy

TEMECULA PKWY.

BEST
BUY

Marshalls

Walmart

KOHL'S

ROSS
DRESS FOR LESS

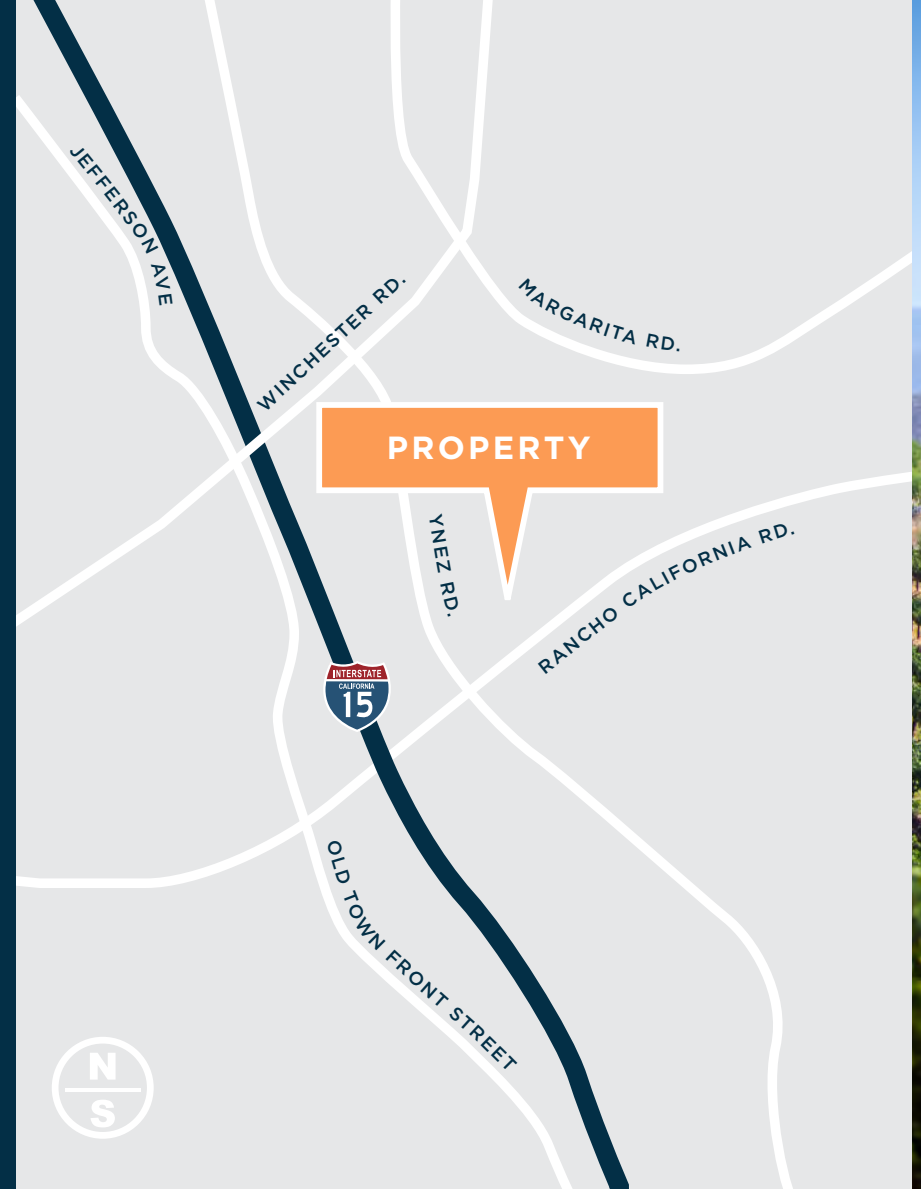
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AREA highlights

The area has over 3 million visitors annually, who spend over \$114 Million Annually on Food and Beverages while visiting. Temecula is just 60 minutes from San Diego and 90 minutes from L.A., making it a popular day trip or weekend getaway. Tourism accounts for \$660+ Million to the Temecula economy. On Average, parties of 1 or 2 couples spend 1-2 days/nights and \$575 per day in the Temecula Valley.



TEMECULA TOWN CENTER





TRAFFIC COUNTS

Ynez Rd: ±30,272 ADT
Rancho California Rd: ±35,386 ADT
I-15: ±140,305 ADT



AVERAGE HHI*

1 Mile: \$62,060
3 Miles: \$88,064
5 Miles: \$91,906



POPULATION

1 Mile	3 Miles	5 Miles
16,438	72,544	164,743

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
18,771	53,374	121,800

demographics

TEMECULA *Town* CENTER

CVS/pharmacy

Open 24 Hours

+minute clinic

Liquor

29610

**FLOCKE &
AVOYER**

Commercial Real Estate

STEWART KEITH

858.875.4669

skeith@flockeavoyer.com

License ID: 001106365

BRAD WILLIAMS

858.875.4668

bwilliams@flockeavoyer.com

License ID: 00407899

ASHLEY TIEFEL

858.875.4674

atiefel@flockeavoyer.com

License ID: 01984741

6165 Greenwich Drive, Suite 110, San Diego, CA 92122 · 619.280.2600 · www.flockeavoyer.com

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