



TOWER PLAZA

27401-27531 YNEZ RD | TEMECULA, CA

BRIAN BIELATOWICZ

951.445.4515

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DRE #01269887

FAEEZ KANJI

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DRE #02162227



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
- 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	67,450 CPD
I-15 FWY @ RANCHO CAL RD:	RANCHO CAL RD:

*SOURCE: REGIS ONLINE



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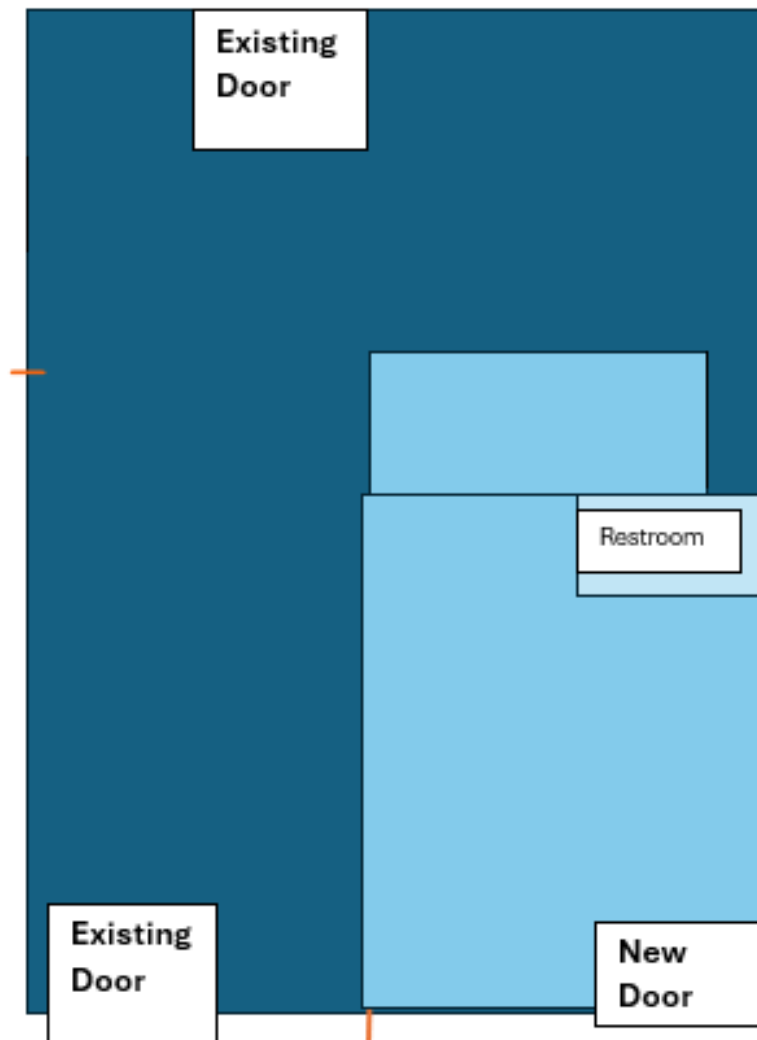
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CONCEPTUAL DEMISING PLAN (SUBJECT TO CHANGE) FOR 27511-27513

1,175, - 1,400 SF

975 SF - 1200 SF



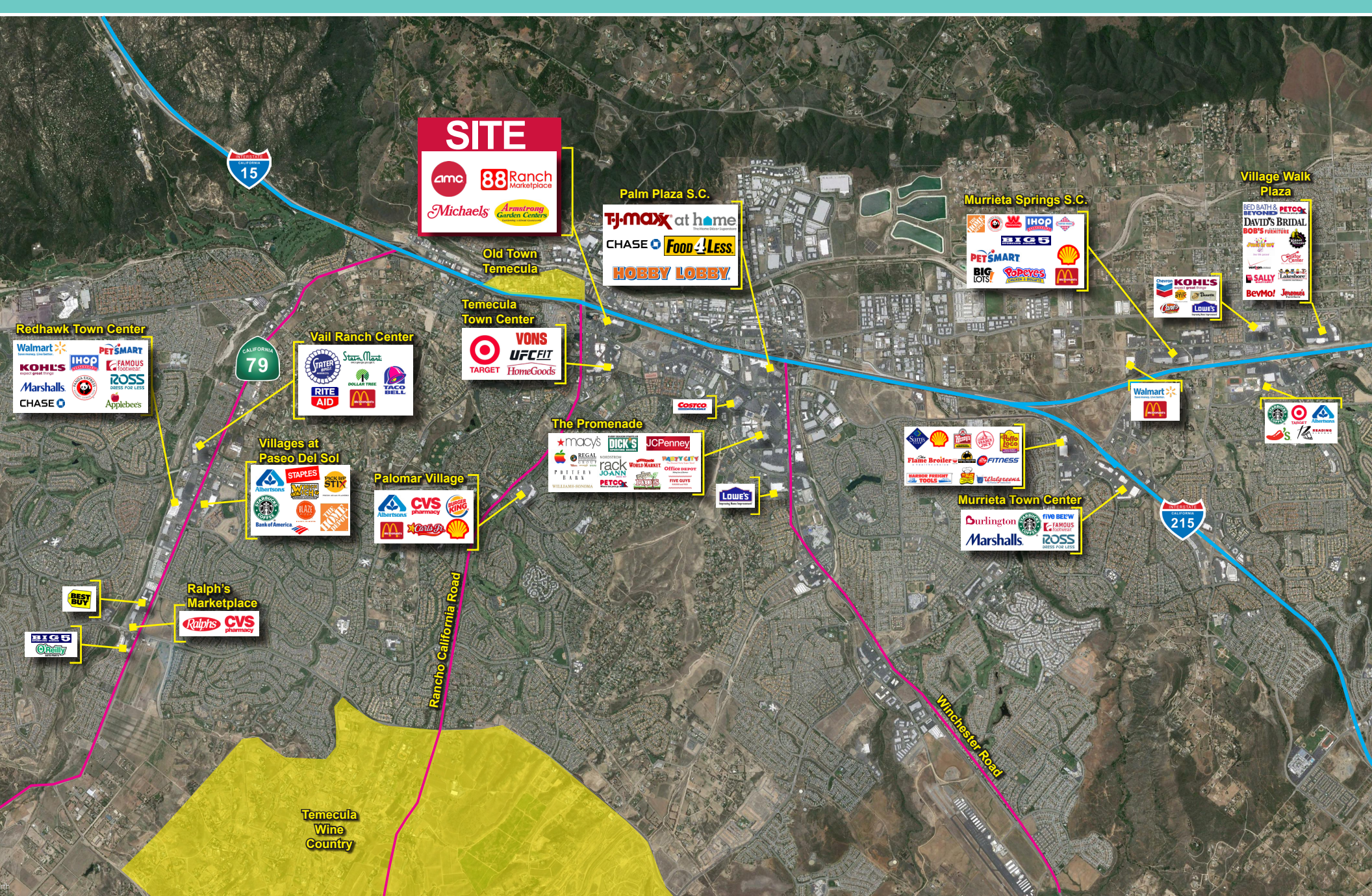
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27475 Ynez Rd Temecula, CA 92591	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	13,485	60,988	165,518
2029 Projected Population	13,643	61,697	171,155
2020 Census Population	13,552	61,776	163,239
2010 Census Population	11,918	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



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 those 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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