

TOWER PLAZA

27401-27531 YNEZ RD | TEMECULA, CA

BRIAN BIELATOWICZ

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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.







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

I-15 FWY @ RANCHO CAL RD:

RANCHO CAL RD:

*SOURCE: REGIS ONLINE









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SUITE	TENANT	SQ. FT.
Α	TOWER OFFICE PLAZA I (NOT A PART)	
27531	AMC TEMECULA 10	29,488 SF
27529	LA MICHOACANA	1,320 SF
27527	MAT ZONE	1,008 SF
27525	CREATIVE CATERING	2,868 SF
27493	SALON LA MARIEE	1,655 SF
27491	SALON LA MARIEE	1,423 SF
27485	TALK OF THE TOWN	2,398 SF

SUITE	TENANT	SQ. FT.
27487	TALK OF THE TOWN	6,483 SF
27483	KOREAN BBQ	6,538 SF
27481	GOURMET ITALIA	1,291 SF
27477	RANCHO CLEANERS	1,630 SF
27475	THE UPS STORE	1,500 SF
27473	88 RANCH MARKETPLACE	37,503 SF
27471	MICHAEL'S (NOT A PART)	NAP
27411	(NOT A PART)	NAP

SUITE	TENANT	SQ. FT.
27401	ARMSTRONG GARDEN CENTER	15,625 SF
27523	JILBERTO'S TACO SHOP	1,248 SF
27519	SPINDLES MUSIC	1,040 SF
27517	GREAT NAILS	1,210 SF
27515	SMOKE DREAMS	1,220 SF
27511 - 27513	AVAILABLE Divisible 975 SF -1,400 SF	2,375 SF
27507	PAINTED EARTH	2,343 SF

SUITE	TENANT	SQ. FT.
27509	FIRE FISH SUSHI	2,744 SF
27505	LEASED	595 SF
27501	CRAVE COFFEE AND TEA	1,475 SF
27499	GOURMET ITALIA	2,270 SF
27497	GOURMET ITALIA	3,360 SF

REV: 06/26/2025



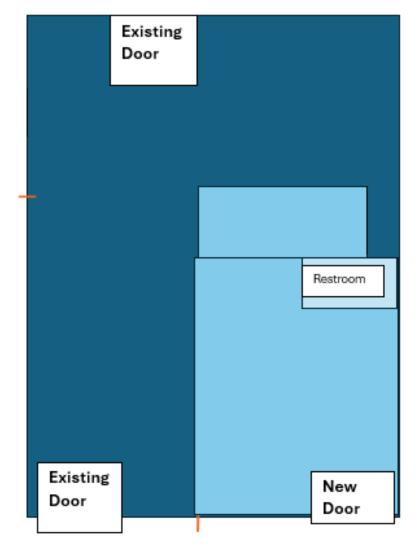




CONCEPTUAL DEMISING PLAN (SUBJECT TO CHANGE) FOR 27511-27513

1,175, - 1,400 SF

975 SF -1200 SF





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27475 Ynez Rd	1 mi	3 mi	5 mi
Temecula, CA 92591	radius	radius	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

2024



POPULATION

TEMECULA (2018) 113,826 RIVERSIDE COUNTY(2018) 2,423,266

AVERAGE AGE: 36

RETAIL TRADE

Retail Sales Generation

Ranked 63 out of 520 entities in CA

FISCAL STABILITY

Maintained a minimum 25% budget reserve

Recognized for excellence in budgeting for both annual operation and capital improvements budgets every year since 1990

General Fund Revenues consistently exceed Operating Expenditures. maintaining fiscal solvency

Pechanga Resort and Casino Temecula Valley Unified School District 3.096 Abbott Laboratories 1500 Temecula Valley Hospital 910 Professional Hospital Supply Medline 900 Infineon Technologies America's Corp. Milgard Windows & Doors 450 Millipore Sigma 350

Gaming-Entertainment Public Education Medical Manufacturing Hospital Medical Supply

Wafer Chip/Conductors Window Door Manufacturing Bio-Tech

Local Draw: (10 mile ring from Promenade Mall)







37.5% over 100k

Regional Draw: (30 mile ring from Promenade Mall)



2,184,986 Population

\$95,962 Average

695,994 Households 31.8% over 100k Average incomes

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 these 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, Temocula 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



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
- Senta Rosa Plateau
- Wait Lake



- . 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



- 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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