



TOWER PLAZA

27401-27531 YNEZ RD | TEMECULA, CA

BRIAN BIELATOWICZ

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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
- ABUNDANT PARKING & FREEWAY ACCESSIBLE
- ±1,220 SF - 3,075 SF RETAIL SPACES AVAILABLE
- HIGH TRAFFIC SHOPPING CENTER WITH APPROX 3.5M VISITORS PER YEAR, PER PLACER.AI.
- 2,868 SF 2ND GEN RESTAURANT POTENTIALLY AVAILABLE
- OVER 15,000 EMPLOYEES WITHIN ONE (1) MILE
- IDEAL FOR RETAIL, FITNESS, OR QSR
- OTHER NEARBY RETAILERS INCLUDE TARGET, VON'S, HOME GOODS, UFC GYM, CVS & MORE

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	14,415	61,345	169,280
2030 EST. POPULATION	14,228	61,042	174,460
AVERAGE HH INCOME	\$102,205	\$132,791	\$144,395

TRAFFIC COUNTS

180,063 CPD	67,450 CPD
I-15 FWY @ RANCHO CAL RD:	RANCHO CAL RD:

*SOURCE: REGIS ONLINE



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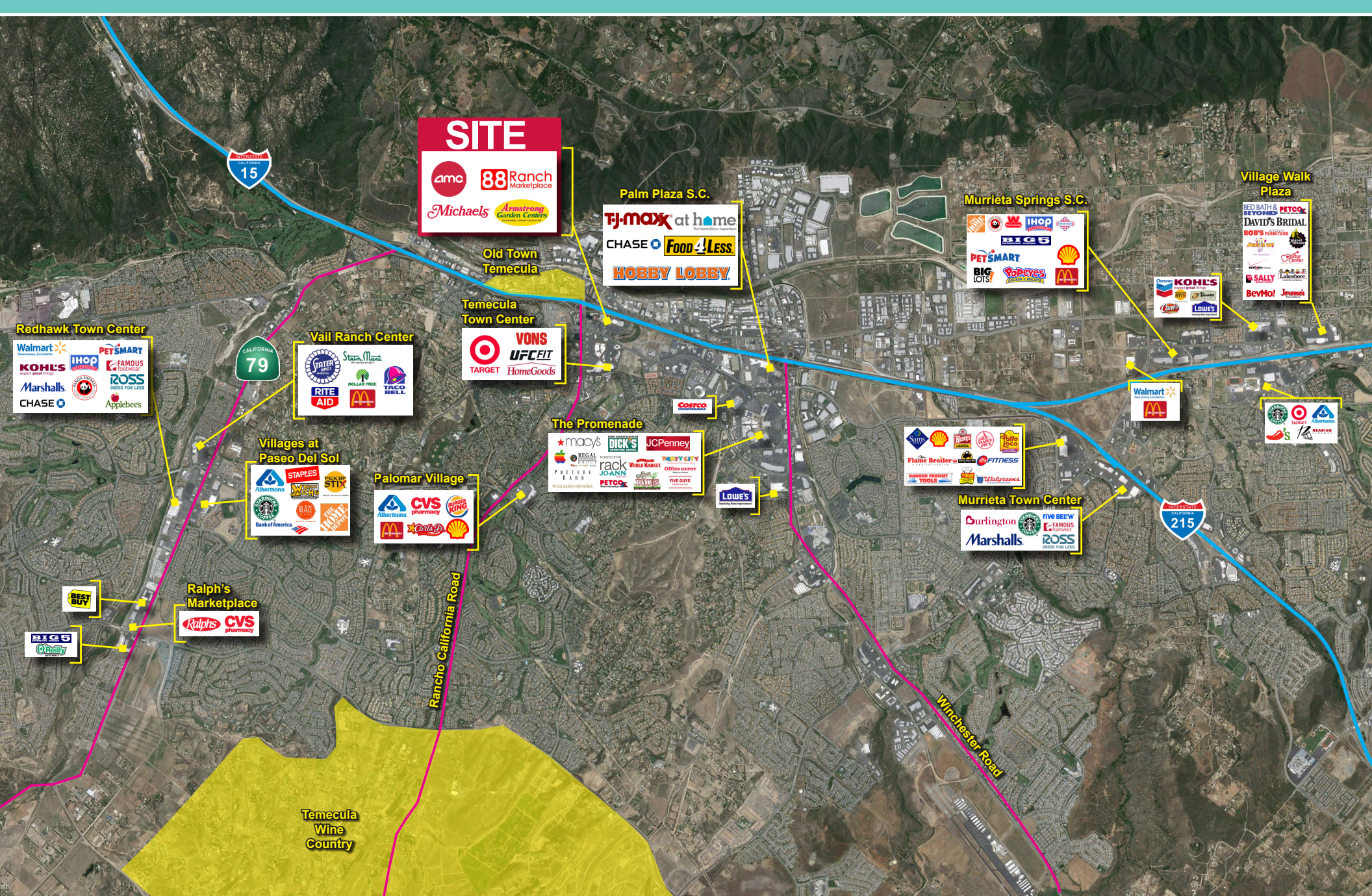


SUITE	TENANT	SQ. FT.
A	TOWER OFFICE PLAZA I (NOT A PART)	
27531	AMC TEMECULA 10	29,488 SF
27529	LA MICHOCACANA	1,320 SF
27527	MAT ZONE	1,008 SF
27525	2ND GEN. RESTAURANT POTENTIALLY AVAILABLE	±2,868 SF
27493	SALON LA MARIEE	1,655 SF
27491	SALON LA MARIEE	1,423 SF

SUITE	TENANT	SQ. FT.
27485	TALK OF THE TOWN	2,398 SF
27487	TALK OF THE TOWN	6,483 SF
27483	KOREAN BBQ	6,538 SF
27481	AVAILABLE	±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

SUITE	TENANT	SQ. FT.
27411	(NOT A PART)	NAP
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	POTENTIALLY AVAILABLE	±1,220 SF
27511 - 27513	AVAILABLE	±3,075 SF

SUITE	TENANT	SQ. FT.
27507	PAINTED EARTH	2,343 SF
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



SITE

amc 88Ranch Marketplace
 Michaels Armstrong's Garden Centers

Palm Plaza S.C.
 TJ-maxx at home
 CHASE Food 4 Less
 HOBBY LOBBY

Murrieta Springs S.C.
 IHOP
 PETSMART
 BIG LOTS! ToysRUs
 McDonald's

Village Walk Plaza
 BED BATH & BEYOND
 DAVID'S BRIDAL
 BOB'S Reddies
 SALLY
 BevMo! Jamba

Redhawk Town Center
 Walmart
 KOHL'S
 Marshalls
 CHASE
 PETSMART
 IHOP
 FAMOUS FOODS
 ROSS
 Applebees

Vail Ranch Center
 SPATER'S
 RITE AID
 Salsa Market
 DOLLAR TREE
 TACO BELL
 McDonald's

Old Town Temecula
 Temecula Town Center
 Target VONS
 TARGET HomeGoods
 UFCFIT

The Promenade
 macy's
 DICK'S
 JCPenney
 REGAL
 rack JOANN
 WORLD MARKET
 Office DEPOT
 WILLIAMS-SONOMA
 PETCOX
 FIVE GUYS

Villages at Paseo Del Sol
 STAPLES
 Alibertos
 Bank of America
 STARBUCKS
 BLAZE
 FIRE HOUSE SUBS

Palomar Village
 Alibertos
 CVS pharmacy
 McDonald's
 Dunkin' Donuts
 Shell

Costco
 Sun's
 Shell
 Harbor Freight
 TOOLS
 Fitness
 Petco

Murrieta Town Center
 Durlington
 Marshalls
 FIVE BEEV
 FAMOUS FOODS
 ROSS
 DEES FOR LESS

Ralph's Marketplace
 BEST BUY
 BIG G
 O'Reilly
 Ralph's
 CVS pharmacy

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27555 Ynez Rd Temecula, CA 92591	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	14,415	61,345	169,280
2030 Projected Population	14,228	61,042	174,460
2020 Census Population	14,580	62,346	163,467
2010 Census Population	12,912	59,250	149,754
Projected Annual Growth 2025 to 2030	-0.3%	-	0.6%
Historical Annual Growth 2010 to 2025	0.8%	0.2%	0.9%
2025 Median Age	33.7	37.4	37.0
Households			
2025 Estimated Households	5,461	21,491	55,006
2030 Projected Households	5,530	21,904	57,890
2020 Census Households	5,459	21,737	53,043
2010 Census Households	4,659	19,983	47,377
Projected Annual Growth 2025 to 2030	0.3%	0.4%	1.0%
Historical Annual Growth 2010 to 2025	1.1%	0.5%	1.1%
Race and Ethnicity			
2025 Estimated White	43.9%	51.0%	50.1%
2025 Estimated Black or African American	7.9%	6.4%	6.9%
2025 Estimated Asian or Pacific Islander	12.8%	11.6%	12.8%
2025 Estimated American Indian or Native Alaskan	1.4%	1.3%	1.3%
2025 Estimated Other Races	34.0%	29.7%	28.9%
2025 Estimated Hispanic	41.5%	37.9%	37.1%
Income			
2025 Estimated Average Household Income	\$102,205	\$132,791	\$144,395
2025 Estimated Median Household Income	\$83,804	\$110,419	\$118,207
2025 Estimated Per Capita Income	\$38,784	\$46,545	\$46,954
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	7.2%	4.8%	4.1%
2025 Estimated Some High School (Grade Level 9 to 11)	4.5%	4.1%	4.0%
2025 Estimated High School Graduate	24.0%	18.9%	20.5%
2025 Estimated Some College	24.8%	25.6%	25.0%
2025 Estimated Associates Degree Only	12.3%	9.5%	9.8%
2025 Estimated Bachelors Degree Only	17.8%	24.1%	24.0%
2025 Estimated Graduate Degree	9.4%	13.0%	12.6%
Business			
2025 Estimated Total Businesses	2,232	5,512	9,530
2025 Estimated Total Employees	15,705	42,403	67,836
2025 Estimated Employee Population per Business	7.0	7.7	7.1
2025 Estimated Residential Population per Business	6.5	11.1	17.8

2025

POPULATION
 TEMECULA (2025) **112,502**
 RIVERSIDE COUNTY (2025) **2,538,022**

AVERAGE AGE: 36

RETAIL TRADE
 Retail Sales Generation \$316 per capita
 • Ranked 63 out of 520 entities in CA
 Average Hotel Occupancy in Temecula 75.6%
 Average Daily Hotel Rate (2018) \$125.06

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

TOP EMPLOYERS

Pechanga Resort and Casino	5,257	Gaming-Entertainment
Temecula Valley Unified School District	3,096	Public Education
Abbott Laboratories	1,500	Medical Manufacturing
Temecula Valley Hospital	990	Hospital
Professional Hospital Supply Medicine	900	Medical Supply
Infinion Technologies America's Corp	670	Wafer Chip/Conductors
Milgard Windows & Doors	450	Window Door Manufacturing
Milipore Sigma	350	Bio-Tech

Local Draw: (10 mile ring from Promenade Mall)

\$103,945 Average Income	101,513 Households	37.5% over 100k Average Incomes
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Regional Draw: (30 mile ring from Promenade Mall)

2,184,986 Population	\$95,962 Average Income	695,994 Households	31.8% over 100k Average Incomes
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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, 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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