



TOWER PLAZA

27401-27531 YNEZ RD | TEMECULA, CA

BRIAN BIELATOWICZ

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DRE #01269887

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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
- ±1,220 SF - ±3,075 SF RETAIL SPACES AVAILABLE
- 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
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 I-15 FWY @ RANCHO CAL RD:	67,450 CPD RANCHO CAL RD:
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*SOURCE: REGIS ONLINE



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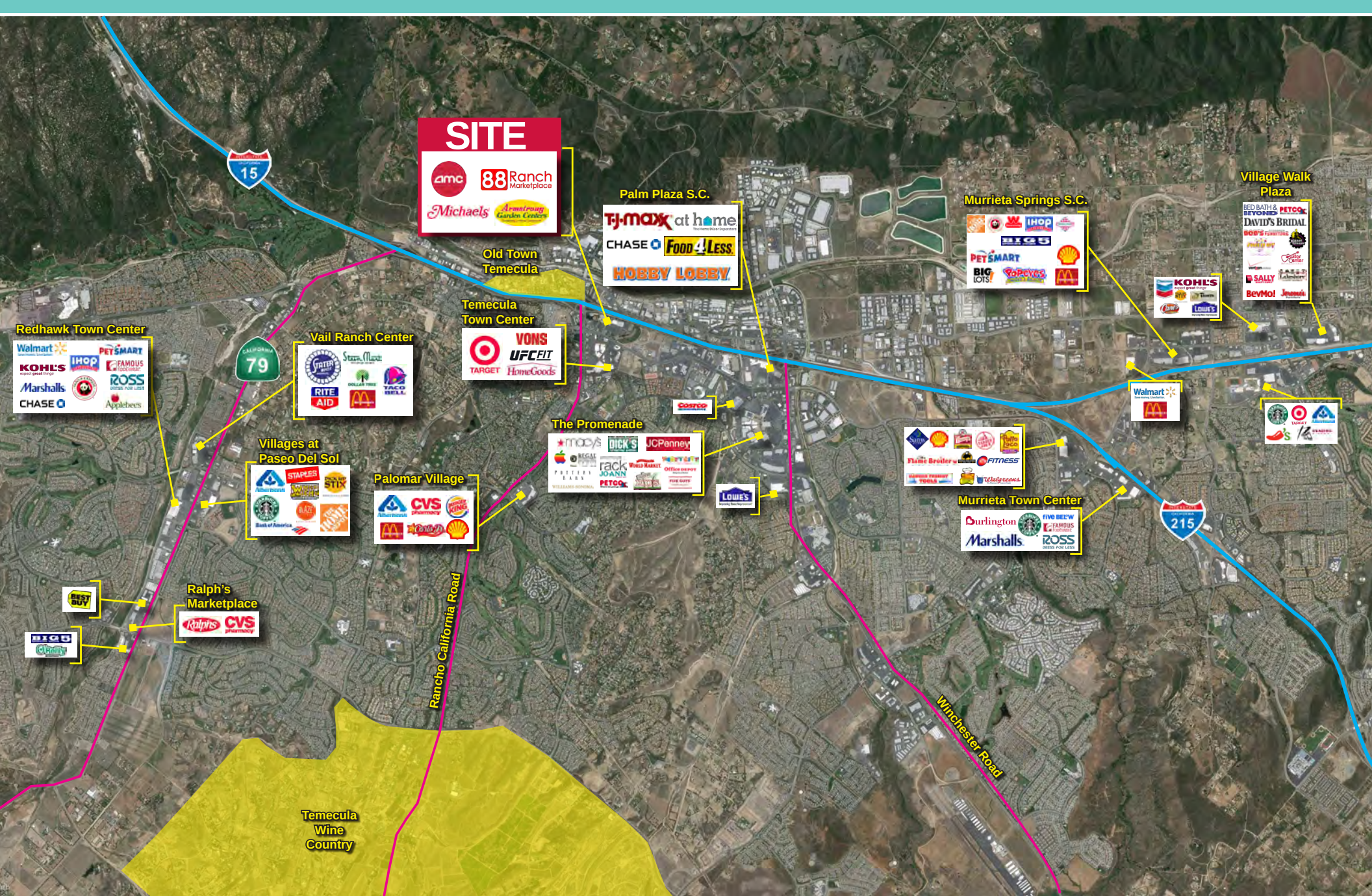
SUITE	TENANT	SQ. FT.
A	TOWER OFFICE PLAZA I (NOT A PART)	
27531	AMC TEMECULA 10	29,488 SF
27529	LA MICHOCANA	1,320 SF
27527	MAT ZONE	1,008 SF
27525	LEASED	± 2,868 SF
27493	SALON LA MARIEE	1,655 SF
27491	SALON LA MARIEE	1,423 SF
27485	TALK OF THE TOWN	2,398 SF

SUITE	TENANT	SQ. FT.
27487	TALK OF THE TOWN	6,483 SF
27483	KOREAN BBQ	6,538 SF
27481	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
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	POTENTIALLY AVAILABLE	± 1,220 SF
27511 - 27513	AVAILABLE	± 3,075 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: 07/22/2026



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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



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 Philips Senior Center)
 - 3 Swimming Pools
 - 27 Tennis Courts

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