

MARGARITA PROMENADE RETAIL CENTER

40573 Margarita Road, Temecula, CA

- 1,288± SF Endcap Position
- Available December 1, 2018
- Do not disturb occupant

Join:



Features:

- Adjacent to the 1.1 Million Square Foot Promenade Regional Mall of Temecula: Macy's, JC Penney, Sears, Edwards Cinema
- Excellent Daytime Population
- Signalized intersection at entrance of Promenade Mall



Just Signed!



Supreme Hair Company
and Color Spa, LLC



Demographics

Source: ESRI 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	12,612	90,809	184,280
2022 Population (Projected)	13,457	97,105	196,600
Daytime Employee Population	18,183	57,264	83,169
Average Household Income	\$81,073	\$87,734	\$92,335

Traffic Counts

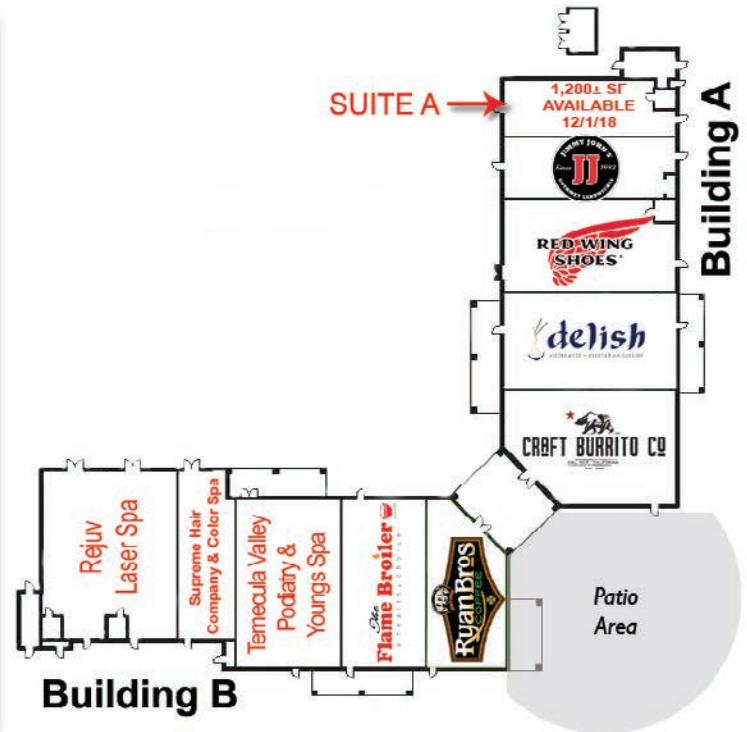
Source: City of Temecula 2017* and CalTrans 2016**	ADT
Winchester Road West of Margarita*	49,810
Margarita Road South of Winchester Road*	33,650
Interstate 15 South of Winchester Road**	171,000

EXCLUSIVELY LISTED BY:
Scott Forest
sforest@WestMarCRE.com
CA License: #01396577

Founded in 1988
www.WestMarCRE.com
WestMar Commercial Real Estate

MARGARITA PROMENADE RETAIL CENTER

40573 Margarita Road, Temecula, CA



Site Directory

Unit	Tenant	SF	Rate (PSF/Month)	Approximate Dimensions
A	AVAILABLE 12/1/18 (Do Not Disturb Tenant)	1,288±	\$2.75 NNN	21' W x 60' D
B	Jimmy John's Subs	1,288±	----	21' W x 60' D
C	Redwing Shoes	1,920	----	32' W x 60' D
D	Delish Vietnamese	2,018±	----	34' W x 60' D
E	Craft Burrito	2,237±	----	37' W x 60' D
F	Ryan Bros. Coffee	1,522±	----	25' W x 61' D
G	Flame Broiler	1,738±	----	29' W x 60' D
H	Temecula Valley Podiatry & Youngs Spa	2,230±	----	37' W x 60' D
I	Supreme Hair Company and Color Spa, LLC	1,187±	----	20' W x 60' D
J & K	Rejuv Laser Spa	2,848±	----	48' W x 60' D

EXCLUSIVELY LISTED BY:

Scott Forest

sforest@WestMarCRE.com

CA License: #01396577

Founded in 1988

www.WestMarCRE.com

WestMar Commercial Real Estate

MARGARITA PROMENADE RETAIL CENTER

40573 Margarita Road, Temecula, CA

Excellent Daytime Population



EXCLUSIVELY LISTED BY:

Scott Forest

sforest@WestMarCRE.com

CA License: #01396577

Founded in 1988

www.WestMarCRE.com

WestMar Commercial Real Estate