

MARGARITA PROMENADE RETAIL CENTER

40573 Margarita Road, Temecula, CA

Join:



- 1,738± SF Former Restaurant (Built Out Restaurant Space Available Immediately)

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



Now Open!



Demographics

Source: CoStar 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	12,739	90,769	188,230
2023 Population (Projected)	13,593	96,949	200,916
Daytime Employee Population	14,801	54,327	79,586
Average Household Income	\$81,590	\$91,832	\$96,602



Traffic Counts

Source: City of Temecula 2017* and CalTrans 2017**	ADT
Winchester Road West of Margarita*	49,810
Margarita Road South of Winchester Road*	33,650
Interstate 15 South of Winchester Road**	174,000

EXCLUSIVELY LISTED BY:

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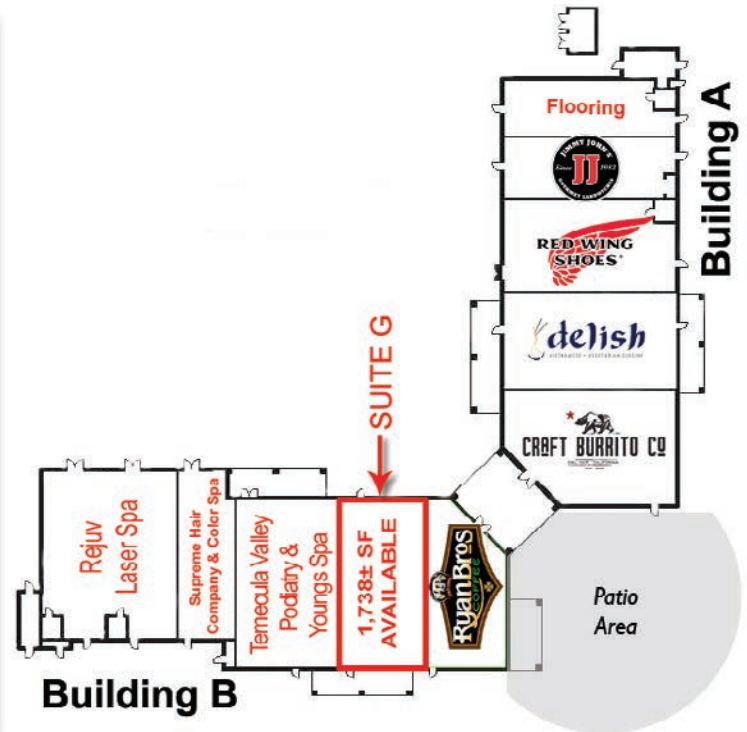
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Site Directory

Unit	Tenant	SF	Rate (PSF/Month)	Approximate Dimensions
A	Flooring	1,288±	----	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	AVAILABLE	1,738±	\$2.75 NNN	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

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