

YNEZ ROAD RETAIL

27580 Ynez Road, Temecula, CA



\$2.00 PSF NNN
LEASE RATE (\$0.66 NNN PSF)

JOIN:



FEATURES

- 1,500± SF Endcap in pad building fronting Ynez Road in central Temecula
- Highly visible monument and building signage exposure
- Close proximity to I-15 freeway
- No use restrictions with adjoining shopping center
- Pad building to the Temecula Town Center, a 450,000 SF Regional Power Center
- Approximately 10/1,000 SF parking available on parcel
- Ideal for restaurant, retail, office, medical office, etc.

DEMOGRAPHICS

Source: CoStar 2020	1 mile	3 mile	5 mile
2020 Population (Estimated)	16,068	70,854	175,834
2025 Population (Projected)	17,179	75,236	187,334
Daytime Employee Population	17,549	49,564	81,860

TRAFFIC COUNTS

Source: CoStar 2018	ADT
Ynez Road & Rancho California Road	32,071
Rancho California Road & Ynez Road	54,486

The above information, while not guaranteed, has been secured from sources we deem reliable. Price, Tenant mix and availability subject to change without notice.

Exclusively Marketed By:

Scott Forest

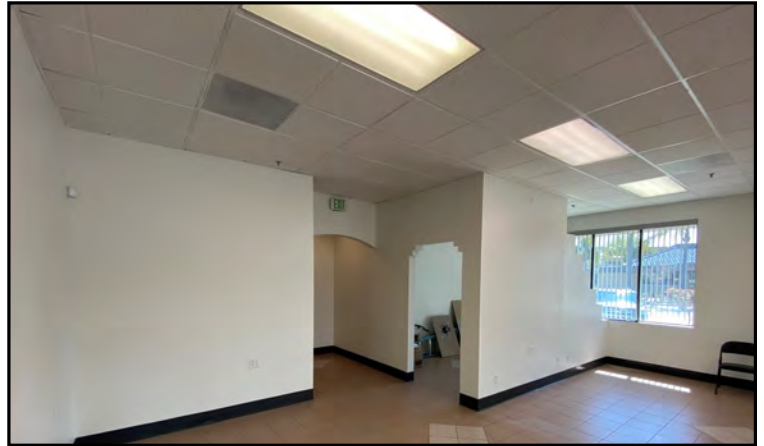
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