

BUTTERFIELD RANCH SHOPPING CENTER

FOR LEASE

Temecula Parkway (Hwy 79S) and Butterfield Stage Road, Temecula



2,277± SF
SUITE AVAILABLE UPON 30 DAY NOTICE. (CONTACT BROKER FOR SHOWING INSTRUCTIONS)



\$2.50 PSF NNN
STARTING MONTHLY LEASE RATE

- Monthly Lease Rate: From \$2.50 PSF NNN
- Common area patio with chairs, tables, and umbrellas for tenants and customers.

Features:

- Located at signalized intersection of Temecula Parkway (Formerly Highway 79 South) and Butterfield Stage Road in the highly desirable South Temecula market. Shopping center entrance on Butterfield Stage Road is signalized.
- Situated near entrance to 478± acre, 1,126± unit Morgan Hill Master Planned Community developed by McMillin Homes. Numerous other large specific plans in trade area including: Paseo del Sol (4,630± units), Crowne Hill (1,300± units), Red Hawk (2,350± units), Vail Ranch (1,500± units), Wolf Creek (1,780± units), and 164± new single family homes under construction across Temecula Parkway from Butterfield Ranch Shopping Center.
- Shadow anchor and adjacent to Ralph's Grocery Store and CVS Drug Store anchored Marketplace at Vail Ranch.
- Parking ratio of approximately 5/1,000 SF.
- Large retailers in trade area include:

Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	14,946	66,668	111,161
2029 Population (Projected)	15,659	69,692	118,395
Daytime Employee Population	2,755	16,771	36,686
Average Household Income	\$140,697	\$143,709	\$129,465

Traffic Counts

Source: CoStar 2022	ADT
Temecula Parkway (East of Butterfield Stage Road)	17,536
Butterfield Stage Road (South of Temecula Parkway)	13,504

JOIN:



Exclusively Marketed By:

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Butterfield Ranch Shopping Center: Project Summary

Building	Address	Approximate Square Feet	Approximate Dimensions	Approximate Base Rent PSF	Status
A	33449 Temecula Parkway	6,300	-----	-----	Butterfield Animal Hospital
B	33417 Temecula Parkway				
	B-101	6,000	60'0" x 100'0"	-----	O'Reilly Auto Parts
	B-102	2,853*	30'0" x 100'0"	-----	Leslie's Pool Supplies
	Total	8,853			
	* Electric room and/or fire riser room deducted from GLA.				
C	33385 Temecula Parkway	10,000	100'0" x 100'0"	-----	Big 5 Sporting Goods
D	33353 Temecula Parkway				
	D-101	1,376	25'0" x 55'0"	-----	InStyle Nail Spa
	D-102	1,226	25'0" x 49'0"	-----	Temecula Pet Salon and Spa
	D-103	1,175	25'0" x 47'0"	-----	Nutrition Addiction
	D-104 - D-105	2,277*	50'0" x 49'0"	\$2.50	Available - Subject to 30 day notice to current Tenant
	Total	6,054			
	* Electric room and/or fire riser room deducted from GLA.				
E	33321 Temecula Parkway				
	E-101	2,330	25'0" x 78'6"	-----	Mojave Rain Salon
	E-102	1,160	21'6" x 54'0"	-----	Carver Insurance Services
	E-103	1,645	21'6" x 76'6"	-----	Marco's Pizza
	E-104	2,276	29'9" x 76'6"	-----	Butterfield Dental
	E-105	2,610	33'3" x 76'6"	-----	Temecula Wine & Spirits
	Total	10,021			
	* Electric room and/or fire riser room deducted from GLA.				
F	43810 Butterfield Stage Road				
	F-101	1,500*	30'0" x 50'0"	-----	Sam's Environmental Cleaners
	F-102	1,425	28'6" x 50'0"	-----	A Noodle Story
	F-103	1,044	20.88' x 50'6"	-----	Mama's Tea and Boba Haus
		1,550		-----	Aztek Tacos Mexican Grill
	F104	1,573*	34'9" x 50'0"	-----	Aztek Tacos Mexican Grill
	Total	7,092			
	* Electric room and/or fire riser room deducted from GLA.				
G	43842 Butterfield Stage Road				
	Pad G	Les Schwab Tire Center			

All leases are net, net, net. (2025 monthly NNN budget is approximately \$0.75 PSF per month.)



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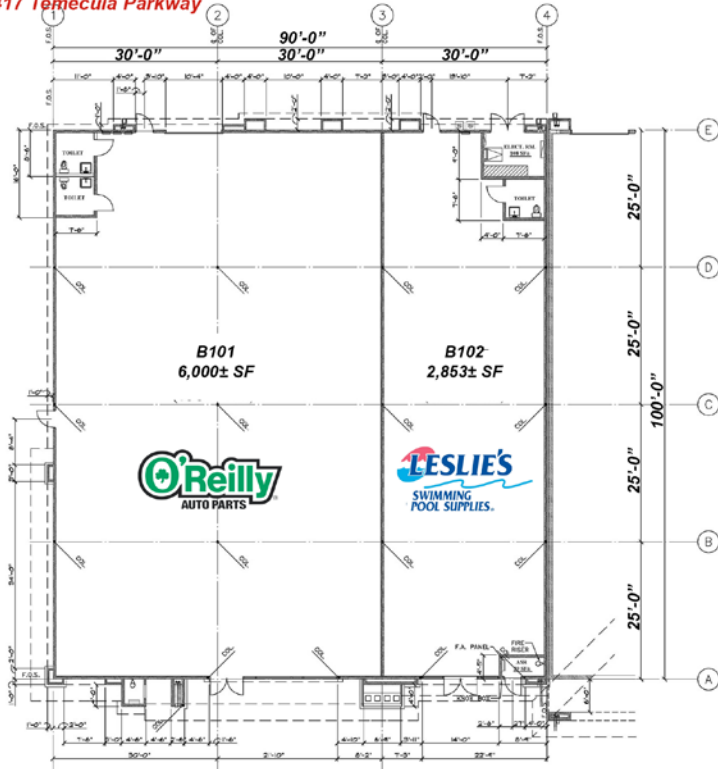
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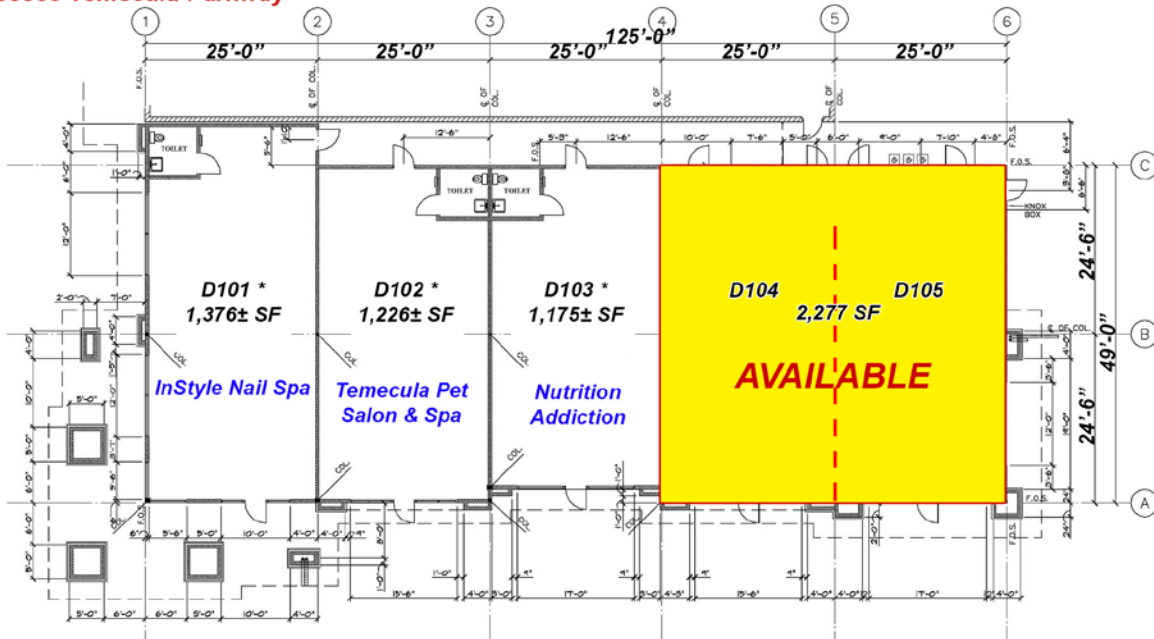
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Building B
33417 Temecula Parkway



Building D
33353 Temecula Parkway

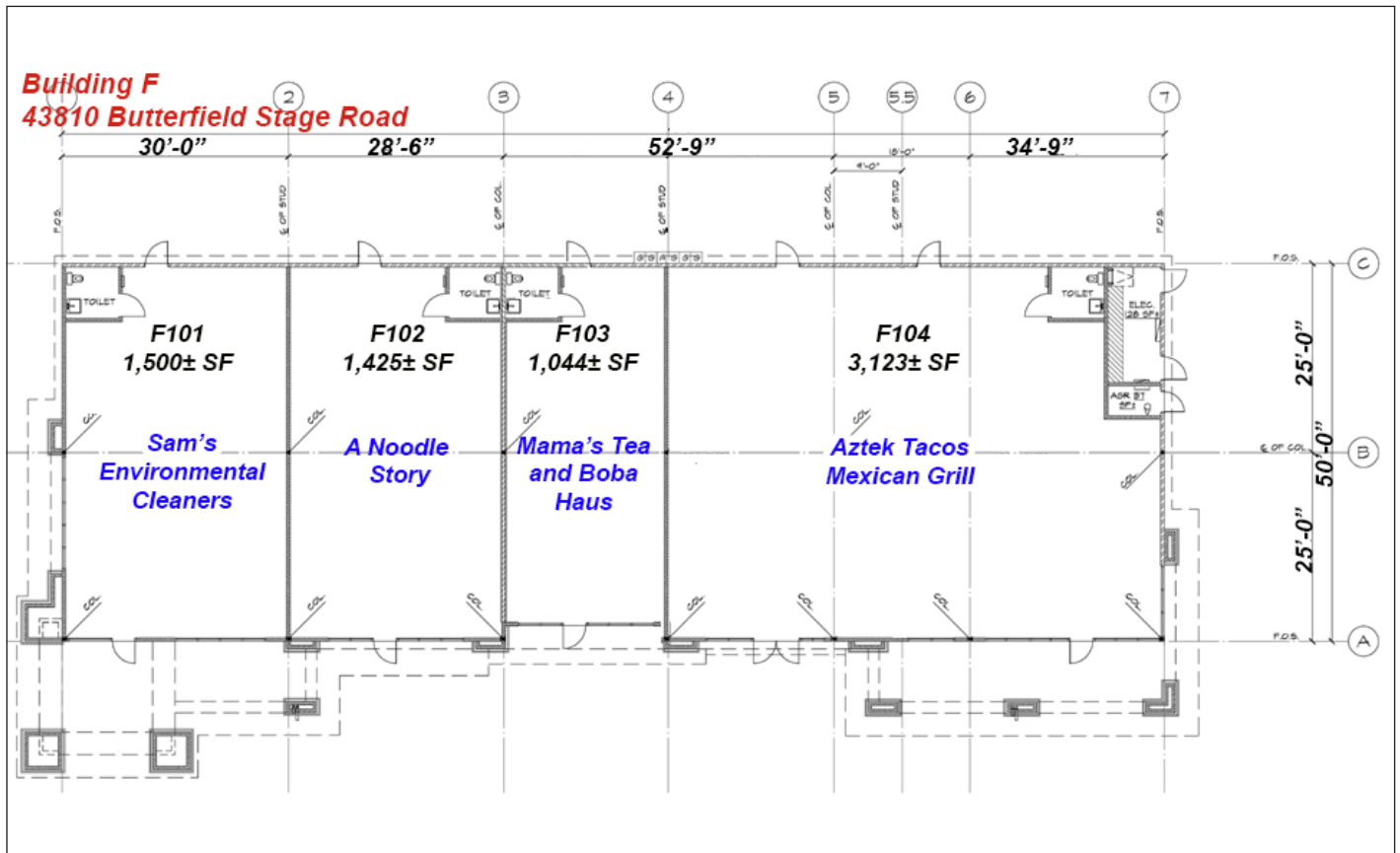
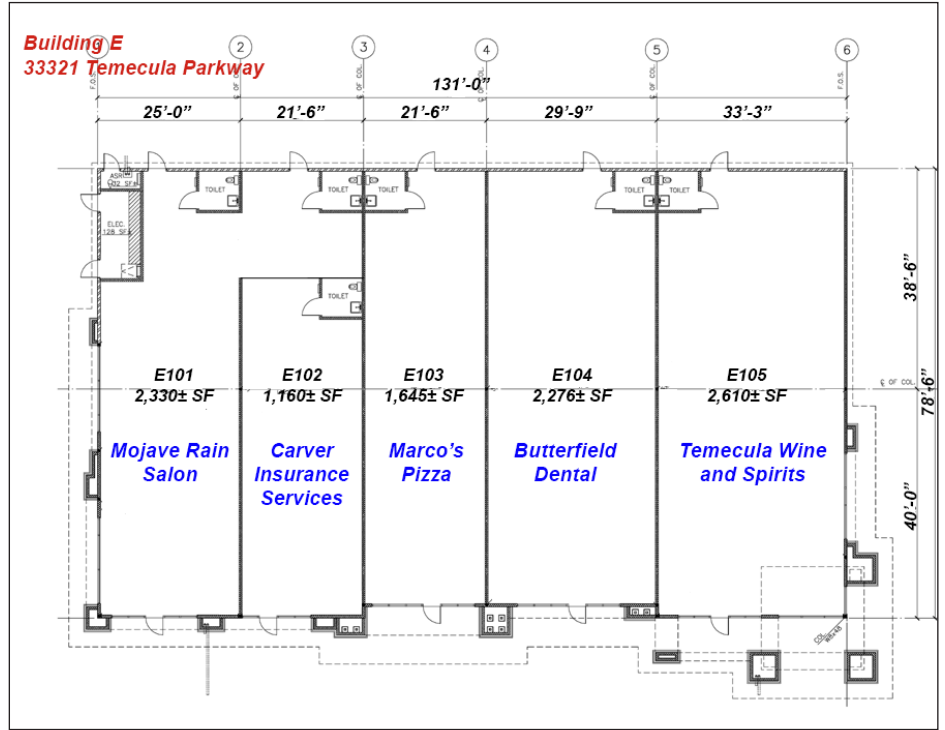


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