

Vail Headquarters at Redhawk Towne Center

32115-32127 Temecula Parkway
Temecula, CA 92592

FOR LEASE



JOIN:



2,231± SF

- Endcap with large potential outdoor area
- Historical Development within the Redhawk Towne Center Shopping Center in the heart of South Temecula
- One of the top shopping destinations in Temecula

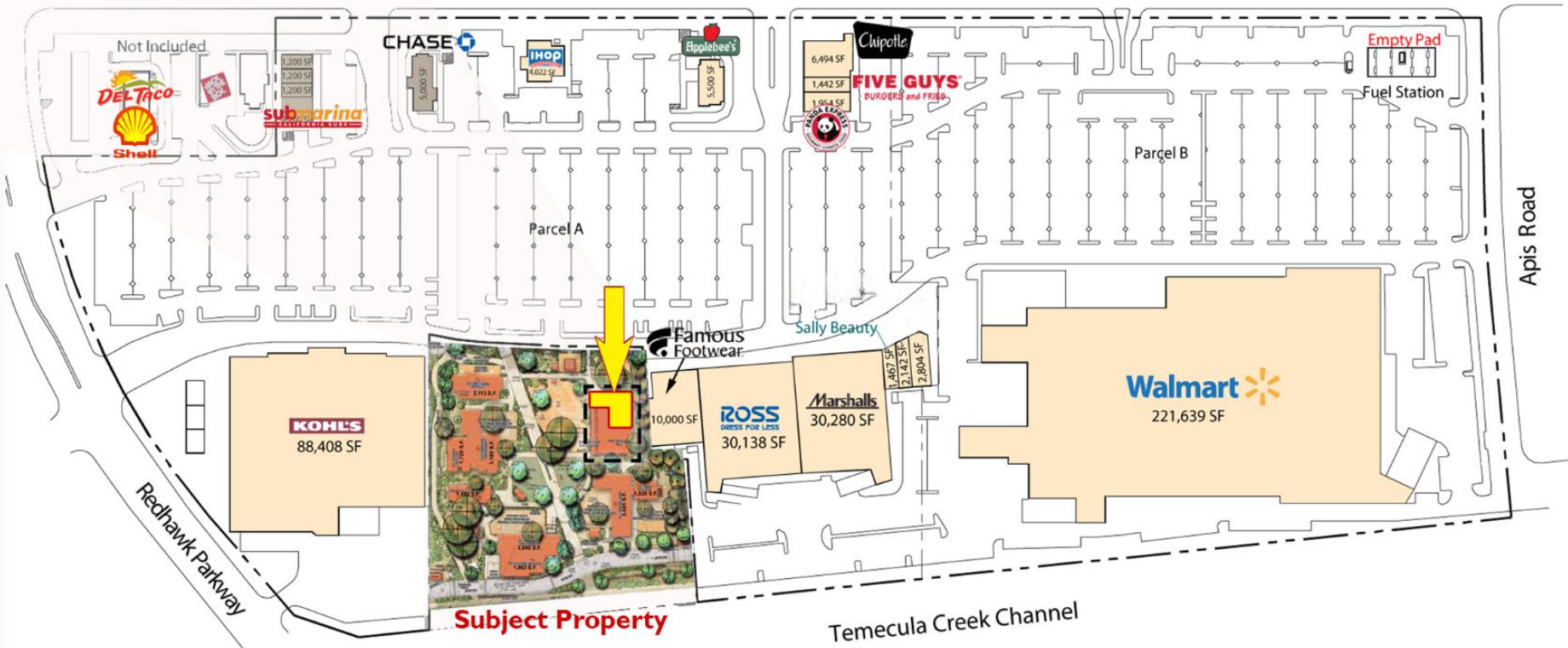
Exclusively Marketed By:

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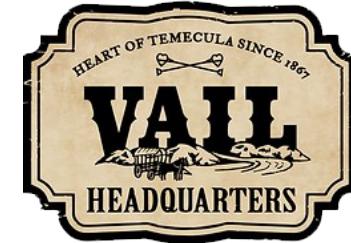
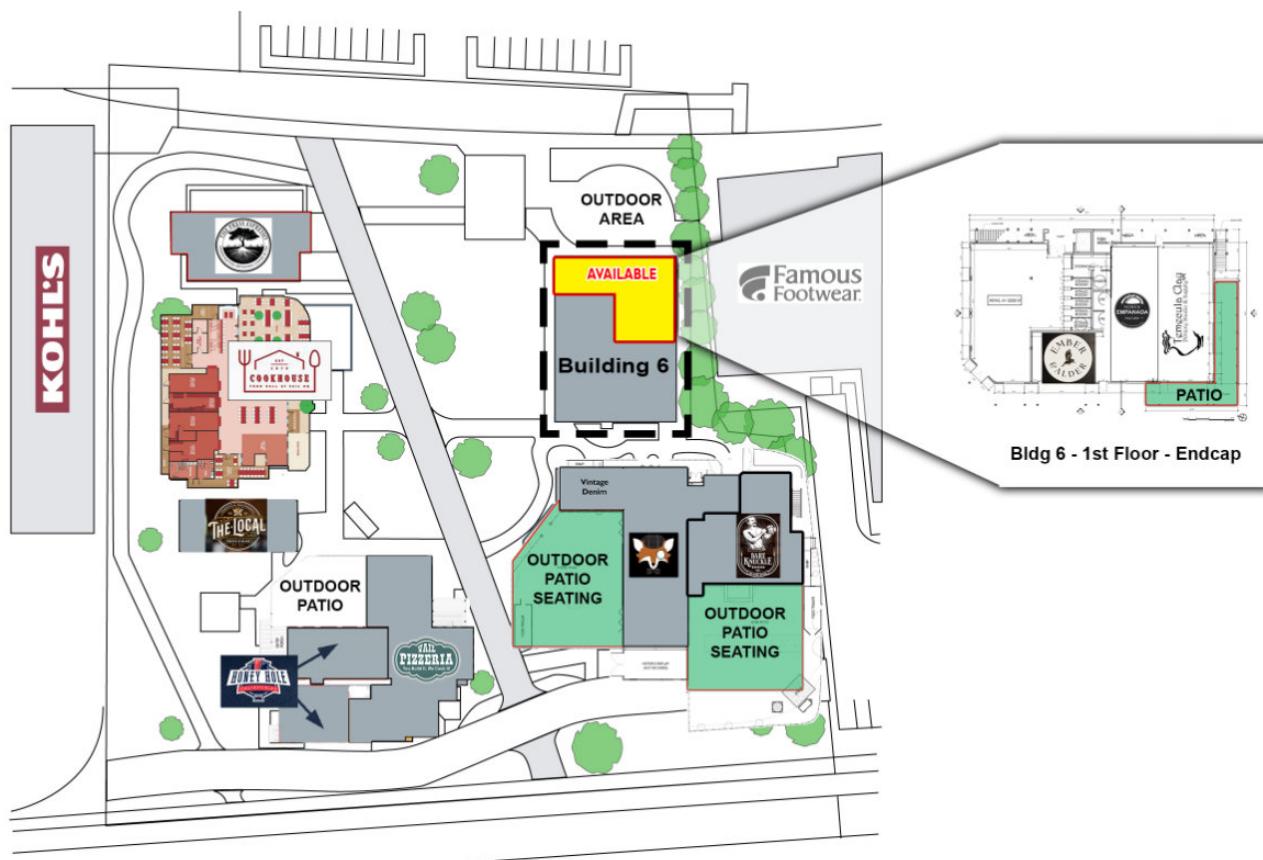


State Highway Route 79 South / Temecula Parkway



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| BUILDING | TENANT | SQ.FT. | PSF RATE (NNN) |
|---------------|-------------------------|--------|----------------|
| 1 (32115) | The Press Espresso | 2,337± | ---- |
| 2 (32117) | Food Court | 5,202± | ---- |
| 3A (32123-A1) | Honey Hole Collectibles | 1,556± | ---- |
| 3A (32123-A2) | Honey Hole Collectibles | 1,094± | ---- |
| 3B (32123-B) | Vail Pizzaria | 1,094± | ---- |
| 4A (32125-A) | Escape Room | 2,259± | ---- |
| 4B (32125-B) | Vintage Denim | 1,227± | ---- |
| 4C (32125-C) | Bare Knuckle Brewery | 2,403± | ---- |
| 4 - 2nd Floor | | | |
| 5 (32119) | The Local | 1,473± | ---- |

6 - First Floor (32127)

| | | | |
|---|------------------|--------|-----------------|
| A | Available | 2,231± | \$3.25 Plus NNN |
| B | Ember & Alder | 540± | ---- |
| C | Nora's Empanadas | 1,131± | ---- |
| D | Temecula Clay | 1,358± | ---- |

6 - Second Floor (32127)

| | | | |
|---|---------------------|--------|------|
| D | Buffalo Barber Shop | 2,953± | ---- |
| E | Tech Steam | 1,780± | ---- |

*2026 NNN Estimated at \$1.15 PSF



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Features

- Monument signage available
- Unique historic redevelopment within the prominent Redhawk Towne Center
- 4 Acre historic redevelopment project in park-like setting surrounded by major anchor tenants
- Entertainment and special events including Sunday Funday, Farmer's Market, etc.
- Walking distance to Temecula Hospital
- SEC Temecula Parkway & Redhawk Parkway
- 5,000± SF Foodhall with 4 restaurants & bar



Demographics

| Source: CoStar 2024 | 1 mile | 3 mile | 5 mile |
|-----------------------------|-----------|-----------|-----------|
| 2024 Population (Estimated) | 16,219 | 78,430 | 115,501 |
| 2029 Population (Projected) | 16,921 | 82,151 | 121,725 |
| Daytime Employee Population | 7,178 | 20,097 | 56,252 |
| Average Household Income | \$125,360 | \$136,065 | \$128,627 |

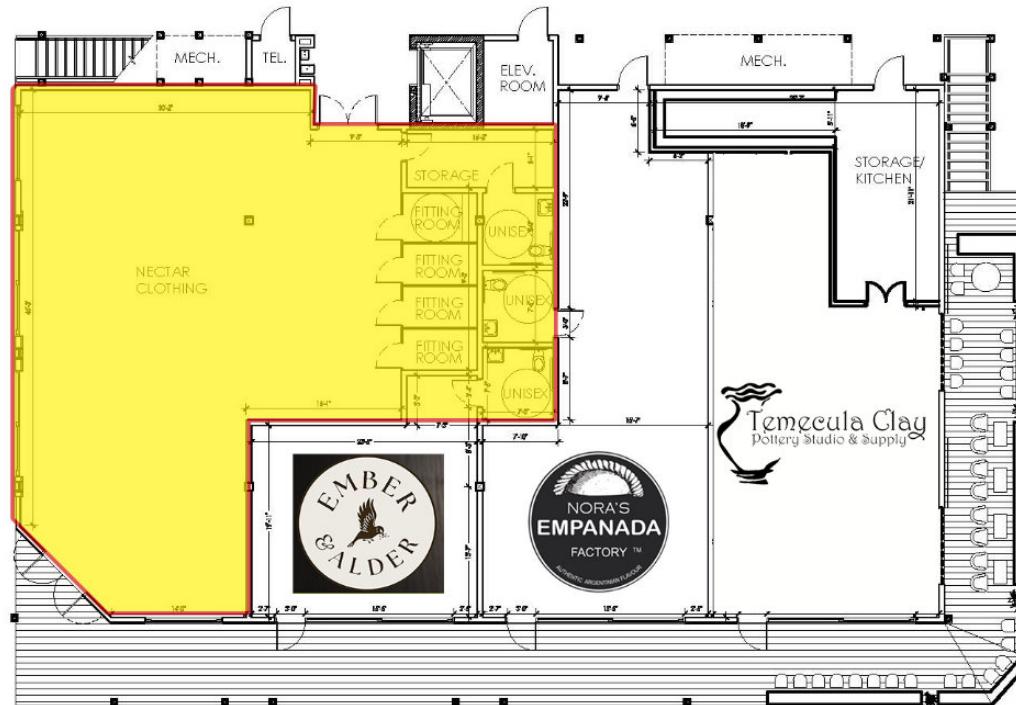
Traffic Counts

| Source: CoStar 2025 | ADT |
|---|--------|
| Temecula Parkway East of Margarita Road | 35,384 |
| Redhawk Parkway South of Temecula Parkway | 27,397 |

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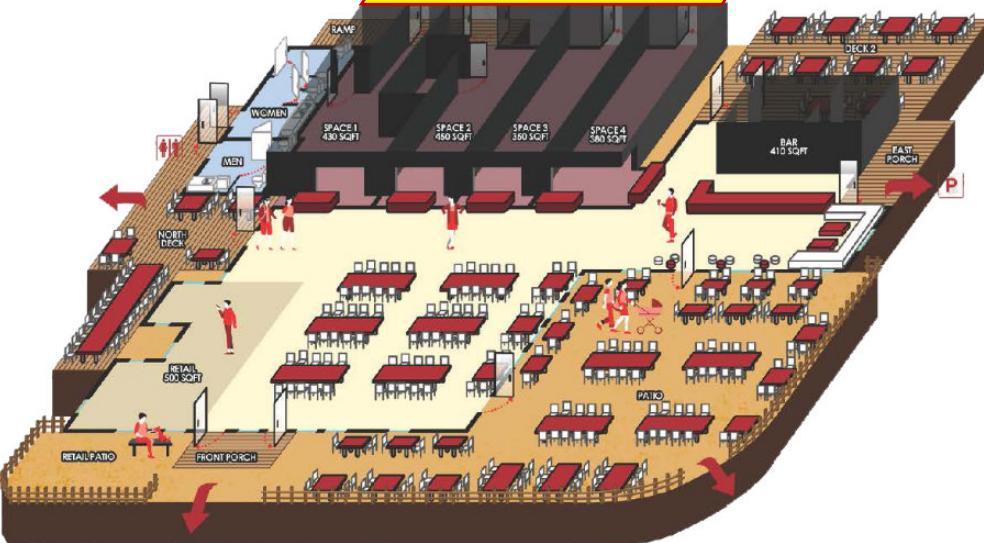
BUILDING 6 - FIRST FLOOR - FLOOR PLAN



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BUILDING 2 (COOKHOUSE) - FLOOR PLAN



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Other retailers at intersection:



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