



**FOR GROUND LEASE**

**1.29± Acre**  
Parcel Available for  
Ground Lease

**Contact Broker**  
for Pricing & Details

**JCPenney**

**The Cheesecake Factory**  
★ **macy's**



PROMENADE  
TEMECULA

**DICK'S**  
SPORTING GOODS  
BOWLING & AMUSEMENT  
**ROUND**



**PETCO**  
Where the pets go.

**FIVE GUYS**  
BURGERS and FRIES  
**Total Wine & MORE**  
**DSW**

**SEPHORA**  
**Yard House**  
**lululemon**  
**COACH**  
**LUNA GRILL**  
**P.F. CHANG'S**

**REGAL**  
EDWARDS TEMECULA & IMAX

**RED ROBIN**  
AMERICA'S  
GOURMET BURGERS & SPORTS

**Lucille's**  
SMOKEHOUSE  
BAR-B-QUE

**ULTA**  
BEAUTY

**GameStop**  
power to the players



**TACOS AND BEER**  
MI LINDO MEXICO

**Office DEPOT**  
**ROSS**  
DRESS FOR LESS  
NORDSTROM  
**rack**

**COST PLUS**  
**WORLD MARKET**  
**organic TOOS**  
fresh natural raw alive

**LA Z BOY**  
FURNITURE GALLERIES

**Handel's**  
HOMEMADE ICE CREAM SINCE 1943  
**PANCAKE HOUSE**

**L&L**  
Hawaiian Barbacoa  
**RED WING SHOES**  
**Cookie Co.**

**Chick-fil-A**

**ISLANDS**  
fine burgers & drinks

**Flamingo Cane's**  
CUBAN FINESS

**WESTMAR**  
COMMERCIAL REAL ESTATE

# Promenade Mall Loop Pad

40905 Margarita Road, Temecula, CA 92591

**Scott Forest**

Senior Vice President

CA License # 01396577

(951) 491-6300

sforest@westmarcre.com



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

# HIGHLIGHTS

- Last remaining vacant parcel on Mall Loop Road with freestanding presence
- Restaurant/Retail/Office Opportunity at the Promenade Mall
- Join the prime restaurant and retail area of South Riverside at the 1.1 million square foot Promenade Mall in Temecula.
- Utilities to site
- Contact broker for pricing and details
- Signalized intersection at the entrance/exit of Promenade Mall



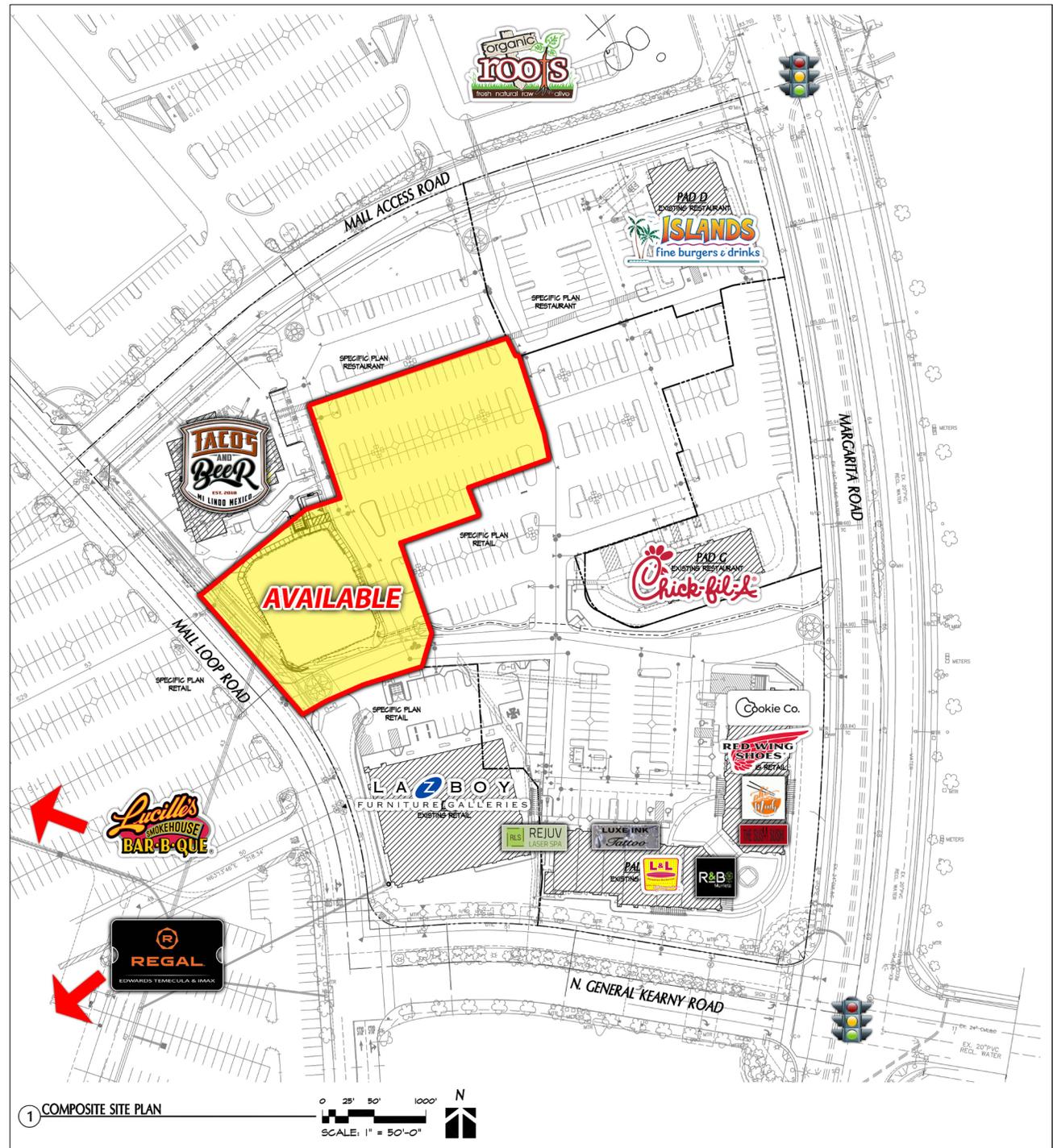
Location 40905 Margarita Road  
Temecula, CA 92591

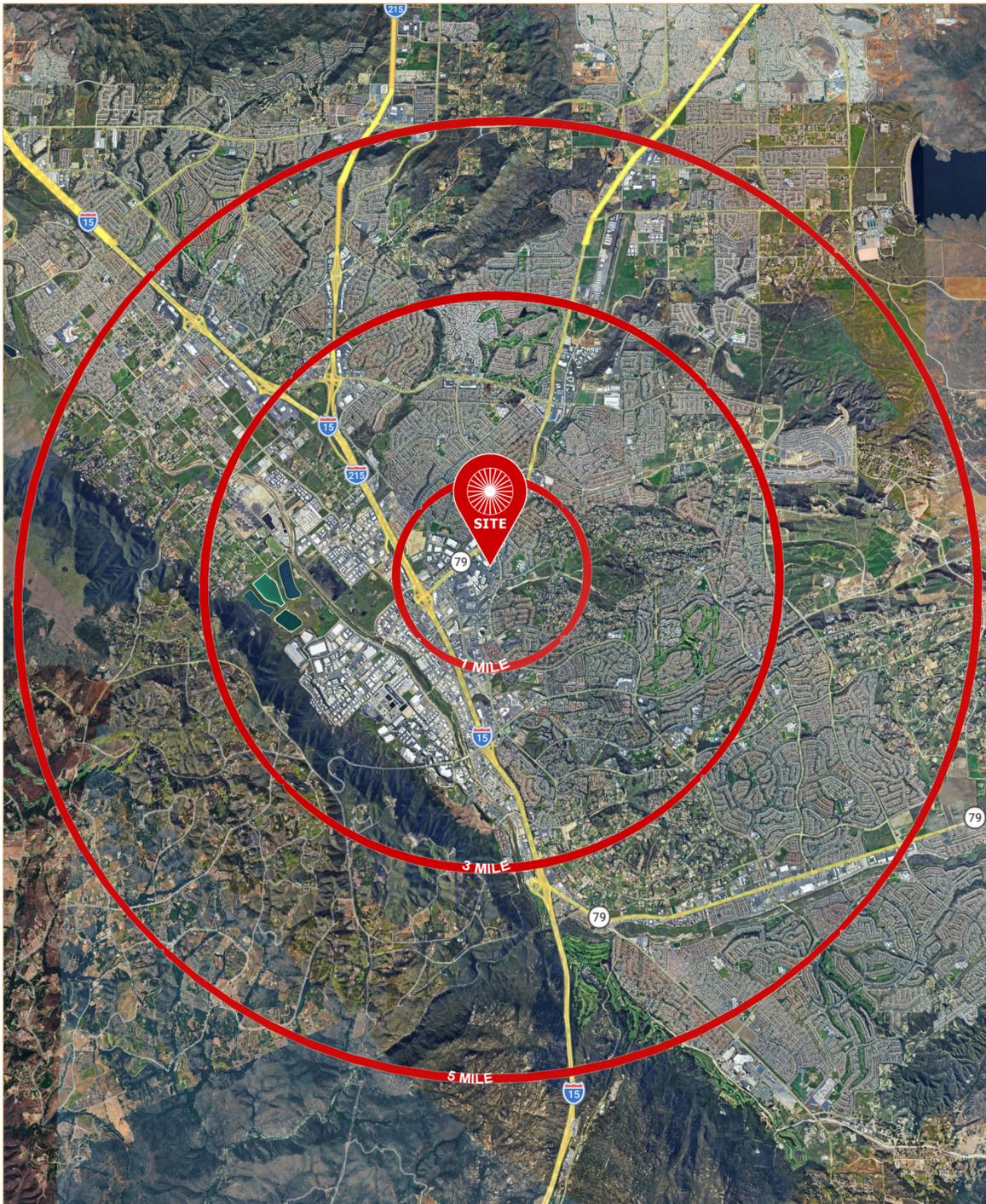


Land Size 1.29± Acres



APN 910-470-032





### Demographics

Source: CoStar 2024		1 mile	3 mile	5 mile
	2024 Population (Estimated)	12,655	87,782	180,366
	2029 Population (Projected)	13,512	92,819	190,010
	Daytime Employee Population	16,705	58,971	88,320
	Average Household Income	\$103,601	\$111,368	\$120,195

### Traffic Counts

Source: CoStar 2025		ADT
	Winchester Road West of Margarita Road	53,587
	Margarita Road South of Winchester Road	34,943
	Interstate 15 at Winchester Road	178,161

