



SIZE

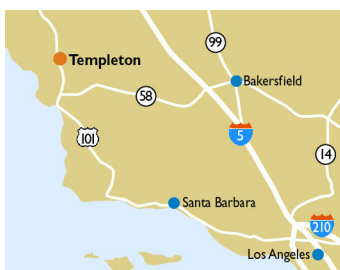
21,117 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
3,848	12,363	26,518
Households		
1,371	4,653	10,182
Median HH Income (\$)		
123,594	110,719	107,113

MAJOR TENANT(S)

Trader Joe's



LOCATION

1111-1115 Rossi Road | Templeton, CA 93465

PROPERTY HIGHLIGHTS

- Anchored by Trader Joe's, a leading grocer in the fresh market format
- Located in Templeton, a popular tourist destination with several world class wineries in addition to Pismo Beach and Hearst Castle
- The center is located off of US Highway 101, which benefits from over 71,200 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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VINEYARD CENTER

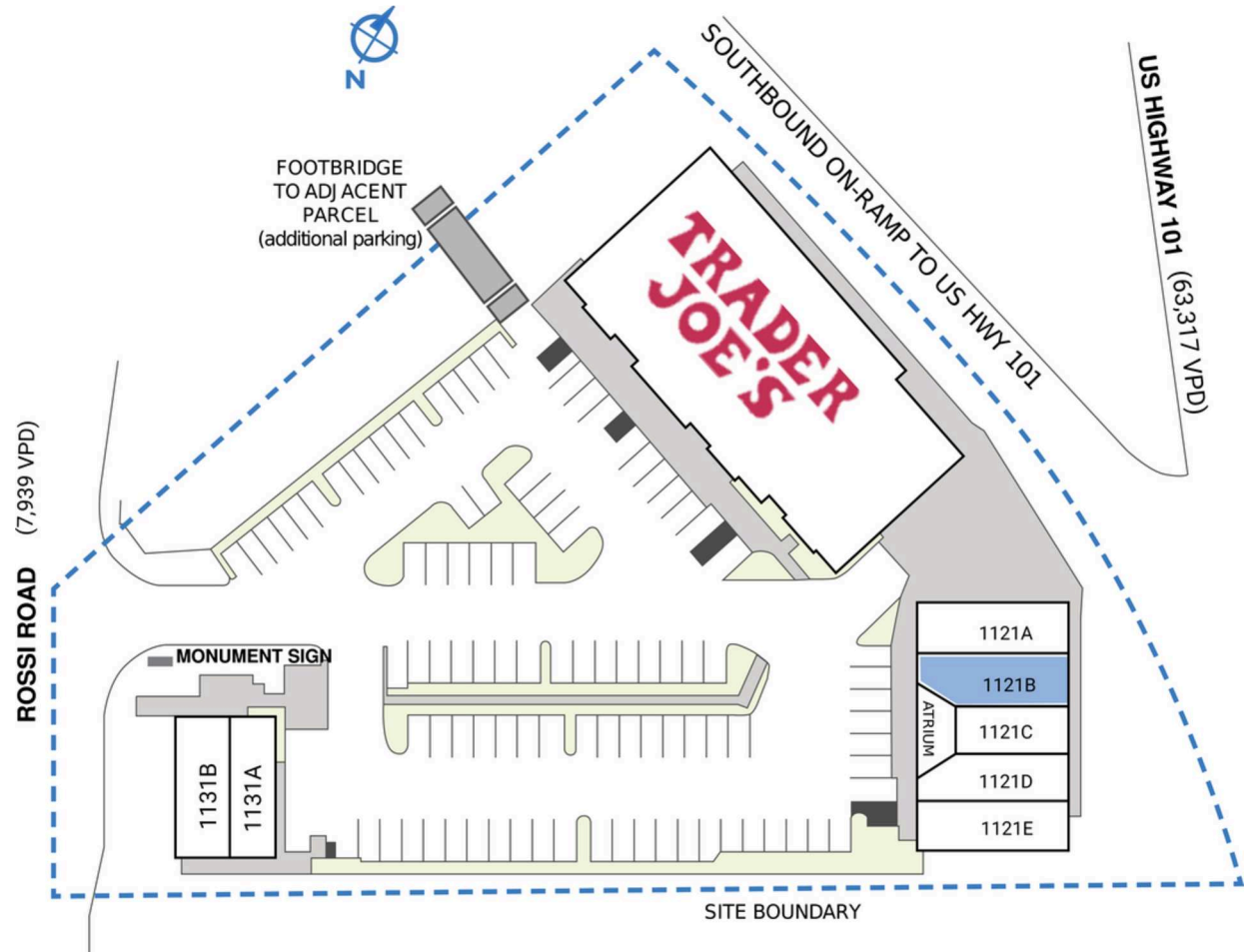
1111-1115 Rossi Road | Templeton, CA 93465

SPACE TENANT SQ. FT.

1111	Trader Joe's	12,770 SF
1121A	Sinton & Sons - Local Meat and Provisions	1,338 SF
1121B	COMING AVAILABLE	1,339 SF
1121C	Merry Hill Coffee & Teas	992 SF
1121D	Hunter Salon	1,212 SF
1121E	Maddie Mae's Pet Pantry	1,117 SF
1131A	Pier 46 Seafood	1,300 SF
1131B	Templeton Nails	1,049 SF
TOTAL SQ. FT.		21,117

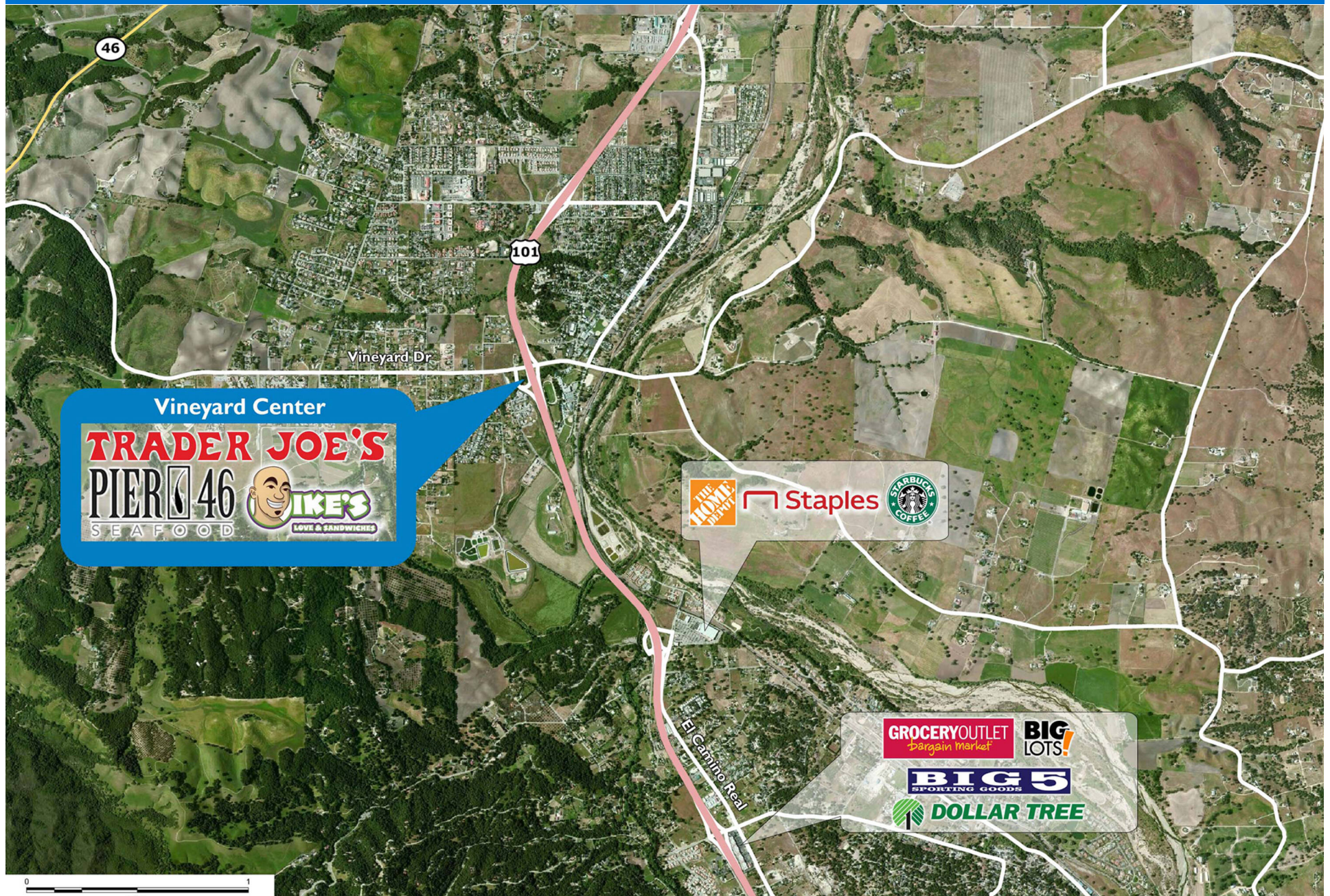
SITE LEGEND

Available	Occupied
Leased (not occupied)	Owned by Others
Site Boundary	



VINEYARD CENTER

1111-1115 Rossi Road | Templeton, CA 93465



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 35.541951

Longitude: -120.715163

Vineyard Center Templeton, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	3,848	12,363	26,518
	2028 Projected Population	3,933	12,547	26,763
	2010 Census Population	3,300	11,615	25,457
	2000 Census Population	2,860	9,693	22,612
	1990 Census Population	1,899	7,559	18,647
	Historical Annual Growth 1990 to 2000	4.18%	2.52%	1.95%
	Historical Annual Growth 2000 to 2010	1.44%	1.83%	1.19%
	Estimated Annual Growth 2010 to 2023	1.12%	0.45%	0.30%
	Projected Annual Growth 2023 to 2028	0.44%	0.30%	0.18%
	Median Age	41.2	46.0	45.3
Households	Q4 2023 Estimated Households	1,371	4,653	10,182
	2028 Projected Households	1,401	4,721	10,277
	2010 Census Households	1,196	4,319	9,622
	2000 Census Households	984	3,443	8,156
	1990 Census Households	686	2,798	6,751
	Historical Annual Growth 1990 to 2000	3.67%	2.10%	1.91%
	Historical Annual Growth 2000 to 2010	1.97%	2.29%	1.67%
	Estimated Annual Growth 2010 to 2023	1.00%	0.54%	0.41%
	Projected Annual Growth 2023 to 2028	0.44%	0.29%	0.18%
	Population per Household	2.77	2.63	2.58
Population by Race	White	73.2%	74.7%	73.9%
	Black or African American	0.2%	0.3%	0.5%
	Asian & Pacific Islander	1.1%	1.7%	1.7%
	Other Races	4.9%	5.5%	5.7%
	Hispanic Population	20.5%	17.7%	18.2%
Income	Average Household Income	\$133,781	\$133,069	\$164,855
	Median Household Income	\$123,594	\$110,719	\$107,113
	Per Capita Income	\$48,350	\$50,561	\$63,750
Education (Age 25+)	Elementary	1.0%	2.2%	1.8%
	Some High School	2.2%	1.5%	2.7%
	High School Graduate	12.8%	15.9%	19.0%
	Some College	31.6%	30.4%	29.9%
	Associates Degree Only	13.9%	12.3%	11.4%
	Bachelors Degree Only	26.1%	24.8%	22.5%
	Graduate Degree	12.3%	13.0%	12.6%
Business	Number of Businesses	222	640	1,287
	Total Number of Employees	1,494	4,747	10,247
	Employees per Business	6.72	7.42	7.96
	Residential Population per Business	17.31	19.32	20.61

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.