

WOLF STORE RETAIL PARK | \$5,500,000

NNN LEASES | 100% OCCUPIED | SPROUTS+WALMART+KOHLS+ROSS+EOS
32475 TEMECULA PARKWAY TEMECULA, CA 92592

SPROUTS
FARMERS MARKET

Walmart



KOHL'S

ROSS
DRESS FOR LESS



Offering Summary

Wolf Store Retail Park | SPROUTS+WALMART+Multi-Tenant Retail Investment

Rose Retail Group | Marcus & Millichap has been selected to exclusively market for sale Wolf Store Retail Park, a 12,565 SF multi-tenant retail strip center at 32475 Temecula Parkway, Temecula, CA 92592, fully occupied by five tenants on NNN leases.

The Property is currently 100% leased and features a diverse tenant mix of established regional & local operators, providing investors with stable in-place cash flow and long-term value creation potential.

PROJECT FINANCIALS

The Property generates durable income supported by a fully occupied rent roll and attractive tenant diversification. Current in-place annual net operating income is \$307,483, providing an attractive going-in yield and a foundation for future upside through lease renewals and rental growth.

SELLER FINANCING AVAILABLE AT 5.5% INTEREST ONLY.

LOCATION

Wolf Store Retail Park benefits from a strategic location along Temecula Parkway, one of the primary commercial corridors in Temecula generating over 43,000 vehicles per day. The surrounding area features strong residential density, established retail destinations, and convenient access to major regional transportation routes, supporting consistent consumer traffic and tenant demand. 1.1M annual consumer traffic earning average household income of \$150,000.

The Property is positioned within the highly desirable Temecula market, a growing community recognized for its affluent demographics, strong household incomes, and expanding employment base. The surrounding trade area offers a variety of daily-needs retailers, restaurants, and service-oriented businesses that enhance the Property's long-term appeal as a neighborhood retail destination.

With a fully leased tenant lineup, functional retail layout, and proximity to major residential and commercial nodes, Wolf Store Retail Park provides investors with the opportunity to acquire a stabilized asset in one of Southern California's most sought-after suburban markets.



EXECUTIVE SUMMARY

Price	\$5,500,000
Gross Leasable Area (GLA)	12,565 SF
Price per Square Foot	\$437
Net Operating Income	\$307,483
Cap Rate	5.60%
Tenant Suites	5
Current Occupancy	100%
Parcel Size (Acres)	1.65
Parcel Size (SF)	71,874
Year Built	2004

Investment Highlights



100% OCCUPANCY WITH STAGGERED EXPIRATIONS

Five tenants totaling 12,565 SF, fully leased NNN with expirations staggered 2027-2031 and a WALT of ~3.3 years, delivering stable multi-tenant cash flow.



BELOW-MARKET IN-PLACE RENTS

In-place rents average \$23.88/SF versus ~\$30.57/SF at sold Temecula Parkway comparables, creating mark-to-market upside on rollover.



BELOW REPLACEMENT COST

\$437/SF Purchase Price well below new construction cost and comparable opportunities in the Temecula submarket



SELLER FINANCING FOR QUALIFIED INVESTORS

Favorable 5.5% Interest Only Financing, terms subject to Buyer qualifications.



NNN CASH FLOW

Fully leased on NNN lease structures across all five tenants, minimizing landlord responsibilities and delivering predictable, passive multi-tenant income.



PROMINENT TEMECULA PARKWAY FRONTAGE

High-visibility frontage on a high-traffic corridor in an affluent, growing Temecula trade area, supporting durable retail demand.



NOI GROWTH TRAJECTORY

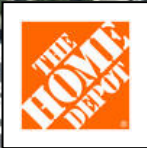
In-place NOI of \$307,483 is projected to grow to \$357,060 over the 2027-2031 period as leases roll and rents mark to market.



MAIN RETAIL THOROUGHFARE

The center shares location with nearly every major national tenant, drawing high levels of shopping traffic

Margarita Rd



WOLF STORE RETAIL PARK

32475 TEMECULA PARKWAY

TEMECULA

TEMECULA PARKWAY ± 40,000
ADT

Temecula Pkwy

79



KOHL'S



Marshalls



REDHAWK PARKWAY ± 15,000
ADT

Redhawk Pkwy

Apis Rd

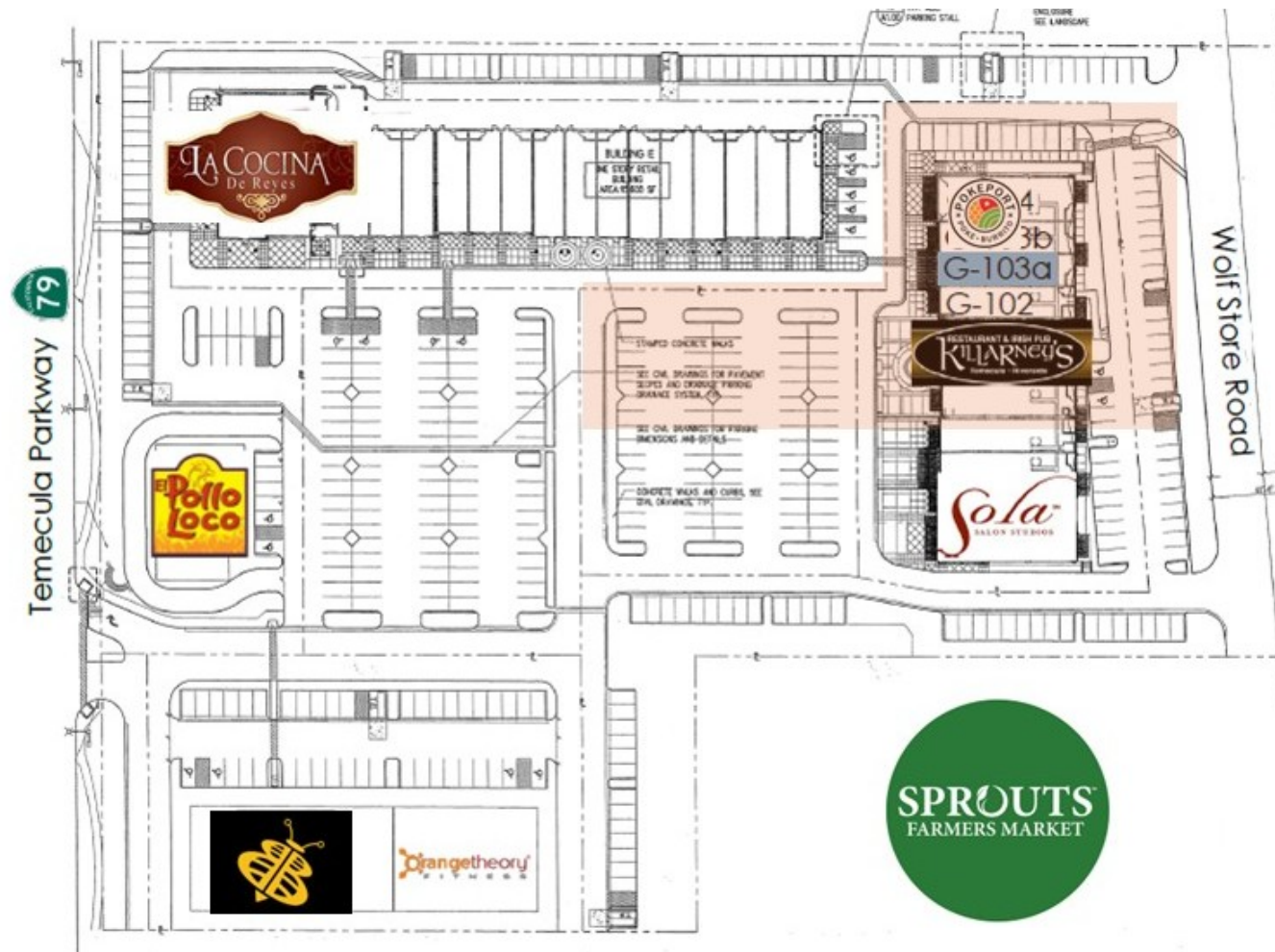
Temecula Creek

Clearvail Dr

Site Plan

12,565 SF multi-tenant strip center on a 1.65-acre parcel (71,874 SF lot, APN 960-020-059). Five suites, fully leased, with prominent Temecula Parkway frontage and visibility.

Tenant lineup: Killarney's Pub & Grill (Ste 101, 4,513 SF), Dedicated Tattoo (Ste 102, 2,175 SF), Sally's Nails (Ste 103A, 1,704 SF), The Brunch House (Ste 103B, 1,704 SF), Poke Port (Ste 104, 2,469 SF). Built 2004; on-site parking field with direct parkway access.



Cash Flow Projections

For the Years Ending	Forecast Year 1 Dec-2027	Forecast Year 2 Dec-2028	Forecast Year 3 Dec-2029	Forecast Year 4 Dec-2030	Forecast Year 5 Dec-2031
Rental Revenue					
Scheduled Base Rent	312,556	323,289	335,602	341,421	362,771
Expense Recoveries	180,535	185,993	191,653	197,272	203,533
Effective Gross Revenue	493,091	509,282	527,256	538,693	566,304
Operating Expenses					
CAM	115,716	119,187	122,763	126,446	130,239
INS	8,627	8,886	9,152	9,427	9,710
MGMT	14,793	15,278	15,818	16,161	16,989
TAX	41,399	42,641	43,920	45,238	46,595
UTIL	5,073	5,226	5,382	5,544	5,710
Total Operating Expenses	185,608	191,218	197,036	202,815	209,243
Net Operating Income	307,483	318,063	330,220	335,877	357,060

Acquisition Underwriting

Buyer Metrics	Seller Financing
Strike Price	\$5,500,000
Debt	\$3,300,000
Initial Equity	\$2,200,000
NOI CYE 2027	\$307,483
Loan to Value	60%
Interest Only Period (mos.)	60
Term	60
SELLER CARRY	5.5%
Debt Service (i/o)	\$181,500
DSCR	1.69x
Debt Yield	9.32%
Cash Flow After Debt Service (i/o)	\$125,983



Property Photos



Peer Centers

- | | |
|-------------------------------------|--|
| A Vail Ranch Plaza | G Temecula Creek Village Center |
| B Butterfield Village Center | H Meadows Village Shopping Center |
| C Butterfield Station | I Old Town Temecula District |
| D Redhawk Towne Center | J Temecula Town Center |
| E Redhawk Plaza | K Palm Plaza Shopping Center |
| F Vail Ranch Center | L Promenade Temecula |

- Legend**
- Peer Centers
 - ★ Subject Site



Demographics

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	17,157	76,972	115,656
2025 Estimate			
Total Population	16,981	76,190	113,908
2020 Census			
Total Population	16,742	76,177	113,062
2010 Census			
Total Population	15,391	67,918	101,889
Daytime Population			
2025 Estimate	13,650	62,359	105,149
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	5,429	24,886	38,567
2025 Estimate			
Total Households	5,329	24,533	37,862
Average (Mean) Household Size	3.1	3.1	3.0
2010 Census			
Total Households	5,136	23,860	36,523
2010 Census			
Total Households	4,511	20,809	32,090
Occupied Units			
2030 Projection	5,557	25,661	40,133
2025 Estimate	5,455	25,299	39,391
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	36.5%	39.0%	35.2%
\$100,000-\$149,999	29.3%	26.8%	25.2%
\$75,000-\$99,999	14.6%	12.8%	13.2%
\$50,000-\$74,999	9.7%	9.4%	11.5%
\$35,000-\$49,999	3.0%	4.0%	4.9%
Under \$35,000	6.9%	8.1%	9.9%
Average Household Income	\$142,062	\$151,460	\$143,199
Median Household Income	\$126,341	\$132,715	\$125,583
Per Capital Income	\$44,871	\$48,249	\$46,804

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$107,623	\$105,679	\$102,327
Consumer Expenditure Top 10 Categories			
Housing	\$41,265	\$40,600	\$39,517
Transportation	\$17,576	\$17,201	\$16,648
Personal Insurance and Pensions	\$15,440	\$14,987	\$14,360
Food	\$15,061	\$14,749	\$14,317
Entertainment	\$5,078	\$4,974	\$4,794
Apparel	\$3,455	\$3,418	\$3,306
Cash Contributions	\$2,760	\$2,844	\$2,751
Education	\$2,446	\$2,353	\$2,226
Personal Care Products and Services	\$1,447	\$1,432	\$1,382
Alcoholic Beverages	\$955	\$949	\$917
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	16,981	76,190	113,908
Under 20	29.4%	28.7%	27.6%
20 to 34 Years	17.6%	16.3%	18.2%
35 to 39 Years	6.9%	6.8%	7.0%
40 to 49 Years	15.3%	15.5%	14.6%
50 to 64 Years	19.8%	19.5%	19.2%
Age 65+	11.0%	13.2%	13.4%
Median Age	37.0	39.0	38.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	10,931	49,908	75,490
Elementary (0-8)	1.8%	2.2%	3.4%
Some High School (9-11)	3.6%	2.9%	3.4%
High School Graduate (12)	16.4%	17.2%	18.4%
Some College (13-15)	27.7%	26.1%	25.9%
Associate Degree Only	10.6%	10.3%	10.7%
Bachelor's Degree Only	26.9%	26.4%	24.3%
Graduate Degree	13.0%	14.9%	13.9%

Wolf Store Retail Park - \$5,500,000

32475 TEMECULA PARKWAY
Temecula, CA

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