## MEADOWS VILLAGE

31771-31963 RANCHO CALIFORNIA RD, TEMECULA, CA 9259



FOR LEASE GROCERY AND PHARMACY ANCHORED CENTER

3,023 SF 1,992 SF

RETAIL AVAILABLE

2ND GEN IMPROVED RESTAURANT AVAILABLE (DO NOT DISTURB)















**FOR LEASE** 

**GROCERY AND PHARMACY ANCHORED CENTER** 

## MEADOWS VILLAGE

31771-31963 RANCHO CALIFORNIA RD, TEMECULA, CA 92591

### **OVERVIEW**

- Premier neighborhood shopping center located at the signalized intersection of Rancho California Rd and Meadows Pkwy anchored by Baron's Market, CVS Pharmacy & more!
- Affluent residential customer base
- Continued growth with Temecula's population having increased by 17.74% since 2010
- Strategically located, benefiting from additional tourist traffic at the gateway to Temecula Wine Country (over ±3M visitors in annually!)
- High image modern architecture  $\mathcal E$  common areas

#### SRS REAL ESTATE PARTNERS

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

# RANCHO CALIFORNIA RD - APPROX. 23,300 CARS PER DAY MEADONS PKNY - APPROX. 15,500 CARS PER DAY **♥CVS** pharmacy A-100 Barons market H-100 B-700 C-500 PALOMAR HEALTH MEDICAL GROUP F.300 SUBILLY crumble cookies

AVAILABLE

### DIRECTORY

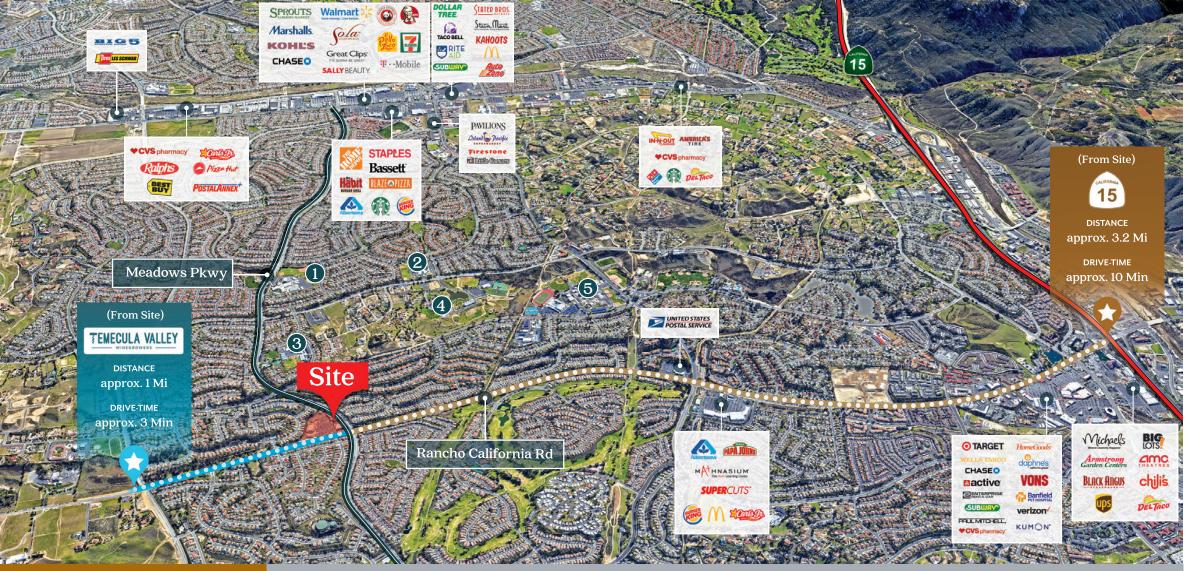
NO.	TENANT	(SF)
A-100	CVS PHARMACY	13,217
B-100	2ND GEN IMPROVED RESTAURANT (DO NOT DISTURB)	1,992
B-200	GREAT HARVEST	2,261
B-300	BELLAZIO SALON	2,008
B-400	AVAILABLE	3,023
B-500	AR WORKSHOP	1,552
B-600	BRICKS & MINIFIGS	2,363
B-700	PALOMAR HEALTH MEDICAL GROUP	9,743
D-100	EYE APPEAL OPTOMETRY	1,625
D-200/300	PACIFIC DENTAL	5,407
E-100	STARBUCKS	1,800
E-200	WENDI'S DONUTS	1,300
E-300	CRUMBL COOKIES	1,402
F-100	SUBWAY	1,178
F-200/300	PIZZERIA ITALIA	3,000
G-100	MEADOWS CLEANERS	1,500
G-200	UPS	1,300
G-300	ALBERTOS' MEXICAN FOOD	1,882
H-100	BARON'S MARKETPLACE	18,000
I-100	WELL'S FARGO	3,000
I-200	DE LUZ MEDICAL AESTHETICS	3,000



PAGE

4

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#### **NEARBY SCHOOLS**

- 1 Temecula Middle School
- 2 Linfield Christian School
- 3 Vintage Hills Elementary
- 4 Paloma Elementary
- 5 Temecula High School

#### ESTIMATED **2024** DEMOGRAPHICS

\* SOURCE: FSRL& COSTAR

1 MILE	2 MILE	3 MILE
12,150 POPULATION	39,788 POPULATION	83,912 POPULATION
\$148,754 avg household income	\$146,183 avg household income	\$138,060 avg household income
962 DAYTIME POPULATION	4,547 DAYTIME POPULATION	21,154 DAYTIME POPULATION

### CITY OF TEMECULA DEMOGRAPHICS

AVG HOUSEHOLDS SIZE	113,117
2.91	POPULATION
1 MILE	
	35.3
3.04	MEDIAN AGE
2 MILE	
	\$98,631
3.00	MEIDAN HH INCOME
3 MILE	
	\$464,900
	MEDIAN PROPERTY VALUE



LEASING INFORMATION



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#### MEADOWS VILLAGE SHOPPING CENTER

31771-31963 RANCHO CALIFORNIA RD. TEMECULA, CA 92591

610 NEWPORT CENTER DRIVE, STE 1500, NEWPORT BEACH, CA 92660