

MEADOWS VILLAGE

31771-31963 RANCHO CALIFORNIA RD, TEMECULA, CA 92591



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

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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 & common areas

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PAGE

2

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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

RANCHO CALIFORNIA RD - APPROX. 23,300 CARS PER DAY

MEADOWS PKWY - APPROX. 15,500 CARS PER DAY

AVAILABLE



(From Site)

TEMECULA VALLEY
WINEGROWERS

DISTANCE
approximately
1 Mi

DRIVE-TIME
approximately
3 Min

TEMECULA VALLEY IS
KNOWN AS
SOUTHERN
CALIFORNIA'S WINE
COUNTRY

VISITORS/YEAR
approximately
3M

OVER
50
DIFFERENT VARIETALS
OF WINE

Combined intersection
with over
approx. 38,800 cpd

Rancho California Rd

CVS pharmacy

PALOMAR
HEALTH
MEDICAL GROUP

AVAILABLE
3,023 SF

DO NOT DISTURB

AVAILABLE
1,992 SF

WELLS
FARGO

Barons
market
SIMPLY GOOD FOOD. SIMPLY GOOD PRICES.

ups

Starbucks

crumbl
cookies

PACIFIC
DENTAL SERVICES

TEMECULA VALLEY
WINEGROWERS

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BIRDS EYE VIEW

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Meadows Pkwy

TRADE AREA SUMMARY

MEADOWS VILLAGE : 31771-31965 RANCHO CALIFORNIA RD, TEMECULA, CA 92591



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: ESRI & 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 POPULATION
2.91 1 MILE	35.3 MEDIAN AGE
3.04 2 MILE	\$98,631 MEIDAN HH INCOME
3.00 3 MILE	\$464,900 MEDIAN PROPERTY VALUE



LEASING INFORMATION



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MEADOWS VILLAGE SHOPPING CENTER

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