

MEADOWS VILLAGE

31771-31963 RANCHO CALIFORNIA RD, TEMECULA, CA 92591

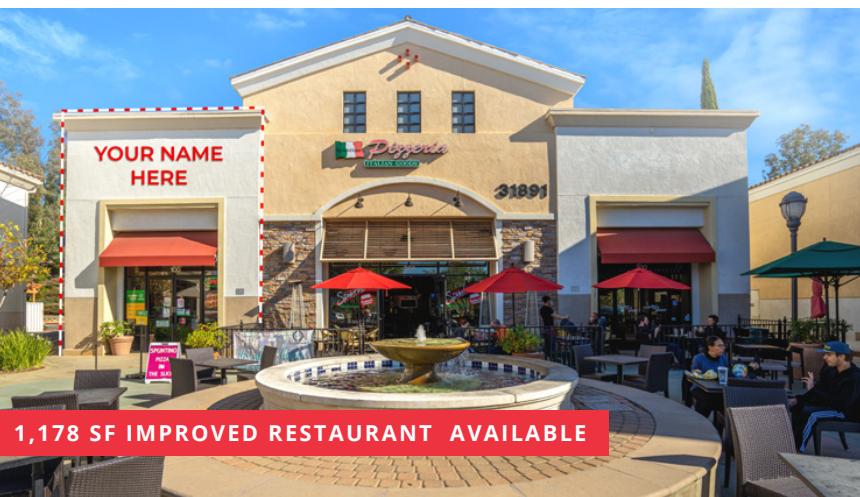


FOR LEASE

GROCERY AND PHARMACY ANCHORED CENTER

1,178 SF

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 ±3.4M visitors in annually!)
- High image modern architecture & 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.

SITE PLAN & PHOTOS

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DIRECTORY

NO.	TENANT	(SF)
A-100	CVS PHARMACY	13,217
B-100	LADERA GREEK KITCHEN	1,992
B-200	GREAT HARVEST	2,261
B-300	BELLAZIO SALON	2,008
B-400	DESTINED JIU JITSU	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	IMPROVED RESTAURANT AVAILABLE	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

(FromSite)



DISTANCE
approximately
1 Mi

DRIVE-TIME
approximately
3 Min

TEMECULA VALLEY IS
KNOWN AS
SOUTHERN
CALIFORNIA'S WINE
COUNTRY

VISITORS/YEAR
approximately
3.4M

OVER
50
DIFFERENT VARIETALS
OF WINE



BIRDS EYE VIEW

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PAGE

4

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TRADE AREA SUMMARY

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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 2025 DEMOGRAPHICS

* SOURCE: ESRI & COSTAR

1 MILE

11,918
POPULATION

\$147,455
AVG HOUSEHOLD INCOME

2,327
DAYTIME POPULATION

2 MILE

41,590
POPULATION

\$147,219
AVG HOUSEHOLD INCOME

7,395
DAYTIME POPULATION

3 MILE

86,481
POPULATION

\$143,086
AVG HOUSEHOLD INCOME

37,255
DAYTIME POPULATION

CITY OF TEMECULA DEMOGRAPHICS

AVG HOUSEHOLDS SIZE

2.9
1 MILE

3.0
2 MILE

3.1
3 MILE

112,431
POPULATION

36
MEDIAN AGE

\$117,840
MEDIAN HH INCOME

\$640,400
MEDIAN PROPERTY VALUE



LEASING INFORMATION



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SRS REAL ESTATE PARTNERS

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MEADOWS VILLAGE SHOPPING CENTER

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