

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)



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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



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PAGE

2

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1,178 SF IMPROVED RESTAURANT AVAILABLE

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

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

MEADOWS PKWY - APPROX. 15,500 CARS PER DAY

AVAILABLE

DO NOT DISTURB



CVS pharmacy
A-100

PALOMAR HEALTH
MEDICAL GROUP

ladera
GREEK KITCHEN

PACIFIC
DENTAL SERVICES

crumbl
cookies



Barons
market
SIMPLY GOOD FOOD. SIMPLY GOOD PRICES.
H-100



WELLS
FARGO

I-100
I-200

B-700

B-600

B-500

B-400

B-300

B-200

B-100

E-100

E-200

E-300

F-100

F-200

F-300

D-100

D-200/300

G-100

G-200

G-300

(FromSite)



DISTANCE
approximately
1 Mi

DRIVE-TIME
approximately
3 Min

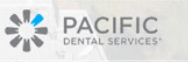
TEMECULA VALLEY IS
KNOWN AS
SOUTHERN
CALIFORNIA'S WINE
COUNTRY

VISITORS/YEAR
approximately
3.4M

OVER
50
DIFFERENT VARIETALS
OF WINE

Combined intersection
with over
approx. 38,800 cpd

Rancho California Rd



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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 2025 DEMOGRAPHICS

* SOURCE: ESRI & COSTAR

1 MILE	2 MILE	3 MILE
11,918 POPULATION	41,590 POPULATION	86,481 POPULATION
\$147,455 AVG HOUSEHOLD INCOME	\$147,219 AVG HOUSEHOLD INCOME	\$143,086 AVG HOUSEHOLD INCOME
2,327 DAYTIME POPULATION	7,395 DAYTIME POPULATION	37,255 DAYTIME POPULATION

CITY OF TEMECULA DEMOGRAPHICS

AVG HOUSEHOLDS SIZE	112,431 POPULATION
2.9 1 MILE	36 MEDIAN AGE
3.0 2 MILE	\$117,840 MEIDAN HH INCOME
3.1 3 MILE	\$640,400 MEDIAN PROPERTY VALUE



LEASING INFORMATION



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MEADOWS VILLAGE SHOPPING CENTER

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