Promenade Mall Loop Pad

40905 Margarita Road, Temecula, CA 92591

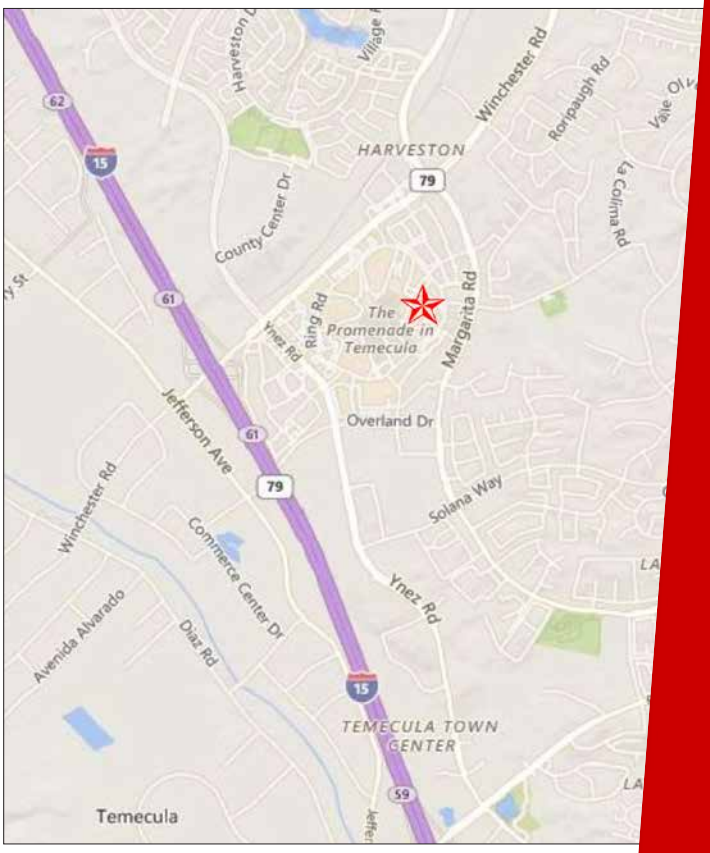
FOR GROUND LEASE

1.29± ACRE
PARCEL AVAILABLE FOR GROUND LEASE

Contact Broker
FOR PRICING AND DETAILS

LAST REMAINING VACANT PARCEL ON MALL LOOP ROAD WITH FREESTANDING PRESENCE!

- **Restaurant / Retail / Office Opportunity at the Promenade Mall**
- APN: 910-470-032
- Join the prime restaurant and retail area of South Riverside at the 1.1 million square foot Promenade Mall in Temecula
- Utilities to site
- Contact broker for pricing and details



Demographics

Source: CoStar 2023	1 mile	3 mile	5 mile
2023 Population (Estimated)	11,992	89,553	185,828
2028 Population (Projected)	12,019	90,120	186,989
Daytime Employee Population	15,472	57,658	85,265
Average Household Income	$117,707	$118,529	$120,545

Traffic Counts

Source: CoStar 2022	ADT
Winchester Road West of Margarita	47,829
Margarita Road South of Winchester Road	33,444
Interstate 15 at Winchester Road	198,875

Exclusively Marketed By:

Scott Forest
Senior Vice President
CA License # 01396577
(951) 491-6300
sforest@westmarcre.com

The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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WESTMAR COMMERCIAL REAL ESTATE

41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com

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