

The background of the entire image is a dense, repeating pattern of stylized blue flowers and leaves. The flowers have multiple layers of petals, some with intricate line patterns, and the leaves are simple, pointed shapes. The overall color palette is various shades of blue, from light to dark.

Bel Villaggio

41221 Margarita Road • Temecula, California 92591

NEWMARK

retail for lease



highlights



Bel Villaggio is an $\pm 117,826$ -square-foot retail center strategically located at the entrance of the Promenade Mall, Temecula's only regional mall.



Dynamic retail trade area with tenants such as Costco, Macy's, JCPenney, Edwards Theatre, Winco Foods, Nordstrom Rack, Buy Buy Baby, Trader Joe's, Office Depot, JOANN Fabrics, ULTA, Total Wine and More, DSW, and many more.



Excellent visibility and convenient access to Margarita Road, experiencing on average $\pm 29,892$ cars per day.

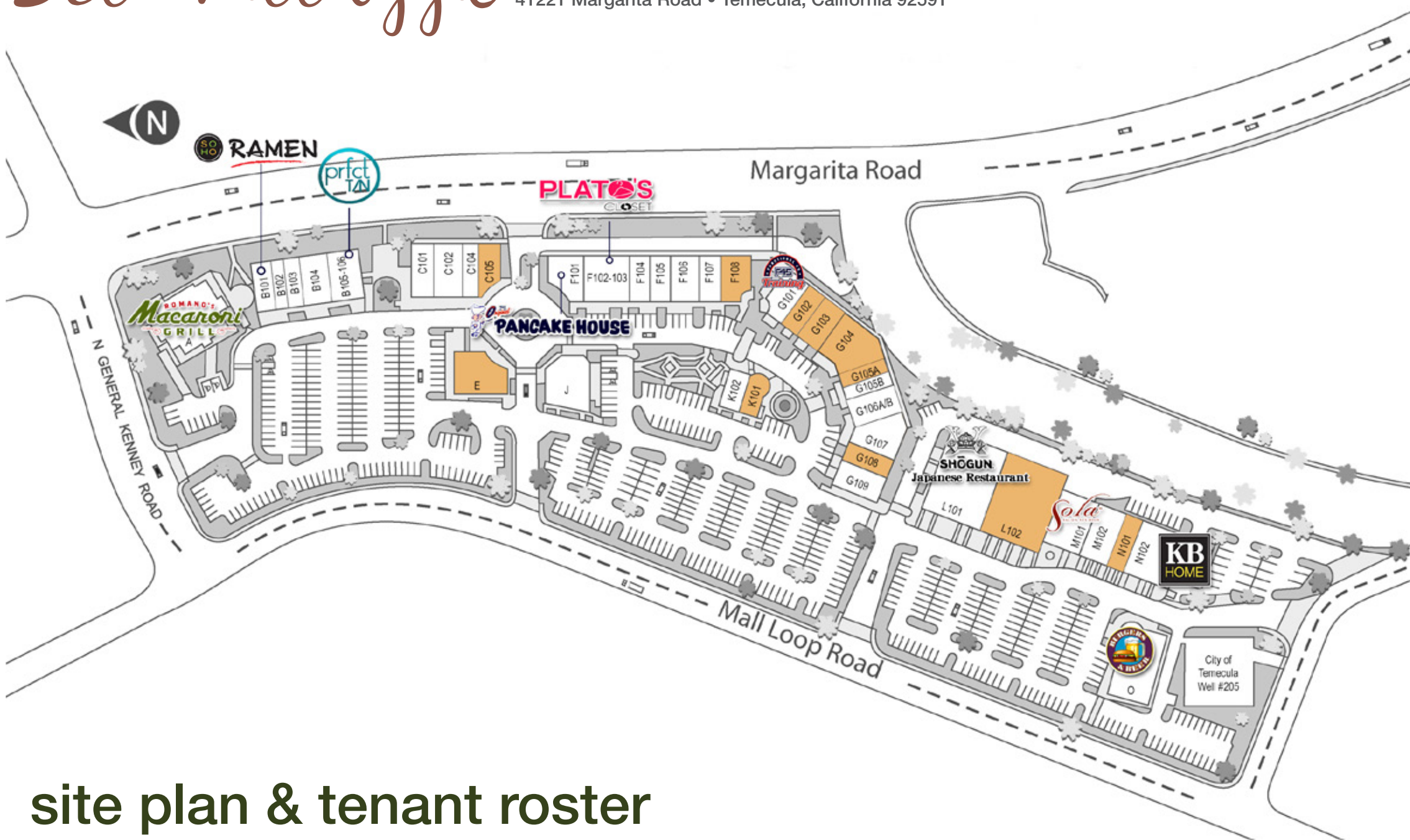


Daytime population in a 1 mile radius is over 16,600.

Bel Villaggio

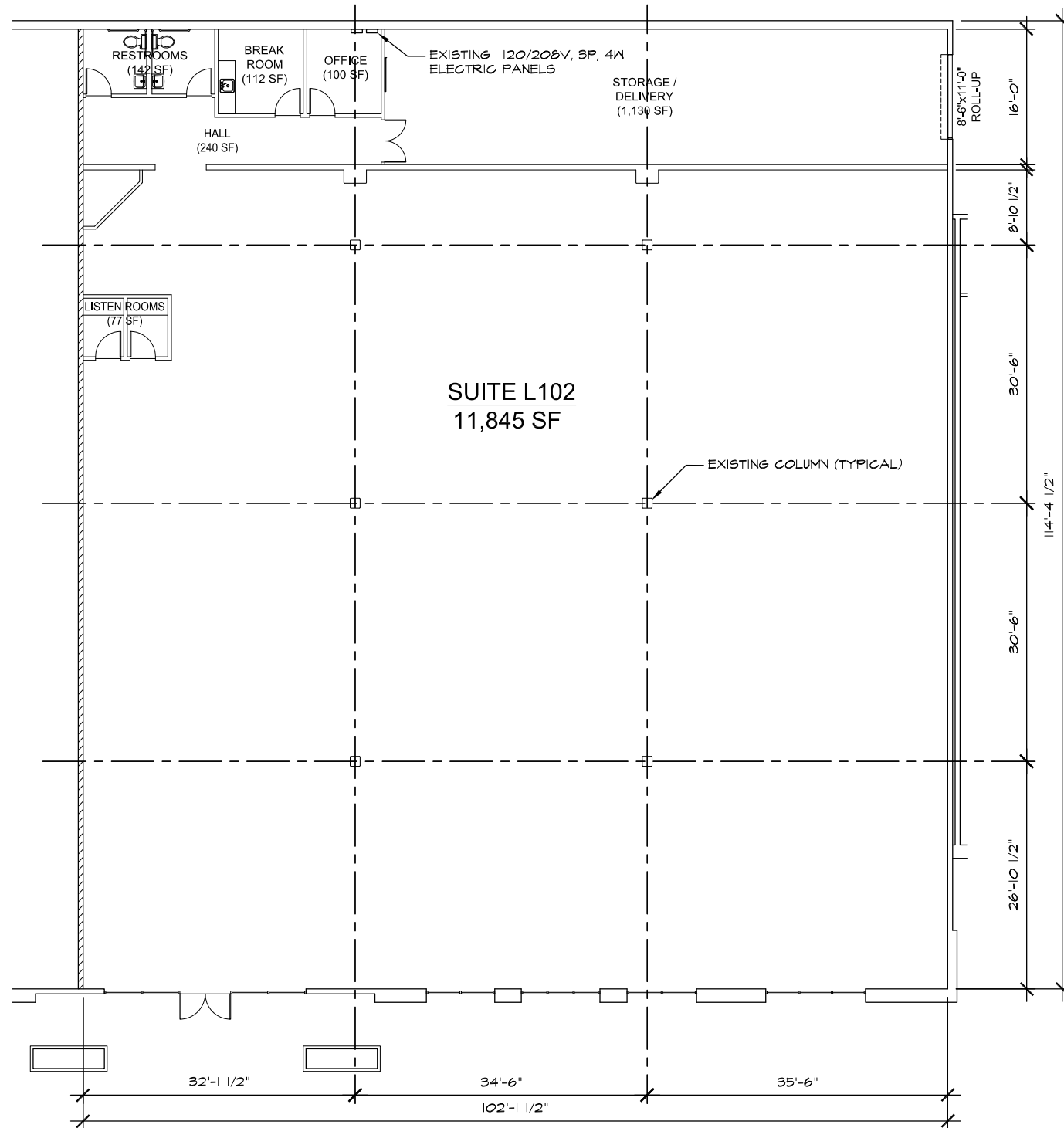
Bel Villaggio

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site plan & tenant roster

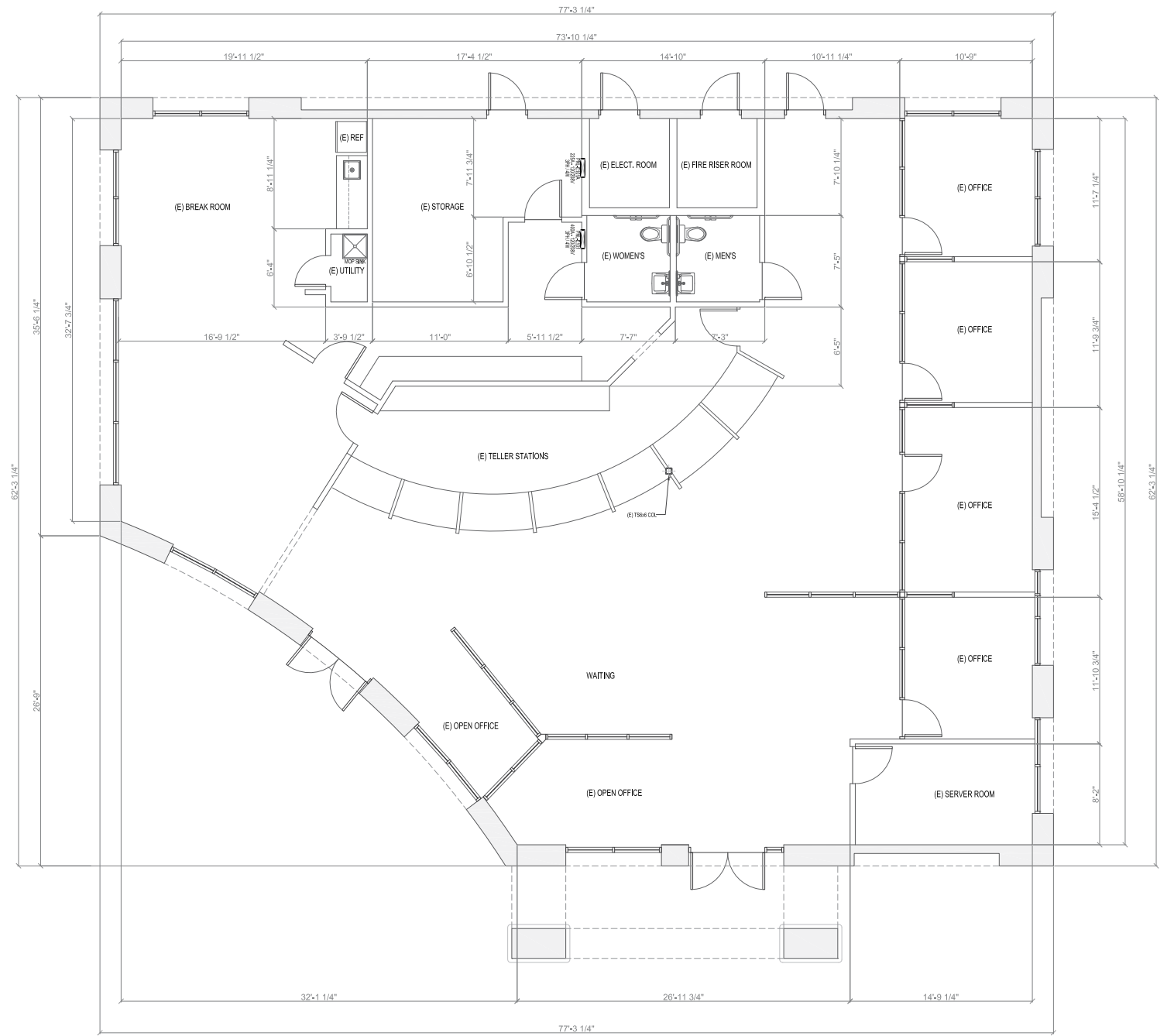
Suite	Tenant	SF
A	Romano's Macaroni Grill	6,900
B101	Soho Ramen	1,612
B102	Weight Watchers	1,596
B103	Lendmark Financial Services	1,200
B104	Bel Mondo Salon & Day Spa	2,300
B105-106	Perfect Tan	2,850
C101	Mapo Korean BBQ	1,933
C102	White Dragon Martial Arts	2,855
C104	Lean Feast	1,422
C105	Available	1,967
E101	Available	4,275
F101	The Original Pancake House	3,729
F102-103	Plato's Closet	4,224
F104-150	Hobby Town	1,300
F106	Soccer Wearhouse	2,841
F107	Bel Villaggio Dental	1,500
F108	Available (2nd Generation Restaurant)	2,400
G101	F45	2,442
G102	Available	1,400
G103	Available	2,814
G104	Available	4,642
G105A	Available	1,110
G105B	Jewelry Scene	1,497
G106A/B	Wild Barrel Brewing Company	2,523
G107	SoCal Axe	3,330
G108	Available	1,820
G109	Promenade Optometry & LASIK	2,802
J	Los Panchos	4,730
K101	Available	1,487
K102	Jilberto's Mexican Food	1,586
L101	Shogun Teppan Steak & Sushi	8,155
L102	Available	11,845
M101	Sola Salon Studios	3,975
M102	Aiyara Thai Cuisine	3,060
N101	Available	1,600
N102	KB Homes	4,725
O	Burgers & Beer	6,028

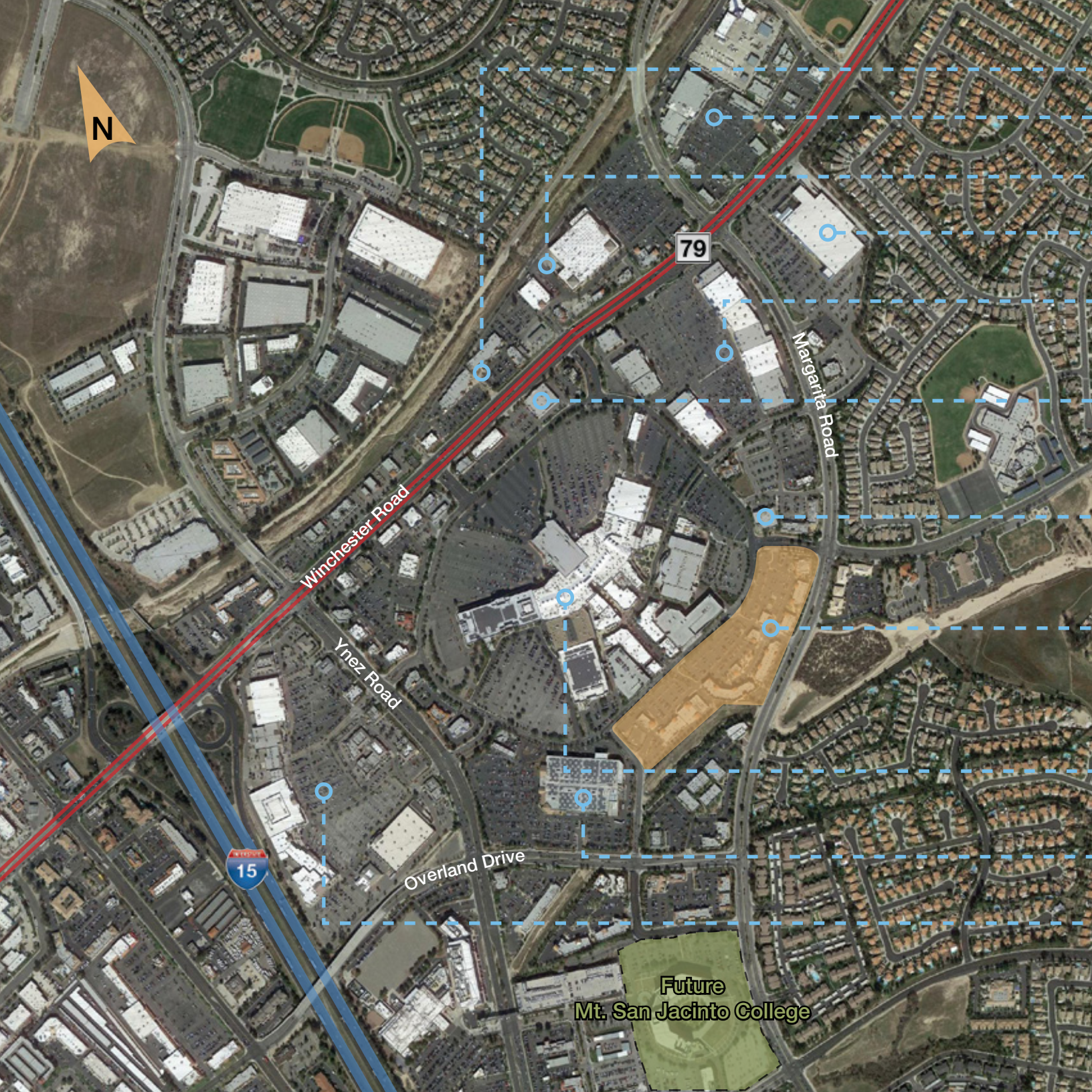


L102: 11,845 SF | floor plan



E101: 4,275 SF | floor plan





Winchester Marketplace **TRADER JOE'S** FedEx Office JARED The Galleria Of Jewelry burgerlounge

CVS pharmacy 99¢ ONLY OUTBACK STEAKHOUSE AutoZone

WinCo FOODS PEPBOYS

LOWE'S

Commons at Temecula NORDSTROM rack Total Wine & More petco DSW DESIGNER DRESS VAREHOUSE WORLD MARKET IGO'S Office DEPOT PartyCity PACIFIC SALES JOANN buybuy BABY

BARNES & NOBLE

LA Z BOY

Bel Villaggio

ROMANO'S Macaroni GRILL THE Original PANCAKE HOUSE PLATO'S CLOSET SO FOO RAMEN KB HOME

BURGERS & BEER 將 Shogun SUSHI-TERIYA Sola SALON STUDIOS prfct TN FUNCTIONAL FITNESS

Promenade Temecula EDWARDS THEATRES macy's JCPenney WILLIAMS SONOMA CALIFORNIA H&M

COSTCO WHOLESALE

Palm Plaza Food 4 Less TJ-maxx HOBBY LOBBY DOLLAR TREE

Future Mt. San Jacinto College

tenants in the market



demographics

	1 Miles	3 Miles	5 Miles
POPULATION			
2020 Total Population	11,291	87,526	185,792
2025 Total Population	11,706	92,261	196,936
2019-2024 Annual Rate	0.72%	1.06%	1.17%
Total Business	868	6,599	9,836
Total Employees	11,089	53,222	80,806
Total Daytime Population	16,662	104,263	198,664
2020 Median Age	33.7	35.4	34.4
HOUSEHOLDS			
2020 Total Households	4,065	29,016	58,572
2020 Average Household Size	2.77	3.00	3.15
2020 Housing Units	4,275	30,505	61,432
Owner Occupied Housing Units	52.5%	61.5%	63.9%
Renter Occupied Housing Units	42.6%	33.7%	31.4%
Vacant Occupied Housing Units	4.9%	4.9%	4.7%
2020 Median Home Value	\$484,972	\$450,860	\$447,086
INCOME			
2020 Average Household Income	\$99,961	\$106,174	\$110,128
< \$15,000	6.0%	6.0%	5.3%
\$15,000-\$24,999	8.7%	5.9%	5.1%
\$25,000-\$34,999	8.1%	6.7%	5.9%
\$35,000-\$49,999	8.8%	9.7%	8.7%
\$50,000-\$74,999	15.5%	15.6%	15.8%
\$75,000-\$99,999	15.5%	15.0%	15.2%
\$100,000-\$149,999	18.6%	21.2%	22.9%
\$150,000-\$199,999	9.4%	9.5%	10.2%
\$200,000+	9.3%	10.4%	10.8%
2020 Median Household Income	\$78,582	\$83,470	\$88,247
2020 Per Capita Income	\$34,226	\$34,935	\$34,615

Source: ESRI

Romano's
Macaroni
GRILL

4122

JOIN US FOR OUR NEW
WEEKEND BRUNCH MENU
Now Open Sundays at 10am



Bel Villaggio

41221 Margarita Road • Temecula, California 92591

January 2021

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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NEWMARK