

**27364 JEFFERSON AVE STE-E  
TEMECULA CA, 92590**



## Property Highlights

- Single tenant NNN  
Price: \$1,500,000
- Tenant:  
Benjamin Moore Paint  
Garden - Franchisee
- Rented square feet  
2950 | Built 1990
- 3.80% Cap Rate Increases  
annually to 5.5% Cap Rate  
Year 5-6
- Huge Daytime Population  
of 19,911 People within 1  
mile of the 15 Fwy  
& The Promenade Mall

**JEFF DILLER**  
714.474.4495  
diller@scc1031.com  
DRE 01959483

**ABE PEAY**  
858.284.0371  
peay@scc1031.com  
DRE 01935689

## Demographics

	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
Average Income	\$171,762	\$110,332	\$113,006
Population	463	69,773	176,525
Daytime Population	19,911	72,229	122,862

\*Source Regis

## TRAFFIC COUNTS

**84,183 CPD**

Jefferson Ave. & Winchester Rd.















**Winchester Rd**

**Jefferson Ave**



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215

15

15

POPULATION: 2,104

POPULATION: 4,302

POPULATION: 9,123

POPULATION: 2,278

POPULATION: 7,046

POPULATION: 4,965

POPULATION: 3,447

MARGARITARD: 38,078 CPD

MURRIETA HOTSPRINGS RD: 83,054 CPD

WINCHESTER RD: 45,764 CPD

RANCHO TEMECULA PLAZA

CORNERSTONE COMMUNITIES  
253 SF HOMES UNDER CONSTRUCTION

STANDARD PACIFIC  
198 SF HOMES

VAN DEALE  
45 SF HOMES

THE G  
58 SF  
PLA

FITNESS 19  
SONIC  
SUBWAY  
mercer's Pizzeria  
ARCO  
ampm

IMOP  
Popeyes  
PETS MARY  
BIG BOYS  
MCDONALD'S

amazon  
Skechers  
LORAC  
FLOOR DECOR  
KAYAK  
Marshall's  
CASH NEW  
FIVE BEANS  
Starbucks

EoS FITNESS  
Goodwill  
Chevron  
Jack  
Massage Envy

VONS  
Walgreens  
Starbucks  
WELLS FARGO  
PISTALANEX

Bank of America  
McDonald's  
SUBWAY

Sams  
Habit  
rubies  
Wendy's  
FIRE FITNESS

Walmart  
Save money. Live better.

CARMAX

FUTURE FRENCH VALLEY PKWY OFFRAMP

DATE ST EXTENSION WITH PROJECT  
2,842 UNITS  
POPULATION: 7,320

1,527 UNITS  
POPULATION: 2,278

909 UNITS  
POPULATION: 3,447

3,240 UNITS  
POPULATION: 4,965

SPROUTS  
RITE AID  
BevMo!  
STARBUCKS  
ESPORTA

TRADER JOE'S

WinCo FOODS

LOWE'S

MACYS  
DICK'S  
JCPenney  
REGAL  
rack JOANN  
WORLD MARKET  
PETCO  
PARTY CITY  
Office DEPOT  
FIVE GUYS

at home  
TJmaxx  
CHASE  
Hobby Lobby

COSTCO WHOLESALE

SOUTH COAST COMMERCIAL

CORFAC INTERNATIONAL

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