

# PALOMAR VILLAGE

30640 RANCHO CALIFORNIA ROAD | TEMECULA, CA



## Property Details

### Owned GLA

125,130 SF

### Availability

3 Suites | 4,849 SF

### Overview

- Positioned at the lighted intersection of Rancho California Road and Margarita Road in Temecula, California.
- Major tenants include Albertsons and CVS Pharmacy.
- Located in a rapidly growing area, with an expanding community and commercial hub, making it an ideal spot for long-term growth and success.

## Tenant Mix



Photography  
Coming Soon

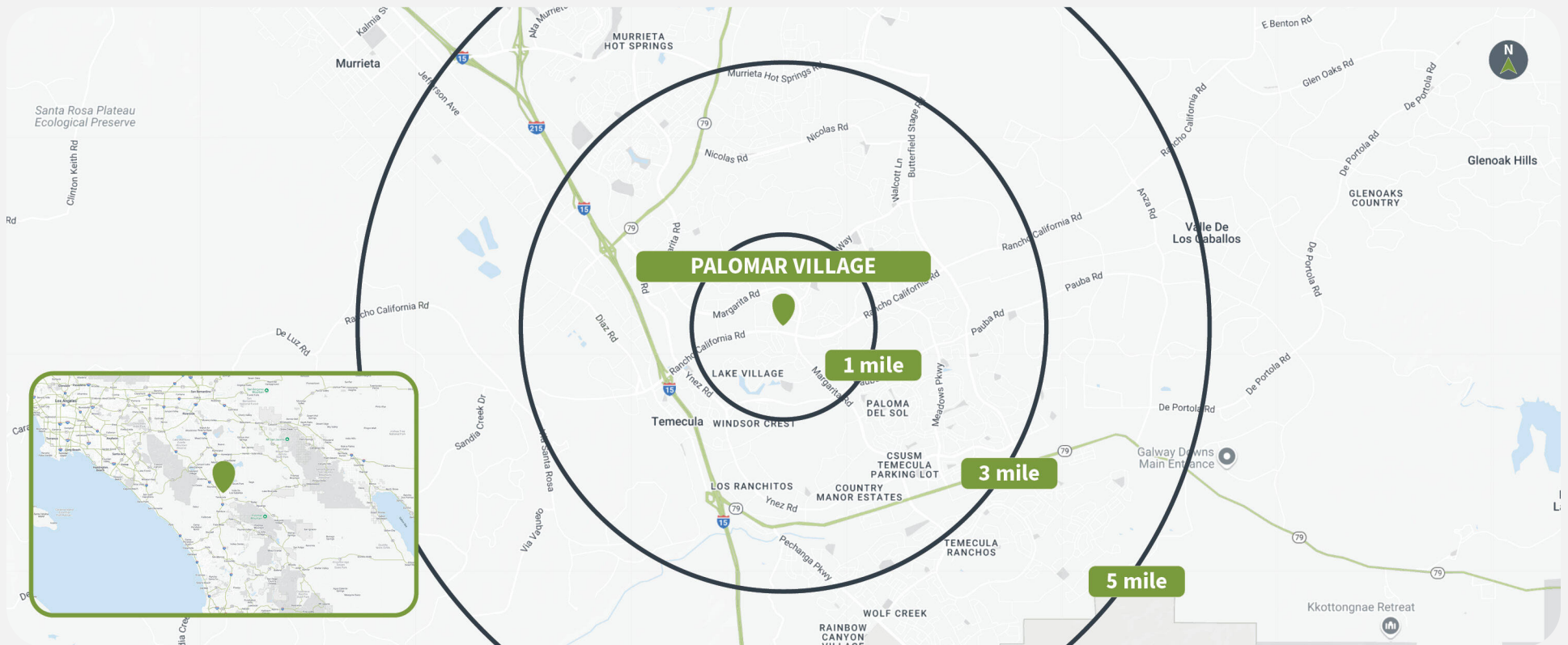
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## Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	18,400	15,200	6,500	\$103,200	\$93,800
3 MILES	88,300	86,400	29,800	\$124,900	\$110,900
5 MILES	174,300	182,200	55,700	\$135,400	\$114,900



## Market Aerial

# Market Aerial Coming Soon

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## Site Plan



Suite	Tenant	GLA (SF)
F504	AVAILABLE	1,999
PAD L	AVAILABLE	1,850
D401	AVAILABLE	1,000
L-5	ALBERTSONS	49,770
L-1	CVS	17,800
Parc C	SHELL	6,848
A111	BURN BOOT CAMP	5,556
Parc 3	CENTURY 21	5,500
Parc 2	MCDONALD'S	4,524
A103	EPIC EATS	4,215
A-105	VINEYARD DENTAL	3,814
Parc 4	CARL'S JR.	3,515
M5	VINEYARD VETERINARY CLINIC	3,210
A108	ABOVE & BEYOND BEAUTY	3,182
M2	ROSATI'S PIZZA	3,049
Parc 1	BURGER KING	2,994
F501	SCHOOL OF ROCK	2,860
B111	MY GYM	2,514
C303	ADOBE BAKE HOUSE & KITCHEN	2,250
M6	GREEN BURRITO	1,950
B201	MATHNASIUM	1,950
C304	CAC TEMECULA VALLEY	1,888
L	STARBUCKS	1,850
A110	LUXURIE NAIL SPA	1,754
F503	YOGURT FACTORY	1,641
C302	SALT CAVE	1,625
M3	JERSEY MIKE'S SUBS	1,460
D406	POSTALANNEX	1,425
C307	PAPA JOHN'S PIZZA	1,392
C301	SUPERCUTS	1,300
A107	PURE BARRE	1,296
B202	PAM'S DONUTS	975
B203	NAILS NOW	963
C306	STEW'S BARBER SHOP	958
D403	SMOKE SHOP	744
D402	CBD AMERICAN SHAMAN	740



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## Get in Touch with Us

### Leasing

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