

# PALOMAR VILLAGE

30640 RANCHO CALIFORNIA ROAD | TEMECULA, CA 92591

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## Property Details

### Owned GLA

125,130 SF

### Availability

1 Suite | 1,999 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      |



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## Market Aerial

**Market Aerial  
Coming Soon**

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## Site Plan



| Suite       | Tenant                     | GLA (SF)     |
|-------------|----------------------------|--------------|
| <b>F504</b> | <b>AVAILABLE</b>           | <b>1,999</b> |
| 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        | LORIMAR CAFE               | 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        | ABODE BAKE HOUSE & KITCHEN | 2,250        |
| M6          | FRIDA'S TAQUERIA           | 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        | Postal Annex               | 1,425        |
| C307        | PAPA JOHN'S PIZZA          | 1,392        |
| C301        | SUPERCUTS                  | 1,300        |
| A107        | PURE BARRE                 | 1,296        |
| D401        | OFF & RELAX HEAD SPA       | 1,000        |
| 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

Gabriella Samperio

**909-323-3947**

**[GSamperio@performproperties.com](mailto:GSamperio@performproperties.com)**

### Pop-up & Short-term Leasing

Specialty Leasing Team

**909-321-9836**

**[specialtyleasing@performproperties.com](mailto:specialtyleasing@performproperties.com)**

### Property Management

Elina Covarrubias

**858-255-4941**

**[ecovarrubias@performproperties.com](mailto:ecovarrubias@performproperties.com)**



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