

MARGARITA PROMENADE RETAIL CENTER

40573 Margarita Road, Temecula, CA



- 1,288± SF Former Jimmy John's Sandwich Shop - Available 8/1/2021
- 1,738± SF Restaurant (Including Grease Interceptor) - Available 11/1/2021
- 1,522± SF Coffee Shop for Lease Available on 30 Days Notice **DO NOT DISTURB OCCUPANT**

Features:

- Adjacent to the 1.4 Million Square Foot Promenade Regional Mall of Temecula: Macy's, JC Penney, Edwards Cinema
- Round I Entertainment open just across mall parking field
- Excellent existing daytime population, including the 350,000 SF five story Mt. San Jacinto College Campus opening in 2021 within walking distance
- Signalized intersection at the entrance/exit of Promenade Mall



Demographics

Source: CoStar 2021	1 mile	3 mile	5 mile
2021 Population (Estimate)	12,615	93,664	191,460
2026 Population (Projection)	13,312	98,948	202,083
Daytime Employee Population	11,877	44,304	69,380
Average Household Income	\$106,947	\$113,196	\$116,766

Traffic Counts

Source: City of Temecula 2019* and CoStar 2020**	ADT
Winchester Road West of Margarita*	44,300
Margarita Road South of Winchester Road*	37,170
Interstate 15 South of Winchester Road**	203,601

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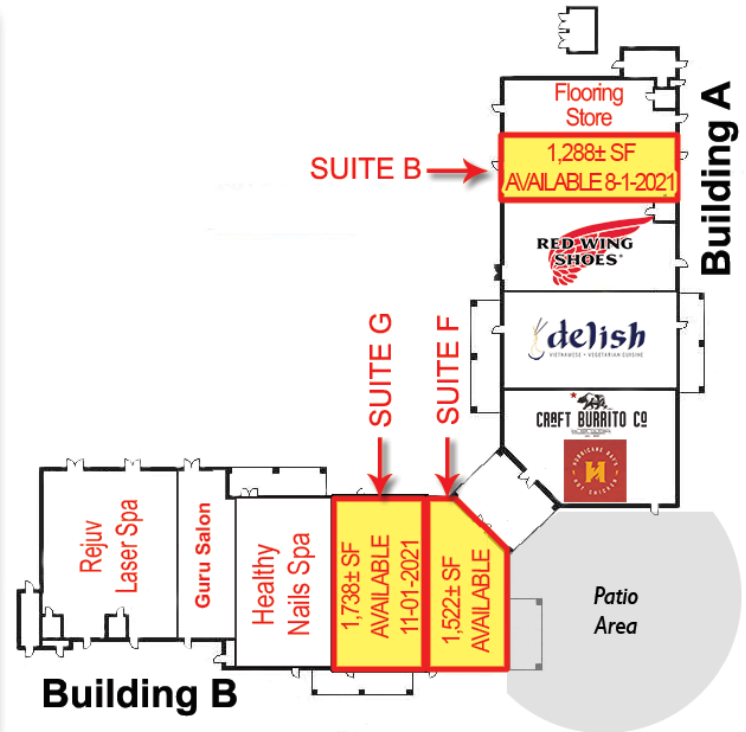
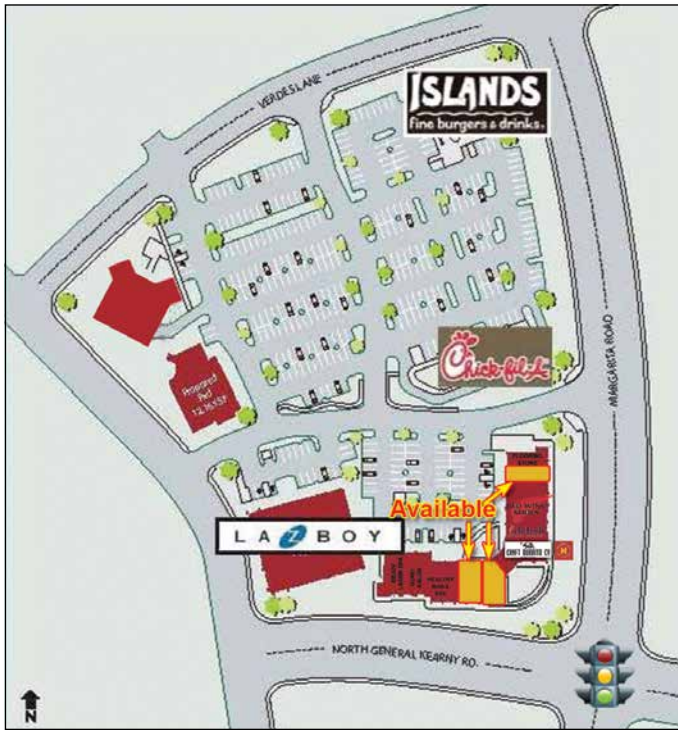
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Site Directory

Unit	Tenant	SF	Rate (PSF/Month)	Approximate Dimensions
A	Flooring Store	1,288±	----	21' W x 60' D
B	AVAILABLE AUGUST 1, 2021	1,288±	\$2.75 PSF	21' W x 60' D
C	Redwing Shoes	1,920	----	32' W x 60' D
D	Delish Vietnamese & Vegetarian Cuisine	2,018±	----	34' W x 60' D
E	Craft Burrito / Hurrican Ray's Hot Chicken	2,237±	----	37' W x 60' D
F	AVAILABLE	1,522±	\$2.75 NNN	25' W x 61' D
G	AVAILABLE NOVEMBER 1, 2021 (w/Grease Interceptor)	1,738±	\$3.00 NNN	29' W x 60' D
H	Healthy Nails Spa	2,230±	----	37' W x 60' D
I	Guru Salon	1,187±	----	20' W x 60' D
J & K	Rejuv Laser Spa	2,848±	----	48' W x 60' D

2020 NNN ESTIMATED TO BE \$0.81 PSF/MONTH

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Signalized Intersection at Entrance of Mall



Common Patio



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Excellent Daytime Population



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