



# Palm Plaza S.C.

Temecula, CA

Riverside-San Bernardino-Ontario (CA)



**Matt Magnaghi**

Leasing Representative

(949) 252-3874

[mmagnaghi@kimcorealty.com](mailto:mmagnaghi@kimcorealty.com)

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As of 03/18/24

AERIAL



|                           |                   |
|---------------------------|-------------------|
| GROSS LEASABLE AREA (GLA) | 342,000 SF        |
| PARKING SPACES            | 1,772             |
| PARKING RATIO             | 5.18 per 1,000 SF |

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Google Earth

DENSITY AERIAL

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■ Available   ■ Potentially Available   ■ Non-Controlled   ● Curbside Pick-up



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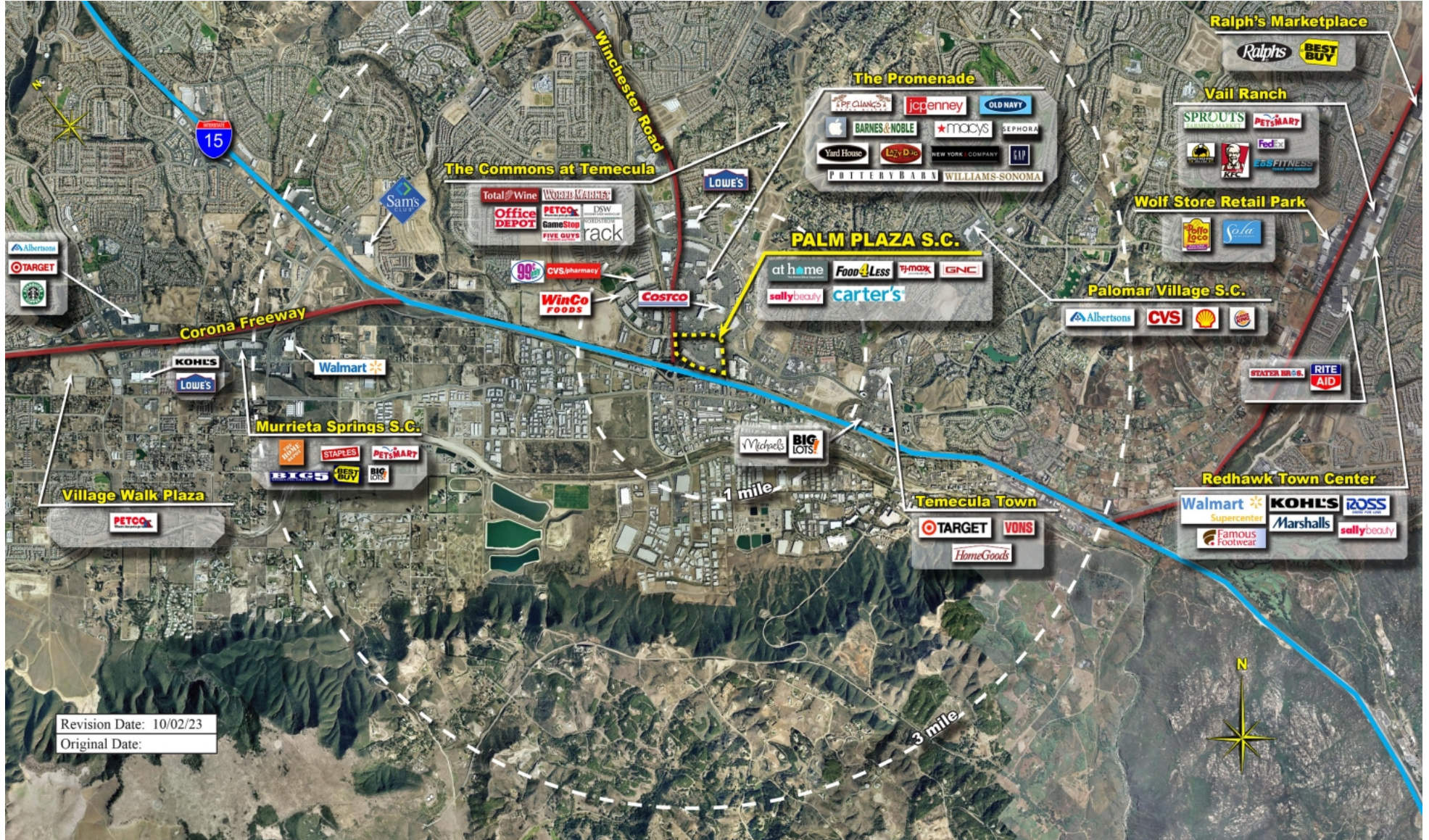
| TENANT                          | SQ FT  | TENANT                           | SQ FT  | TENANT                           | SQ FT |
|---------------------------------|--------|----------------------------------|--------|----------------------------------|-------|
| 2 Available                     | 4,500  | 19 Artisan's Palate              | 1,694  | 37 Papa Feta                     | 3,011 |
| 3 AAA Auto Club                 | 7,600  | 20 Dollar Tree                   | 10,017 | 38 Milan Laser Hair Removal      | 1,503 |
| 4 The Broken Yolk Cafe          | 6,000  | 21 Rent-A-Center                 | 4,213  | 39 CycleBar                      | 3,002 |
| 5 See's Candies                 | 2,200  | 22 OneMain Financial             | 1,876  | 40 Pho Mai Vietnamese Restaurant | 1,500 |
| 6 Shakey's Pizza                | 4,934  | 23 Available (Former Hair Salon) | 975    | 41 Kung Fu Tea                   | 1,527 |
| 7 Available (Former Restaurant) | 724    | 24 Z-Ultimate of Temecula        | 975    | 42 Tame Barber Studio            | 1,496 |
| 8 Jersey Mike's Subs            | 2,000  | 25 Available                     | 14,200 | 43 Ivy's Nails & Spa             | 1,200 |
| 9 Batteries Plus Bulbs          | 1,500  | 27 Phenix Salon Suites           | 5,696  | 44 Gin Sushi                     | 1,926 |
| 10 Temecula Valley Golf         | 4,292  | 28 Studio By Sally               | 3,164  | 45 Available                     | 1,101 |
| 11 At Home                      | 86,479 | 29 Available                     | 5,267  | 46 Leased                        | 1,250 |
| 12 Portals Entertainment Center | 13,052 | 30 Carter's                      | 4,160  | 47 Available                     | 1,500 |
| 13 Temeku Cinemas               | 29,650 | 31 TJ Maxx                       | 24,383 | 48 Poke 'N Salad                 | 1,376 |
| 14 Class Act Tuxedo & Bridal    | 1,170  | 32 Advance America               | 1,500  | 49 Available                     | 1,246 |
| 15 Kiara Threading Studio       | 675    | 33 Food 4 Less                   | 52,640 | 50 GNC                           | 995   |
| 16 Our Hair Spa                 | 675    | 34 Skechers                      | 9,972  | 51 MaeSai Thaifood               | 1,043 |
| 17 H&R Block                    | 1,490  | 35 Available                     | 7,745  |                                  |       |
| 18 Jewelry Mart                 | 1,500  | 36 Oreck Floor Care Center       | 1,406  |                                  |       |

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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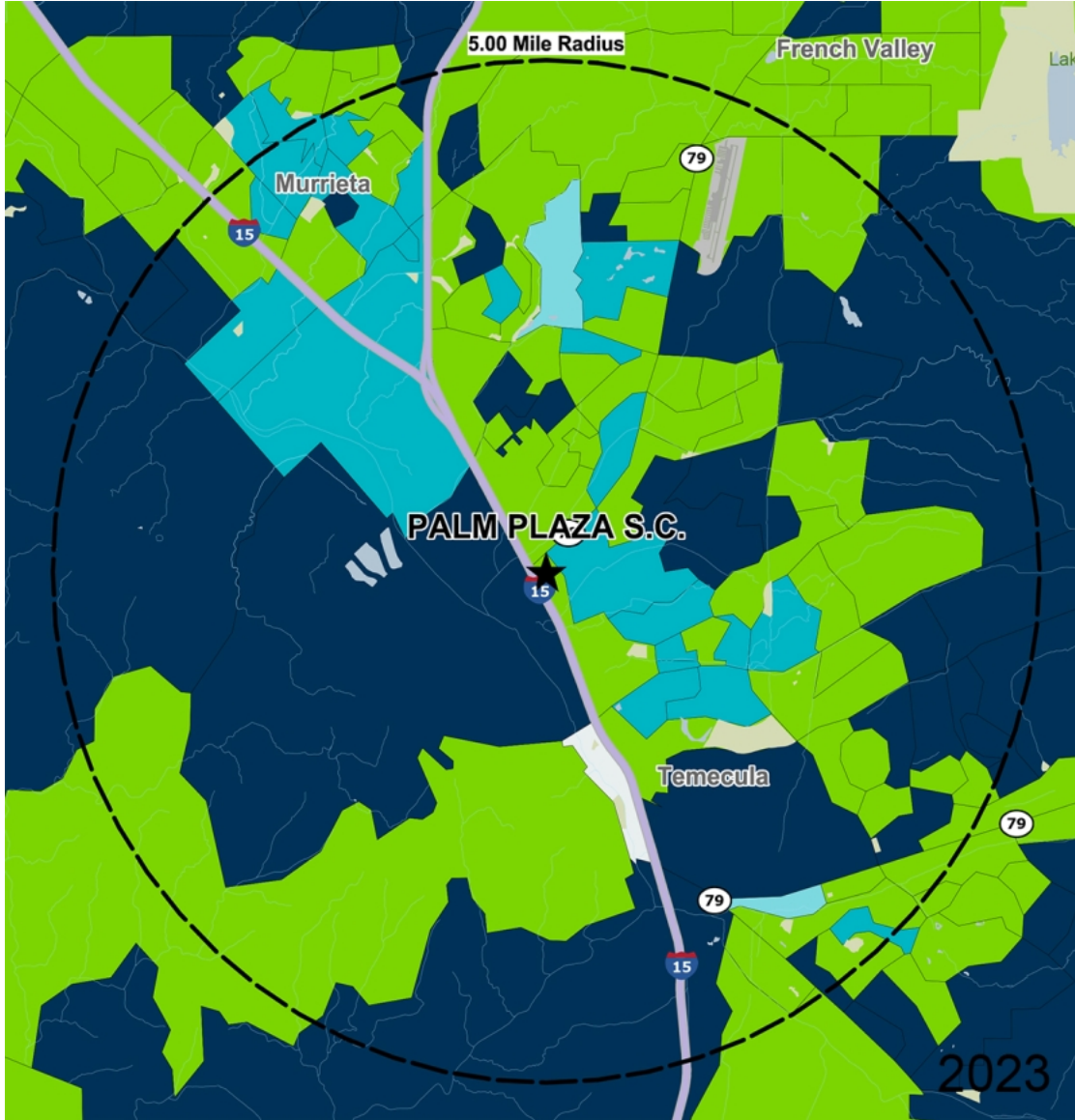




COMPETITION MAP

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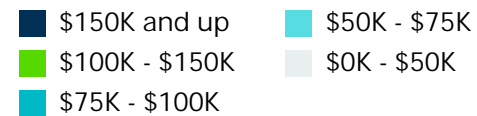
by Block Group

## Demographics

| 2023 ESTIMATES    | 1-MILE    | 3-MILES   | 5-MILES   |
|-------------------|-----------|-----------|-----------|
| Population        | 6,700     | 77,261    | 176,590   |
| Daytime Pop       | 24,392    | 97,385    | 194,885   |
| Households        | 2,210     | 26,378    | 58,188    |
| Average HH Income | \$122,031 | \$116,701 | \$126,218 |
| Median HH Income  | \$102,948 | \$96,532  | \$104,747 |
| Per Capita Income | \$40,315  | \$39,953  | \$41,714  |

## Average Household Income

Popstats, 4Q 2023, Trade Area Systems



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I-15 & Winchester Rd., Temecula, CA



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