



# 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

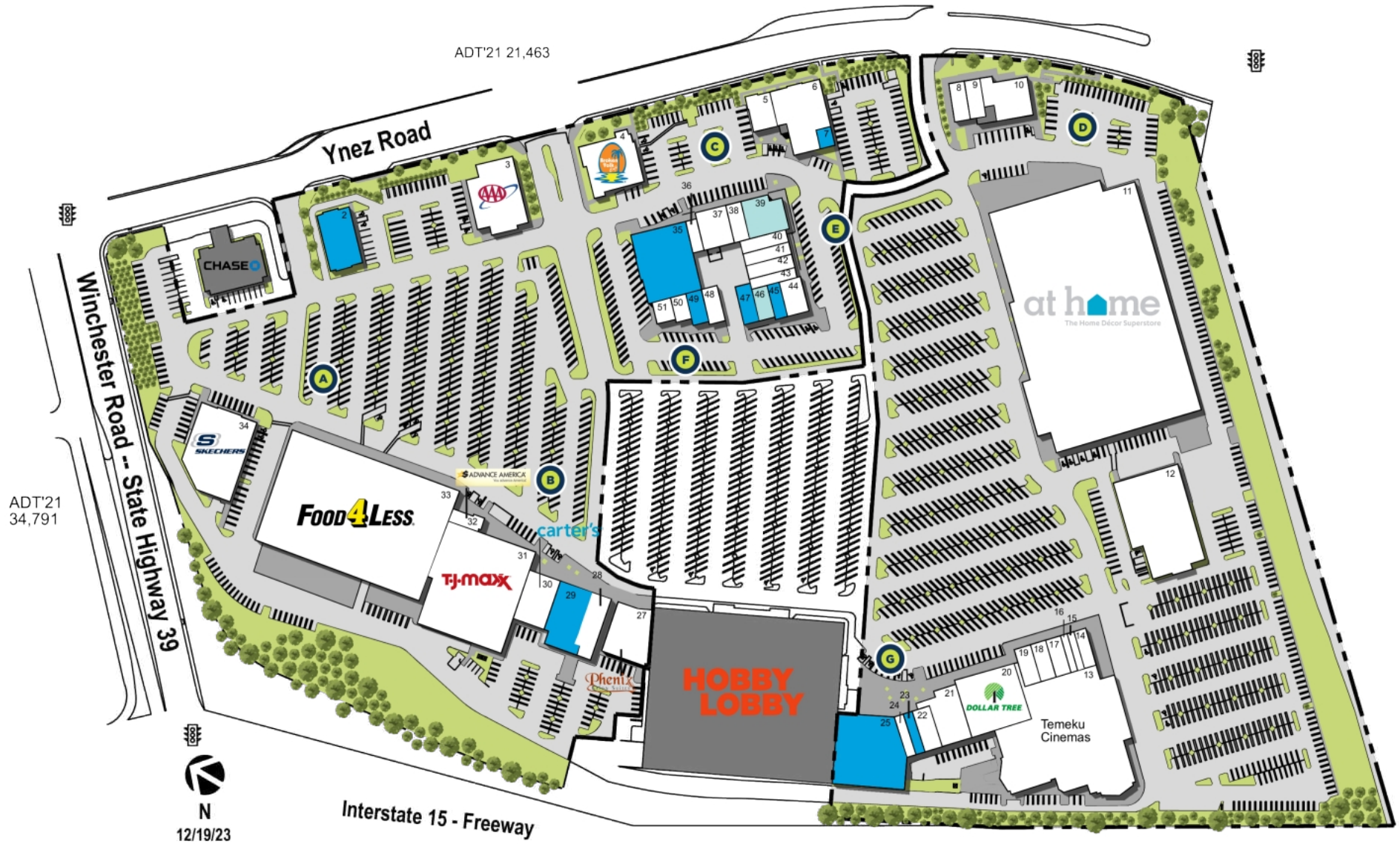
DENSITY AERIAL

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



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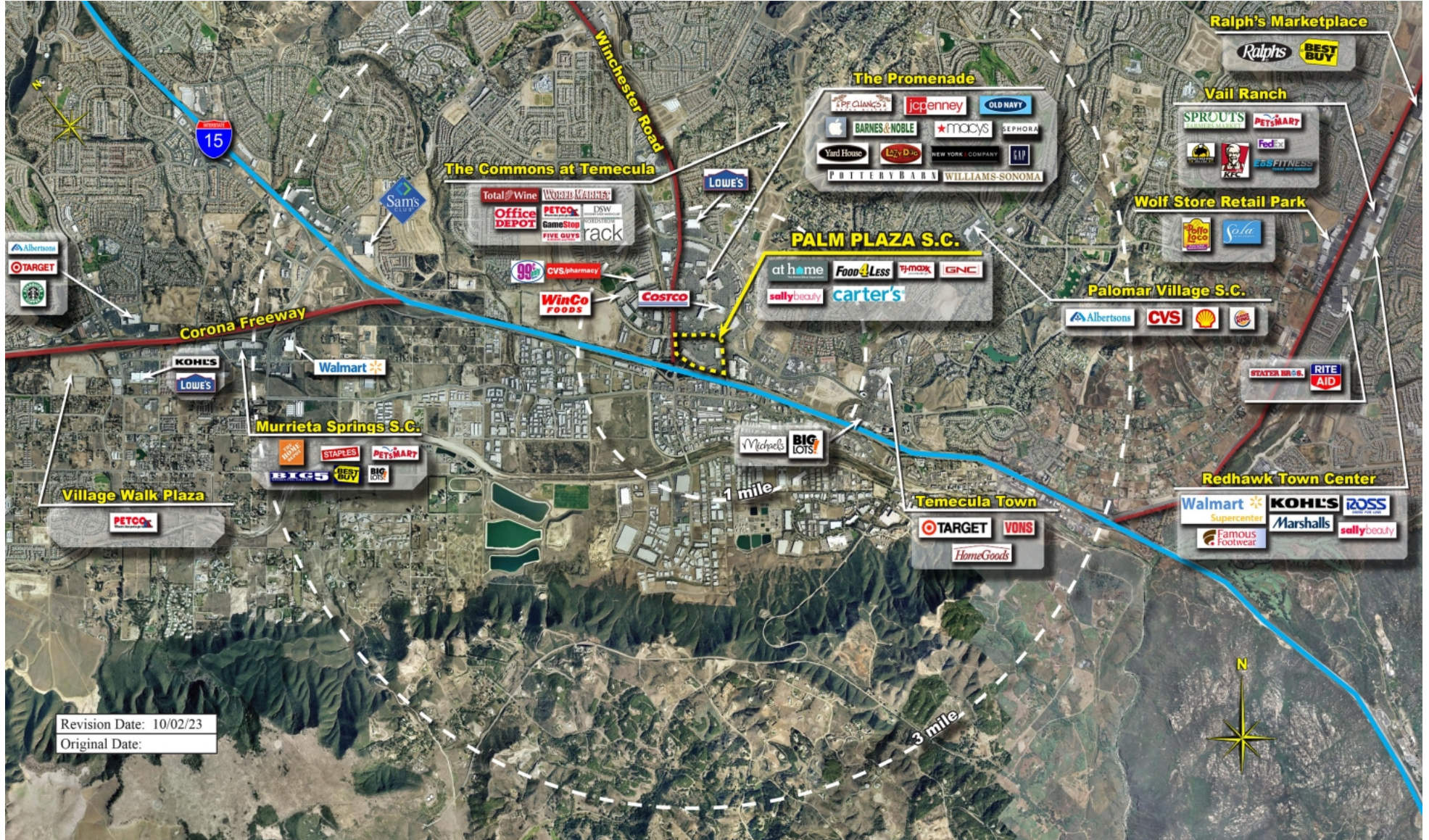
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
2 Available	4,500	19 Artisan's Palate	1,694	37 Papa Feta	3,011
3 AAA Auto Club	7,600	20 Dollar Tree	10,017	38 Milan Laser Hair Removal	1,503
4 The Broken Yolk Cafe	6,000	21 Rent-A-Center	4,213	39 CycleBar	3,002
5 See's Candies	2,200	22 OneMain Financial	1,876	40 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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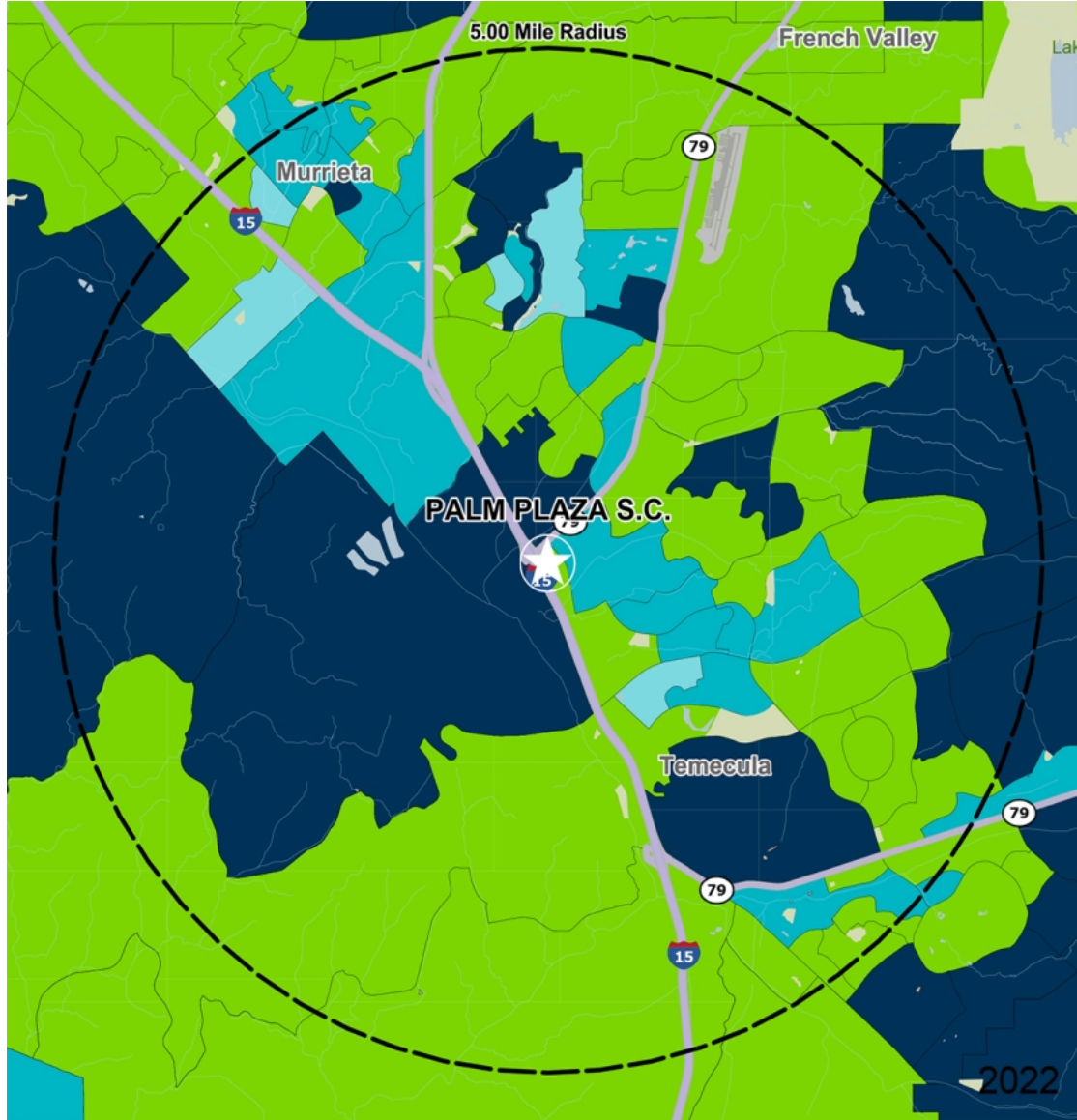


Revision Date: 10/02/23  
Original Date:

COMPETITION MAP

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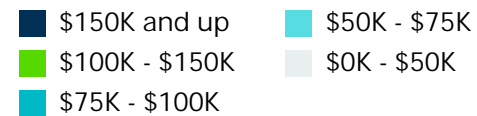
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,286	80,269	180,882
Daytime Pop	25,849	97,155	193,373
Households	2,824	26,722	57,956
Average HH Income	\$116,581	\$113,766	\$118,866
Median HH Income	\$93,375	\$88,336	\$96,061
Per Capita Income	\$39,804	\$38,039	\$38,363

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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I-15 & Winchester Rd., Temecula, CA



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