

SWC Margarita Road & Overland Drive, Temecula, CA



Description

Approx. 35,000 SF retail center, including pads and shops, near Promenade Mall, across from Costco and within walking distance to the 250,000 SF Abbott Lab headquarters expansion completed in 2008. This is one of the last remaining in-fill sites in the heart of Temecula.

Anchor Tenants

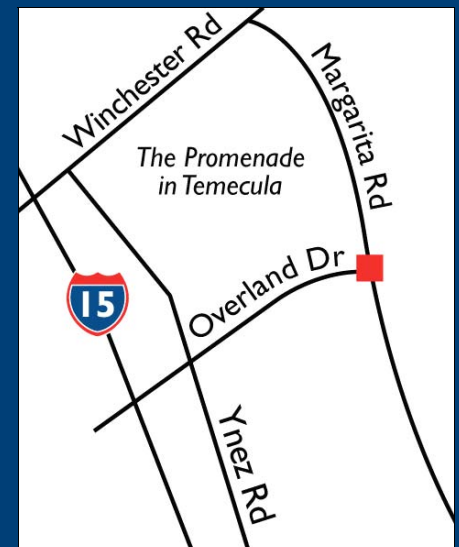
Olive Garden, First Team Real Estate
San Diego County Credit Union

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2007 - Population	7,474	76,260	161,241
2007 - Average HSHD Income	\$63,282	\$81,458	\$84,352

Traffic Counts

Margarita Road	(2005)	37,000
Overland Drive	(2005)	20,932



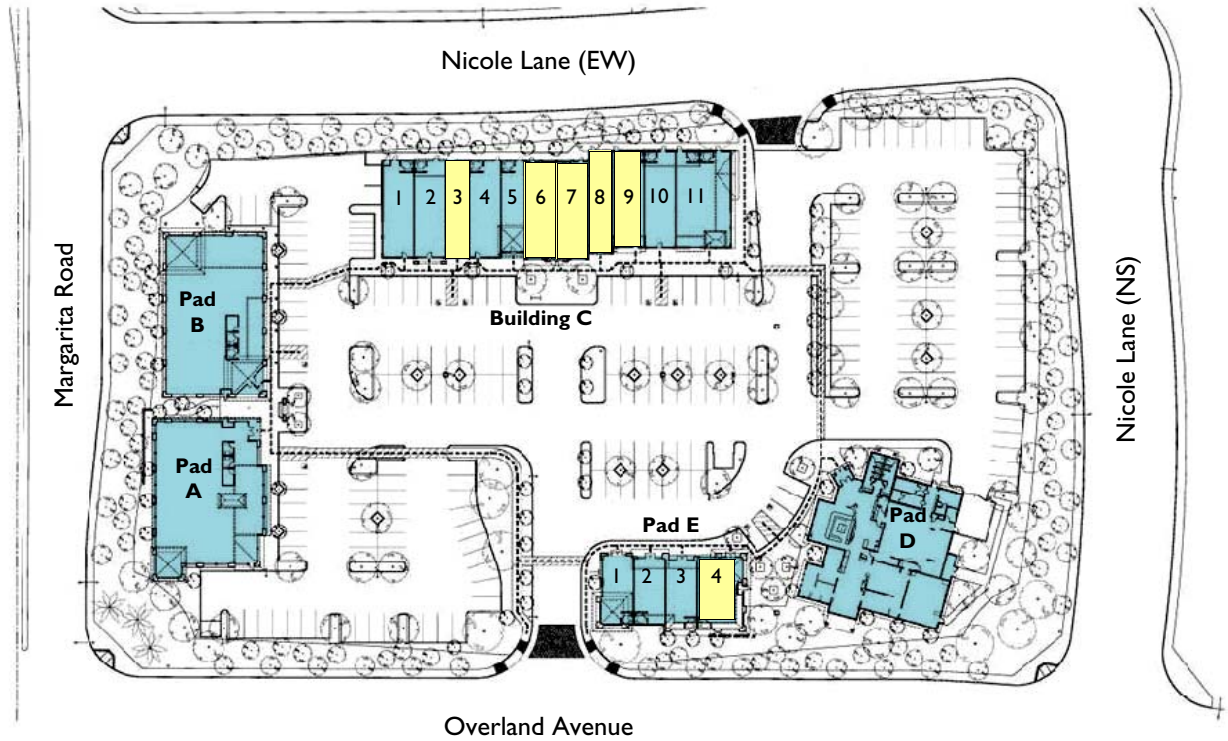
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Building C			Pads			Pad E (approx. 3,829 SF)		
Suite		SF		Tenant	SF		Tenant	SF
1	Temecula Valley Wine Co.	1,185	A	First Team Real Estate	6,000	E1 & E2	Dentist	1,750
2	Temecula Valley Co.	1,125	B	San Diego County Credit Union	6,000	E3	Florist	880
3	Vacant	918	D	Olive Garden Restaurant	7,685	E4	Vacant	1,199
4	Barber	1,225						
5	Sweet Cheeks	874						
6	Vacant	1,240						
7	Vacant	1,240						
8	Vacant	975						
9	Vacant	1,215						
10	Yogurt Point	1,046						
11	Wahoo's Fish Tacos	2,328						

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