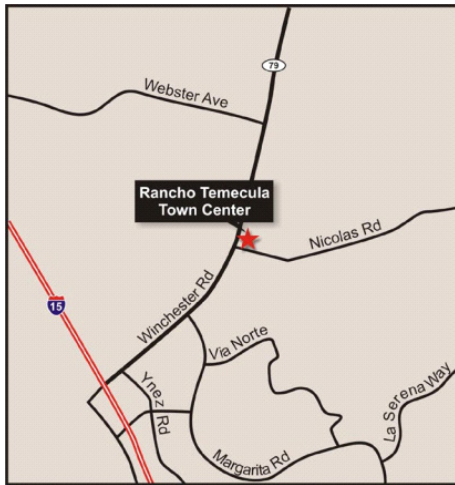


FOR LEASE

Rancho Temecula TOWN CENTER

NEC Winchester Road & Nicolas Road • Temecula, CA



Description

Approximately 20 acres of community shopping center in the heart of Temecula.

Anchor Tenants Include



Developer

Pacific Development Partners

Demographics

	<u>2008 Estimated Pop.</u>	<u>2008 Average HH Income</u>
1 Mile	19,835	\$87,541
3 Mile	94,354	\$83,127
5 Mile	180,071	\$89,499

Source: US Bureau of the Census, 2000 Census of Population & Housing, ESRI forecasts for 2008 & 2013)

Winchester Road (2007)	60,693 cars per day
Nicholas Road (2007)	17,688 cars per day

Source: 2007 City of Temecula)

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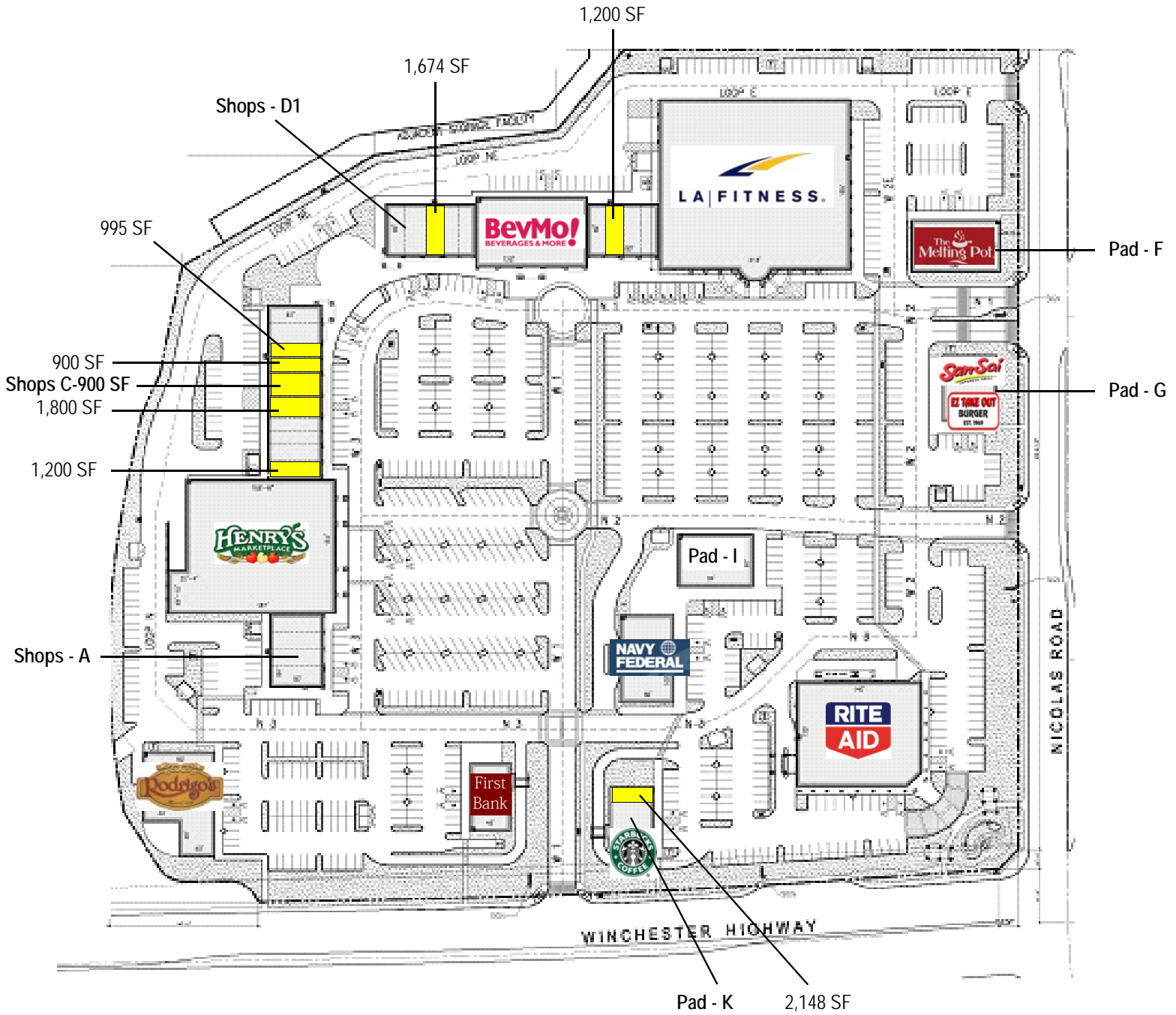
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Suite	Tenant	Square Feet
A-1	Bruegger's Bagels	2,000
A-2	Element Salon	1,000
A-3	Element Salon	1,000
A-4	Element Salon	1,020
B Major	Henry's Marketplace	26,950
C-1	Available	1,200
C-2	Navy Recruiting Office	1,200
C-3	Optometrist	900
C-4	Tailor Shop	900
C-5	Happiness Nails	1,500
C-6	Available	1,800
C-7	Available	900
C-8	Available	900
C-9	Available	995
C-10	Army Recruiting Office	1,705
D1-1	Wings n Things	960
D1-2	Wings n Things	1,300
D1-3	Available	1,674
D1-4	Natural Pet Food	986
D1-5	Natural Pet Food	1,080
D Major	Beverages & More	10,000
D3-1	Yogurt Time	1,080

Suite	Tenant	Square Feet
D3-2	Available	1,200
D3-3/4	Day Spa	2,540
E Major	LA Fitness	45,000
F-1	Melting Pot Restaurant	3,000
F-2	Melting Pot Restaurant	1,500
F-3	Melting Pot Restaurant	1,500
G-1	EZ Take Out Burger	2,000
G-2	SanSai Sushi	1,250
G-3	SanSai Sushi	1,250
H Major	Rite Aid	16,800
I-1	Marine Corp Recruiting Office	1,240
I-2	Brite Now Dental	3,800
Pad J	Navy Federal Credit Union	6,000
K-1	Starbucks Coffee	1,600
K-2 p	Juice it Up	1,200
K-3	Available	2,148
Pad L	First Bank	4,500
Pad M	Rodrigo's	7,500

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