

For Lease

Margarita Crossings

Planned Commercial Development

SWC Margarita Rd & Overland Dr, Temecula CA

Developed by:
Pacific Development Partners, LLC

Description

Approximately 35,000 SF retail center, including pads and shops, near Forest City Mall, across from Costco and 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>
2004 Population	8,156	57,924	123,495
2004 Average Household Income	\$62,207	\$51,712	\$80,877



Traffic Counts

Margarita Road (2004)	38,454
Overland Road (2004)	24,044



For More Information Contact:

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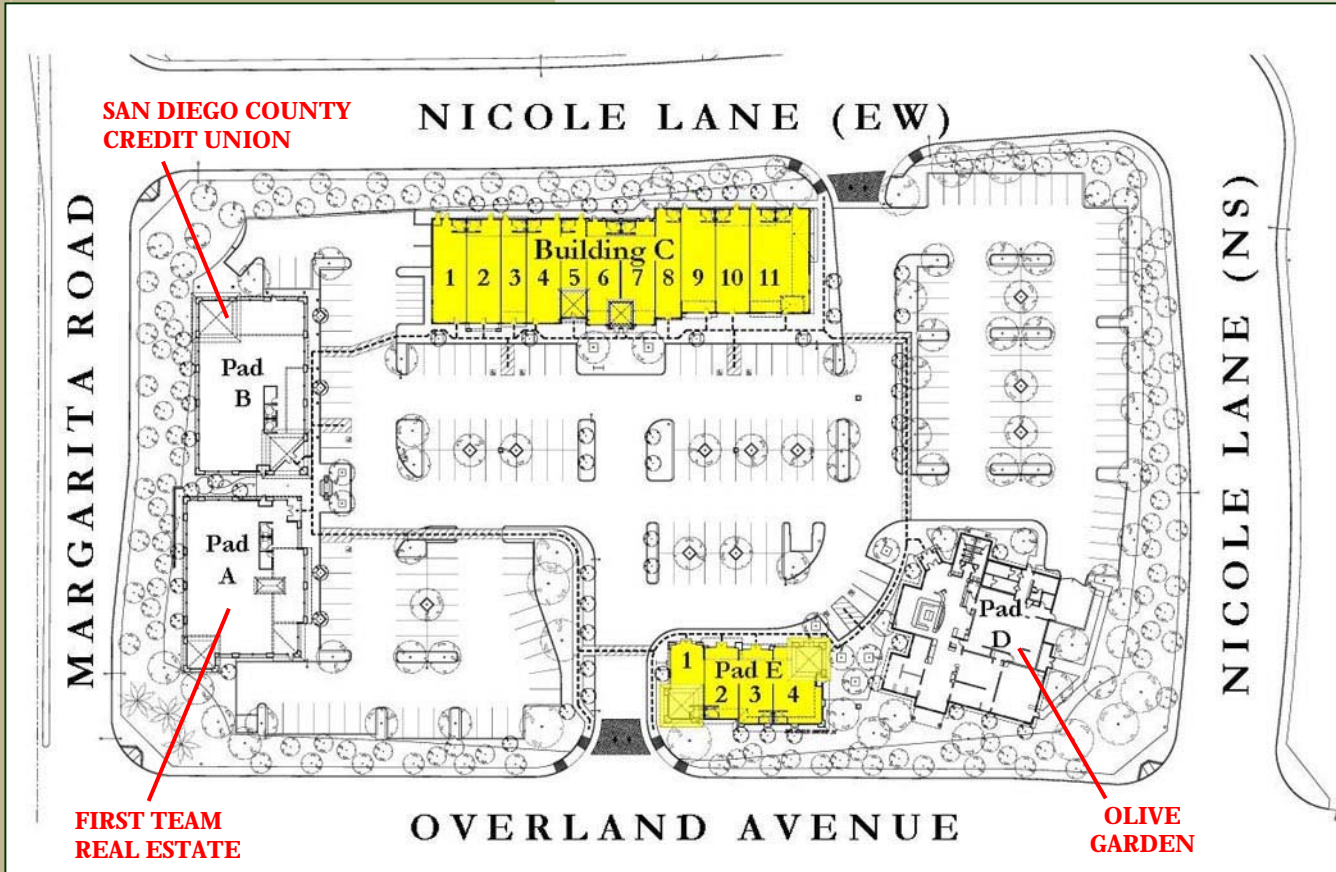
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RETAIL CENTER

SWC Margarita Rd & Overland Dr, Temecula CA



BUILDING C

Suite	Sq. Ft.
1. Available	1,181
2. Available	1,225
3. Available	918
4. Available	1,225
5. Available	874
6. Available	1,240
7. Available	1,240
8. Available	976
9. Available	1,215
10. Available	1,225
11. Available	2,150

PADS

Tenant	Sq. Ft.
A. First Team Real Estate	6,000
B. San Diego County Credit Union	6,000
D. Olive Garden Restaurant	7,685

Pad E (approx. 3,829 SF total)	Sq. Ft.
E1. Available	904
E2. Available	846
E3. Available	880
E4. Available	1,199

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