

For Lease
RETAIL

Rancho Temecula Town Center

NEC Winchester Road & Nicholas Road, Temecula, CA



DESCRIPTION:

Approximately 20 acres of commercially-zoned property in the heart of Temecula. Community shopping center anchored by Henry's Market, LA Fitness, BevMo and Rite Aid.



DEVELOPER: Pacific Development Partners

TENANTS:

Henry's BevMo

LA Fitness Rite Aid

First Bank Navy Federal Credit Union

DEMOGRAPHICS:

	<u>2006 Population</u>	<u>2006 Average Household Income</u>
1-Mile	25,593	\$85,122
3-Mile	88,289	\$80,230
5-Mile	161,252	\$85,204

(Source: US Bureau of the Census, 2000 Census of Population & Housing, ESRI forecasts for 2006 & 2011)

Winchester Road (2005) 55,279

Nicholas Road (2005) 14,677

(Source: 2006 MPSI Systems Inc. dba DataMetrix)

For more information and inspection please contact:

BILL BARNETT

Associate Director
(760) 929-2007
bill.barnett@cushwake.com

DOUG HOGAN

Associate Director
(760) 929-1650
doug.hogan@cushwake.com



A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a lease which is unconditionally executed and delivered by and between landlord and tenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

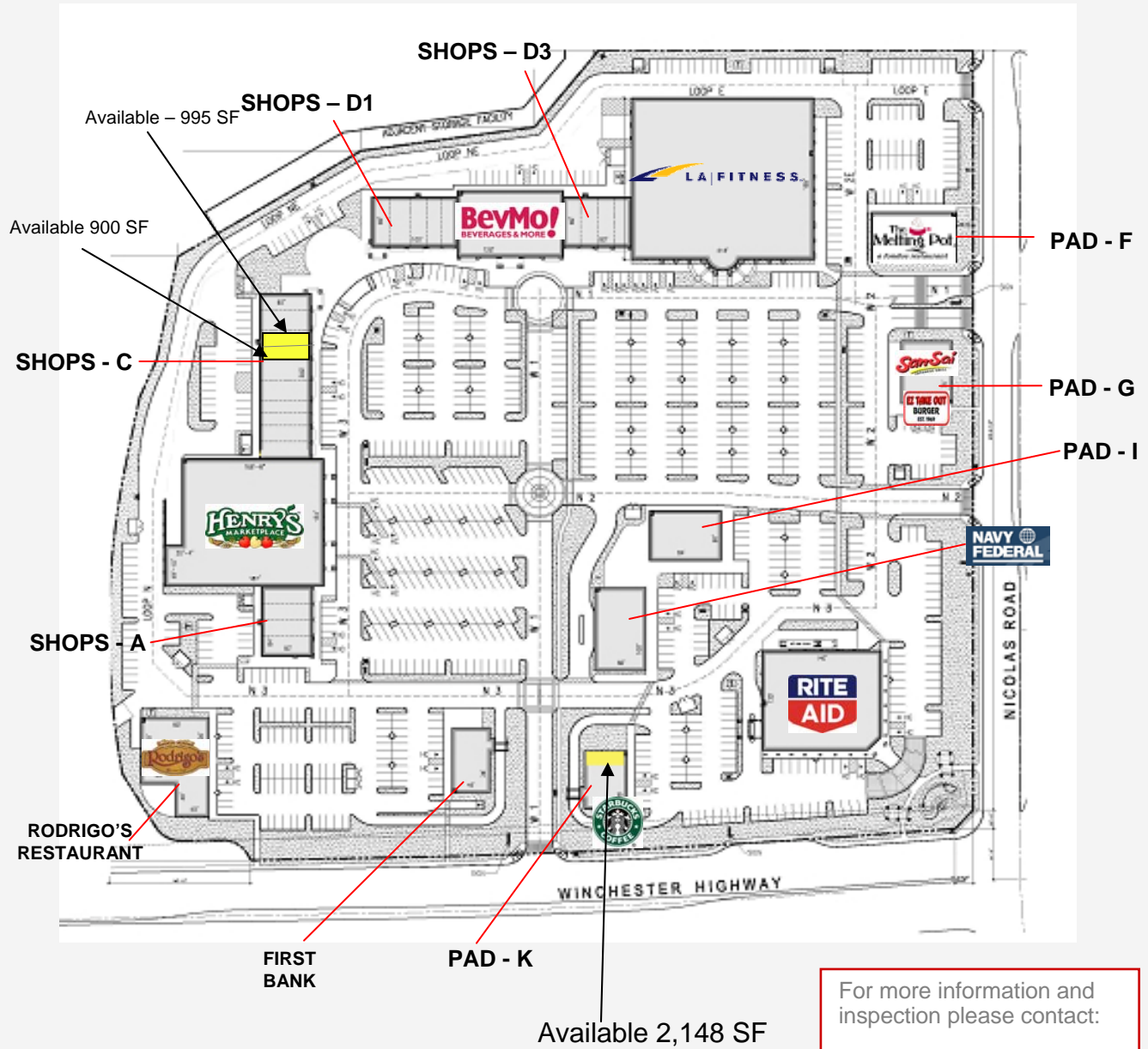


6005 Hidden Valley Road, Ste 270
Carlsbad, CA 92011

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