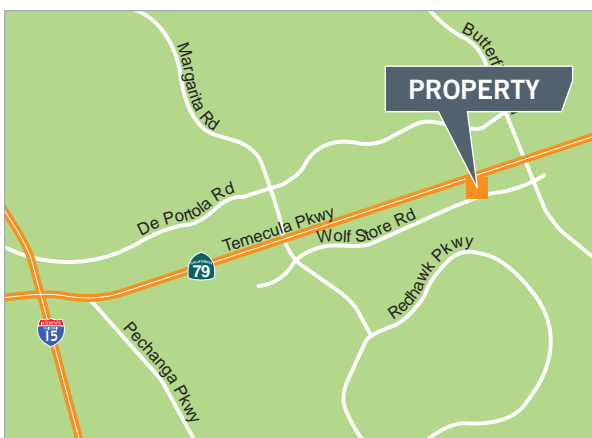


Vail Ranch Towne Square

SEC S. Hwy. 79 / Temecula Pkwy. & Mahlon Vail Cir.,
Temecula, CA 92592



Map Not To Scale

FOR LEASE

RETAIL / HOME IMPROVEMENT CENTER READY FOR IMMEDIATE OCCUPANCY

+145,150 Square Feet

Property Highlights:

- **Location:** SEC S. Hwy 79 / Temecula Pkwy. & Mahlon Vail Cir., Temecula, CA 92592

- **Tenants in Area:**



- **Traffic Counts:**

Hwy. 79 25,107 ADT

- **Demographics:**

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Pop. (2010)	19,530	65,553	104,912
Pop. (2015)	23,751	78,592	124,353
HH Income	\$113,810	\$111,881	\$103,099

- Vail Ranch Towne Square is designed to accommodate both retail and home furnishings/improvement related tenants in the rapidly growing trade area of Temecula, California in South Riverside County.

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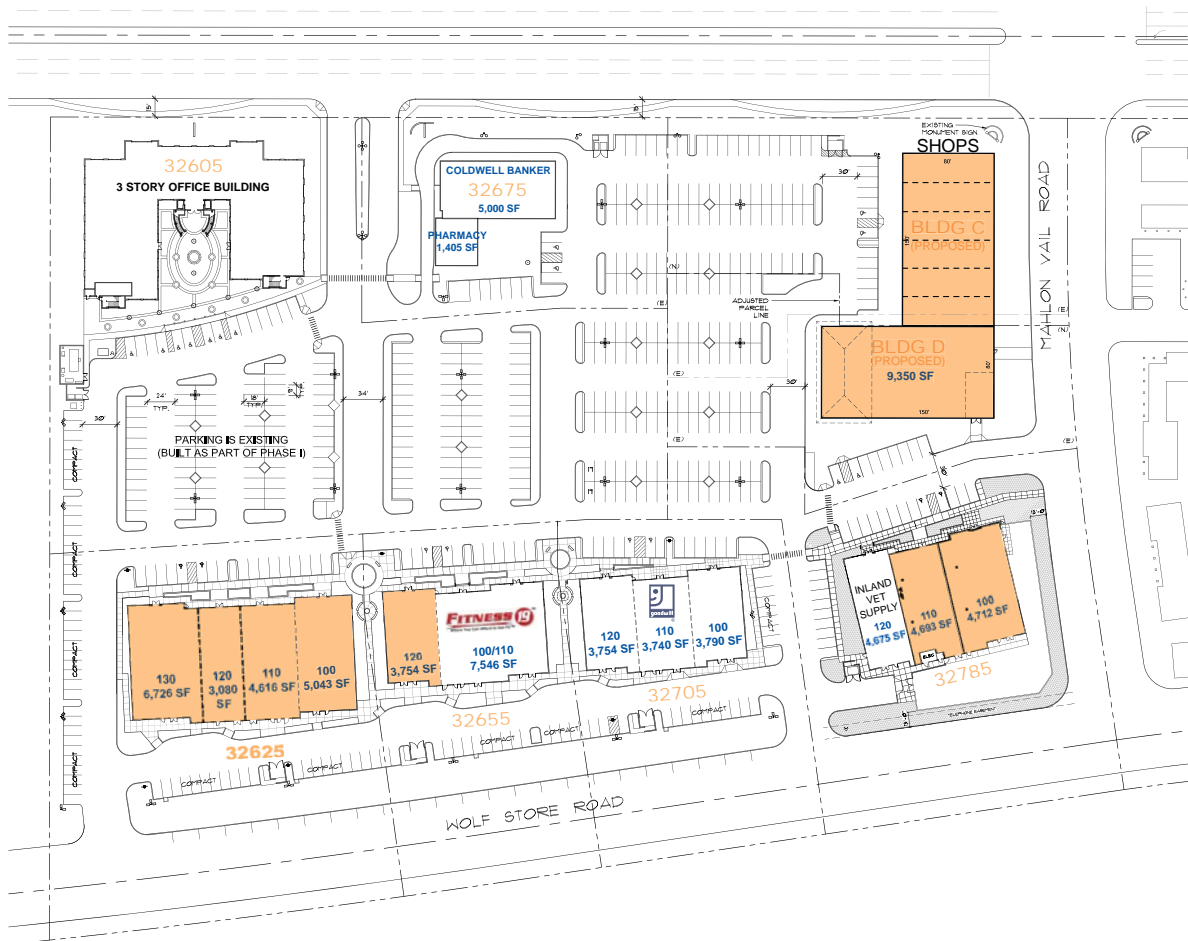
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SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.
32605	3 Story Office Bldg		32705	Goodwill	11,284
32675	Coldwell Banker	5,000	32655-100/110	Fitness 19	7,546
	Pharmacy	1,405	32655-120	Available	3,754
Proposed Bldg C	Available	18,550	32625-100	Available	5,043
Proposed Bldg D	Available	9,350	32625-110	Available	4,616
32785-100	Available	4,712	32625-120	Available	3,080
32785-110	Available	4,693	32625-130	Available	6,726
32785-120	Inland Vet Supply	4,675			

DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

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Pop-Facts: Demographic Quick Facts 2010 Report

Radius 1: 32675 TEMECULA PKWY, TEMECULA, CA 92592-6913, aggregate

Radius 2: 32675 TEMECULA PKWY, TEMECULA, CA 92592-6913, aggregate

Radius 3: 32675 TEMECULA PKWY, TEMECULA, CA 92592-6913, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2015 Projection	23,751		78,592		124,353	
2010 Estimate	19,530		65,553		104,912	
2000 Census	11,302		41,698		68,623	
1990 Census	3,091		14,231		28,679	
Growth 1990 - 2000	265.64%		193.01%		139.28%	
Households						
2015 Projection	6,746		22,985		37,607	
2010 Estimate	5,648		19,461		32,087	
2000 Census	3,397		12,803		21,624	
1990 Census	1,085		4,911		9,682	
Growth 1990 - 2000	213.09%		160.70%		123.34%	
2010 Est. Population by Single Classification Race						
	19,530		65,553		104,912	
White Alone	12,875	65.92	45,430	69.30	71,907	68.54
Black or African American Alone	1,247	6.39	3,457	5.27	5,122	4.88
American Indian and Alaska Native Alone	266	1.36	798	1.22	1,230	1.17
Asian Alone	2,517	12.89	7,273	11.09	10,200	9.72
Native Hawaiian and Other Pacific Islander Alone	121	0.62	366	0.56	549	0.52
Some Other Race Alone	1,408	7.21	4,627	7.06	10,102	9.63
Two or More Races	1,097	5.62	3,603	5.50	5,802	5.53
2010 Est. Population Hispanic or Latino						
	19,530		65,553		104,912	
Hispanic or Latino	3,814	19.53	12,441	18.98	23,639	22.53
Not Hispanic or Latino	15,716	80.47	53,112	81.02	81,273	77.47
2010 Tenure of Occupied Housing Units						
	5,648		19,461		32,087	
Owner Occupied	5,175	91.63	17,376	89.29	24,924	77.68
Renter Occupied	473	8.37	2,085	10.71	7,163	22.32
2010 Average Household Size						
	3.46		3.37		3.26	



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Radius 3: 32675 TEMECULA PKWY, TEMECULA, CA 92592-6913, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2010 Est. Households by Household Income	5,648		19,461		32,087	
Income Less than \$15,000	136	2.41	561	2.88	1,494	4.66
Income \$15,000 - \$24,999	122	2.16	474	2.44	1,265	3.94
Income \$25,000 - \$34,999	194	3.43	700	3.60	1,573	4.90
Income \$35,000 - \$49,999	284	5.03	1,313	6.75	2,826	8.81
Income \$50,000 - \$74,999	924	16.36	3,258	16.74	5,670	17.67
Income \$75,000 - \$99,999	1,175	20.80	3,946	20.28	5,899	18.38
Income \$100,000 - \$124,999	953	16.87	3,102	15.94	4,492	14.00
Income \$125,000 - \$149,999	778	13.77	2,496	12.83	3,556	11.08
Income \$150,000 - \$199,999	709	12.55	2,249	11.56	3,343	10.42
Income \$200,000 - \$499,999	329	5.83	1,182	6.07	1,697	5.29
Income \$500,000 and over	43	0.76	180	0.92	272	0.85
2010 Est. Average Household Income	\$113,810		\$111,881		\$103,099	
2010 Est. Median Household Income	\$99,745		\$96,694		\$88,627	
2010 Est. Per Capita Income	\$32,924		\$33,252		\$31,586	
2010 Median HH Inc by Single Race Class or Ethn						
White Alone	103,525		98,484		91,721	
Black or African American Alone	95,192		98,807		89,081	
American Indian and Alaska Native Alone	84,000		83,333		80,339	
Asian Alone	91,881		96,368		90,236	
Native Hawaiian and Other Pacific Islander Alone	78,750		75,127		72,656	
Some Other Race Alone	90,116		79,419		62,597	
Two or More Races	99,219		93,532		79,007	
Hispanic or Latino	89,525		85,417		70,023	
Not Hispanic or Latino	102,472		98,980		92,735	



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