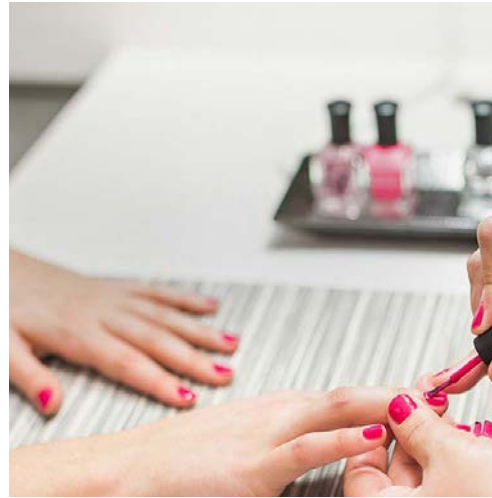


DINING RETAIL LIFESTYLE



PASEO DEL SOL TEMECULA, CA



PASEO DEL SOL

32120 Highway 79 South, Temecula, California



KEY HIGHLIGHTS

- Strong trade area, dominate retail location, excellent street visibility and signage
- Adjacent to newly developed residential housing projects
- Dominant grocery and home improvement center located on Temecula Parkway, a major thoroughfare off Highway 79
- Center tenants include Albertson's, Home Depot, Staples, Rubio's and Starbucks
- Major neighboring retailers include Wal-Mart, Marshalls, Ross and Kohl's
- Center refreshed in 2019

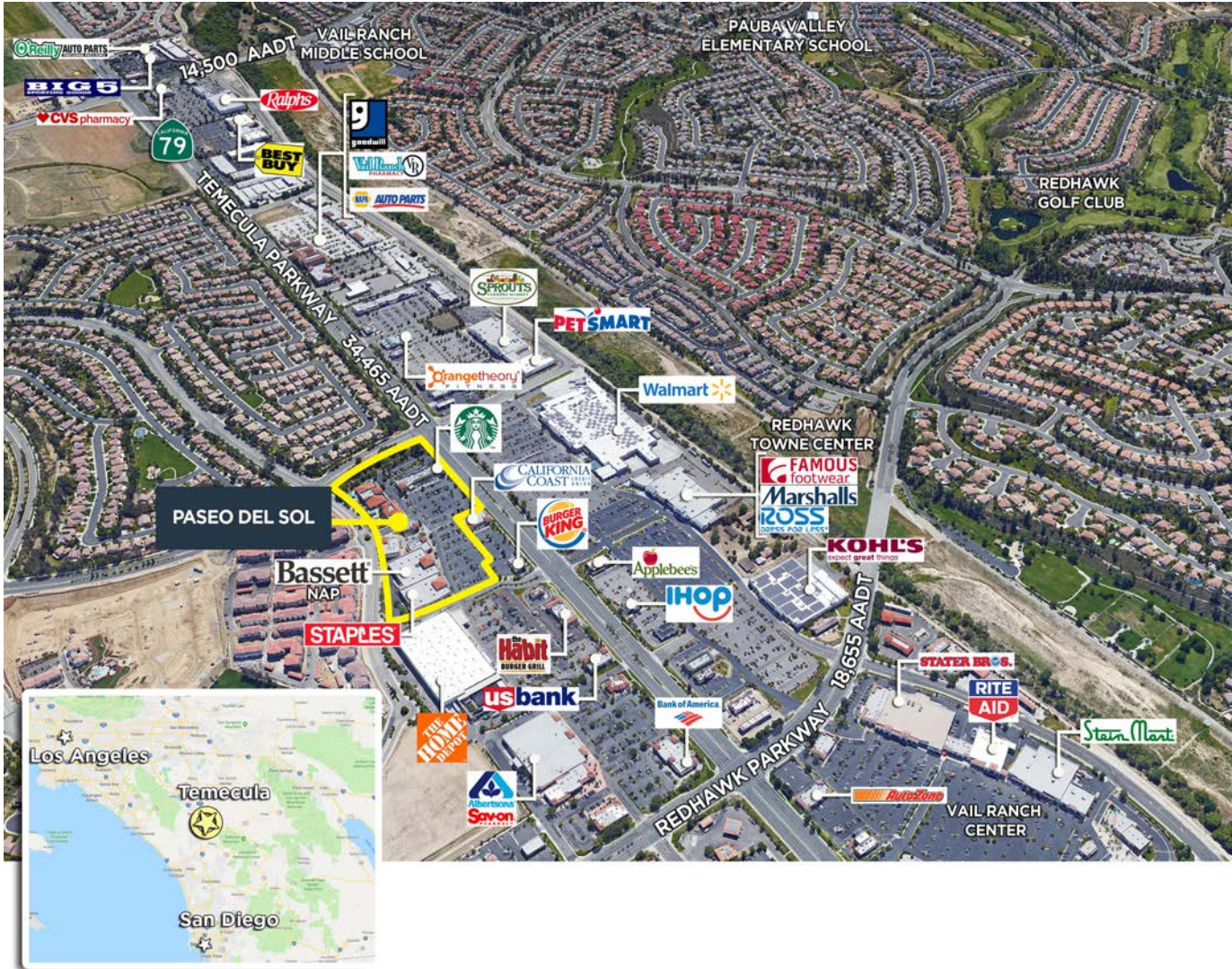
Contact: **Ralph Ongkeko** | (855) 367-8877 | rongkeko@valuerockrealty.com | valuerockrealty.com
18301 Von Karman Avenue, Suite 850, Irvine, CA 92612

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32120 Highway 79 South, Temecula, California



PROPERTY DETAILS

Land Area 8 Acres
 GLA 24,017 Sq. Ft.
 Parking 250 Stalls

SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	20,194	92,513	127,116
Average Income	\$123,159	\$123,078	\$120,323

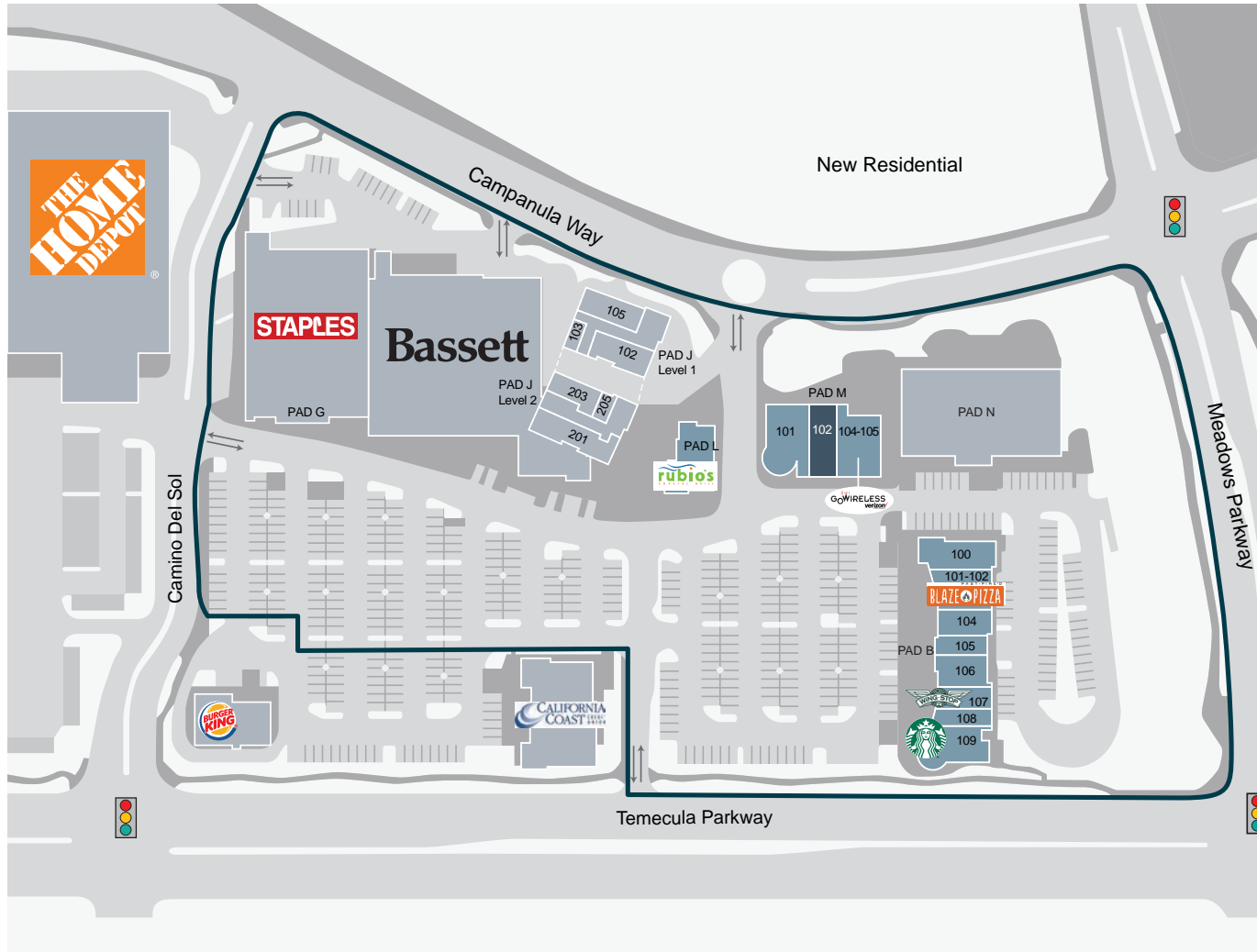
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TENANT SUMMARY

Unit	Tenant	Square Feet
PAD B		
100	Best City Nails	1,682
101-102	Blaze Pizza	2,960
104	Sushi Camp	1,600
105	Mochinut	1,772
106	Yogurt Island	1,550
107	Wingstop	1,550
108	Magic Brow	812
109	Starbucks	1,600
PAD L	Rubio's	2,728
PAD M		
101	Mattress Firm	4,100
102	Available	1,563
104-105	Go Wireless	2,100



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