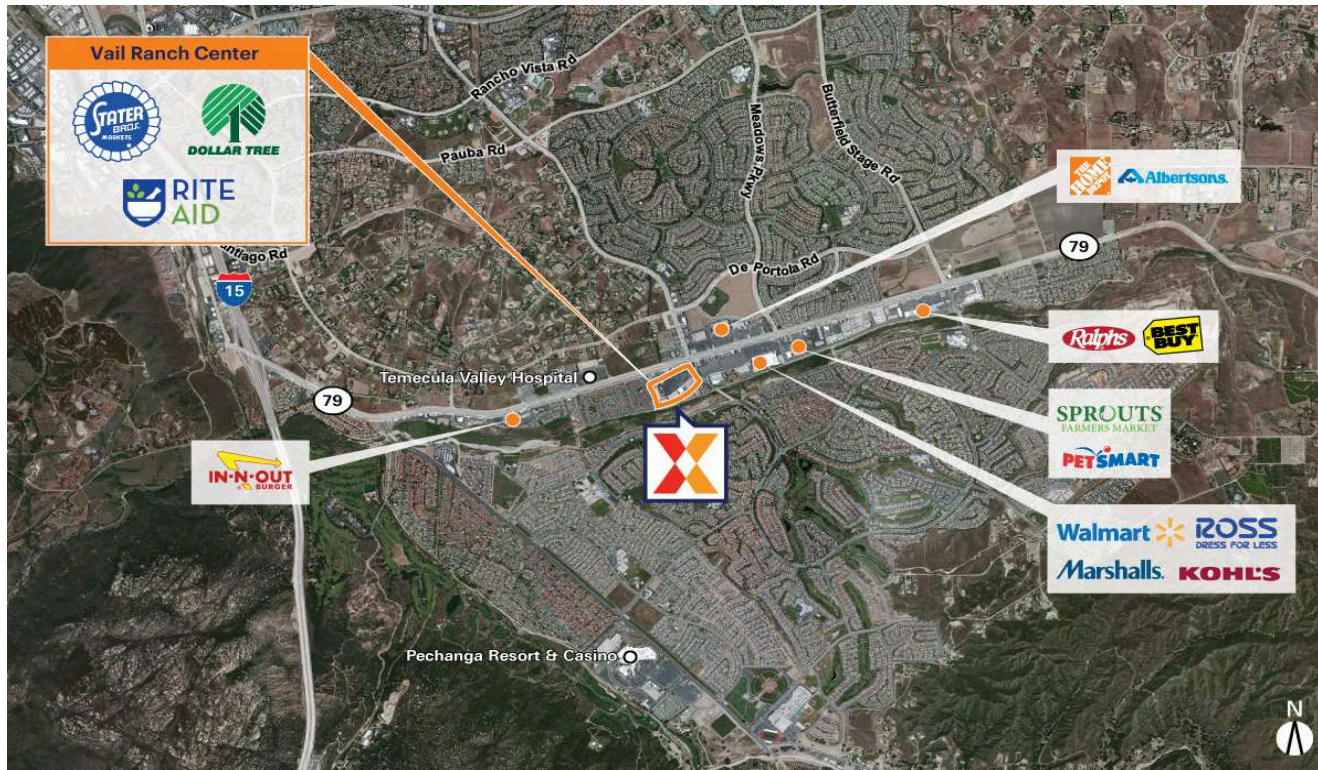


# Vail Ranch Center

Riverside-San Bernardino-Ontario, CA

33.4777, -117.1029

31685-31845 Temecula Parkway | Temecula, CA 92592



Center Size: 201,903 SF



Demographics	1 Mile	3 Mile	5 Mile
	16,618	84,791	123,522
	5,022	26,118	39,060
	\$119,178	\$123,754	\$121,169

Located along Hwy 79 in the prime retail corridor for S Temecula along with nearby retailers including Kohl's, Ross Dress for Less

Highly trafficked center with Stater Bros, drawing an estimated 6,900 daily visits and over 2.5M visits/year (based on Placer.ai)

Surrounded by an affluent population with an average household income of \$123,000+ within 3 miles

Situated across from the 140-bed Temecula Valley Hospital

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## Available Space

A1	1,782 SF
A3	1,979 SF
F1	2,632 SF
F11A	1,050 SF
G	3,320 SF
PAD 7	2,200 SF
6-7	2,600 SF

## Current Retailers

E-1	Kahoots	9,890 SF	P1	Da Coconut Cafe	5,000 SF
F10A	Dairy Queen	1,300 SF	P3	Hana Taekwondo Academy	2,100 SF
F3	Hot Yoga Healthy You	2,400 SF	P5	Tom Brant	1,395 SF
FS10	Carbon Health	3,200 SF	Q	Fast Track Fitness And Physical Therapy	2,000 SF
FS10B	Poki Poki	1,000 SF	01	Subway	1,260 SF
FS10C	Dave's Hot Chicken	2,000 SF	02	Bella Nails And Spa	1,323 SF
FS11	AutoZone	4,950 SF	03	Abundant Life Force	1,560 SF
H1	Chef K	2,300 SF	04	Lisa Donut & Boba	812 SF
H3	Hanger Clinic	2,600 SF	04A	Alkapro	812 SF
J2	Dream Dinners	1,300 SF	05	Smart Phone Repair	1,040 SF
J3	Temecula Wigs	1,300 SF	08	Super Frame & Art	1,950 SF
K	Dollar Tree	10,537 SF	09	Stater Bros.	50,499 SF
K-1	My Salon Suite	7,463 SF	10	Hana Sushi Restaurant	2,600 SF
N.A.P.	Chevron	0 SF	11	Vail Ranch Vision Center	1,300 SF
N.A.P.1	Taco Bell	0 SF	12	The UPS Store	1,300 SF
N.A.P.2	McDonald's	0 SF	13	Rockin' Ramen	1,300 SF
N.A.P.3	Medical Office	0 SF	14	Rite Aid	17,347 SF
N.A.P.4	Bank	0 SF	15	Burlington Stores	25,017 SF
N.A.P.5	N.A.P.	0 SF	15A	Five Below	10,664 SF
N1	Temecula Wigs	1,200 SF			
N3	The Rehab Group	1,200 SF			
N5	Smoke Shop	1,200 SF			
O	Ostomy Of Inland Empire	3,000 SF			

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