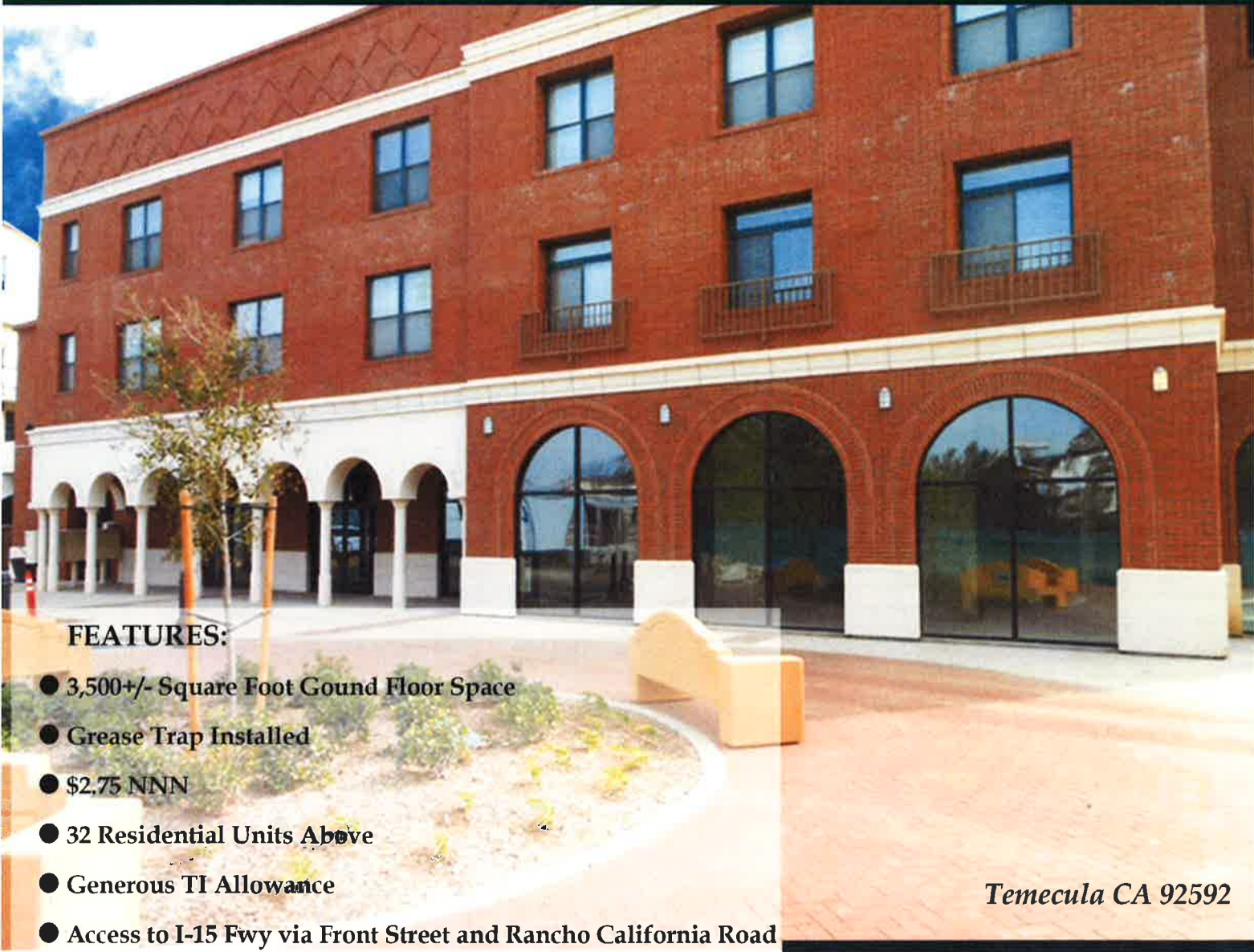


42081 3RD STREET

RESTAURANT / RETAIL SPACE FOR LEASE



Temecula CA 92592

FEATURES:

- 3,500+/- Square Foot Ground Floor Space
- Grease Trap Installed
- \$2,75 NNN
- 32 Residential Units Above
- Generous TI Allowance
- Access to I-15 Fwy via Front Street and Rancho California Road
- Close to restaurants, shopping, banks and City Hall
- 223 Free City Parking Spaces Available

Listed By:

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| Demographics | 1 Mile | 3 Mile | 5 Mile |
|-----------------------------|----------|----------|----------|
| 2015 Population | 6,785 | 53,492 | 145,161 |
| 2020 Population (Projected) | 7,351 | 57,060 | 155,349 |
| 2015 Avg. Household Income | \$74,354 | \$80,625 | \$89,204 |

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951.296.5640 - www.equitymgt.com



CITY OF TEMECULA OVERVIEW

Covering 37.18 square miles, Temecula is centrally located along the I-15/I-215 freeway corridor in Southwest California, just north of the San Diego County line, 85 miles southeast of Los Angeles, 60 miles north of San Diego and 61 miles southeast of Orange County.

| POPULATION | |
|---|-----------------|
| 2000 to 2010 Population Growth (5 mi) | 94.34% increase |
| 2012 to 2017 Population Growth | 12.13% increase |
| Projected 2014-2019 Population Growth (5 mi) | 9.30% increase |
| 2011 Census Est. Population for Riverside County | 2.24 million |
| 2010 Census Est. Growth past 10 yrs in Riverside County | 41.7% |

HOUSEHOLDS
Temecula residents have high discretionary incomes making the City an attractive location for retailers. Over the past 10 years, Temecula's retail sector consistently outperformed statewide growth trends.

| HOUSEHOLD INCOME | |
|---|----------|
| 2014 Est. Median Household Income (5 mi) | \$66,900 |
| 2014 Est. Average Household Income (5 mi) | \$80,369 |
| 2014 Est. Household Size (5 mi) | 3.23 |
| Number Of Households (5 mi) | 45,421 |

Source: Nielsen, August 2014

TAXABLE SALES
In FY 2010-2011, Temecula ranked #42 out of 538 CA cities in highest sales tax revenue (point of sale) with just over \$24 million.

RETAIL TRADE

- Retail Sales Tax Generation is \$28.9 Million (Ranked 44 of 539 cities in CA)
- Retail Sales Generation is \$276 per capita (Ranked 79 of 539 cities in CA)
- Average Hotel Occupancy in Temecula (2014) is 69.74%

TOP EMPLOYERS

| | |
|---|-------|
| Pechanga Resort and Casino | 4,000 |
| Temecula Valley Unified School District | 2,594 |
| Abbott Laboratories | 2,000 |
| Professional Hospital Supply | 1,513 |
| International Rectifier Corp. | 652 |
| Milgard Manufacturing | 380 |
| Costco | 351 |
| Macy's | 300 |
| EMD Millipore | 275 |

FISCAL STABILITY

- Maintains an A+ Bond credit rating
- Maintained a minimum 20% budget reserve for last 16 years
- Recognized for excellence in budgeting for both annual operation and capital improvements budgets every year since 1990
- A twenty-one year history of Annual General Fund Revenues always exceeding general Fund Expenses
- Low General Fund debt and no anticipated debt needs in the medium term



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