

# Vail Ranch Center

**31685-31845 Temecula Parkway | Temecula, CA 92592**

**33.4784, -117.1030**

 Riverside County  Riverside-San Bernardino-Ontario, CA  201,682 Sq Ft



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 16,491    | 84,171    | 121,465   |
| Daytime Pop. | 14,894    | 70,261    | 128,508   |
| Households   | 5,192     | 26,802    | 39,313    |
| Income       | \$155,441 | \$163,656 | \$160,587 |

Source: Synergos Technologies, Inc. 2024

Highly trafficked center with Stater Bros that underwent a extensive \$11M center redevelopment, adding Burlington Stores & Five Below, completed in 2024 and is drawing an estimated 4.8M+ annual visits (Placer.ai, 2025)

Surrounded by an affluent and well-educated population with an average household income of \$163K+ and 41% college educated within a 3-mile radius

Situated across from the 140-bed Temecula Valley Hospital

High visibility from 41K+ VPD on Country Glen Way and 27K+ VPD on Redhawk Pkwy (Kalibrate, 2021)

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## Available Spaces

|    |             |      |   |             |      |
|----|-------------|------|---|-------------|------|
| N3 | 1,200 Sq Ft | 360° | Q | 2,000 Sq Ft | 360° |
| P1 | 5,000 Sq Ft | 360° |   |             |      |

## Current Tenants

Space size listed in square feet

|      |                       |        |       |                                 |        |
|------|-----------------------|--------|-------|---------------------------------|--------|
| 01   | Subway                | 1,260  | FS10  | Carbon Health                   | 3,200  |
| 02   | TT Nails & Spa        | 1,323  | FS10A | Dave's Hot Chicken              | 2,000  |
| 03   | Pure Nutrition        | 1,560  | FS10B | Robeks                          | 1,000  |
| 04   | Lisa Donut & Boba     | 812    | FS11  | AutoZone                        | 4,950  |
| 04A  | Aqua Channel          | 812    | G     | Rainbow Country Day             | 5,952  |
| 05   | Smart Phone Repair    | 1,040  | H1    | Chef K                          | 2,300  |
| 06   | Nabe Nabe             | 1,300  | H3    | Hanger Clinic                   | 2,600  |
| 07   | Neaumix Fit           | 1,300  | J2    | Dream Dinners                   | 1,300  |
| 08   | Anna's Frame and Art  | 1,950  | J3    | Temecula Wigs                   | 1,300  |
| 09   | Stater Bros. Markets  | 50,499 | K     | Dollar Tree                     | 10,537 |
| 10   | Hana Sushi Restaurant | 2,600  | K-1   | ABS Kids                        | 7,463  |
| 11   | Vonbrook for the Home | 1,300  | N1    | Temecula Massage                | 1,200  |
| 12   | The UPS Store         | 1,300  | N5    | Smoke Shop                      | 1,200  |
| 13   | Rockin Ramen          | 1,300  | O     | NeoMed Spa - Temecula Center fo | 3,000  |
| 14   | Harbor Freight Tools  | 17,347 | P3    | Hana Taekwondo Academy          | 2,100  |
| 15   | Burlington            | 25,017 | P5    | Tom Brant Barbershop            | 1,395  |
| 15A  | Five Below            | 10,664 | PAD 7 | Cava                            | 2,200  |
| A3   | Fast Track Fitness    | 3,761  | NAP01 | Chevron                         | 0      |
| E-1  | Kahoots Pet Products  | 9,890  | NAP02 | Taco Bell                       | 0      |
| F10A | Dairy Queen           | 1,300  | NAP03 | McDonald's                      | 0      |
| F11A | Sharetea              | 1,050  | NAP04 | Medical Office                  | 0      |
| F3   | Hot Yoga Healthy You  | 2,400  | NAP05 | Bank                            | 0      |
|      |                       |        | NAP06 | NAP                             | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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