



PALM PLAZA

SWC YNEZ ROAD & WINCHESTER ROAD
TEMECULA, CA



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PROPERTY HIGHLIGHTS

- Ideally Positioned At The Gateway To Temecula Dominant Regional Retail Destination Sharing Access With The Promenade Mall & Costco!
- **Join:** At Home, Hobby Lobby, TJ Maxx, Food 4 Less, Skechers, AAA, Broken Yolk, See's Candies, Phenix Salons, Roger Dunn Golf Shops, Hibbett Sports, Shake Shack, Juice it Up and Many Other Successful Chain & Local Retailers!
- Shop Spaces From ± 675 SF to 4,292 SF
- $\pm 13,052$ SF Jr. Anchor Space Available 4th Qtr. 2026
- Strong Daytime Population, Excellent Demographics & Huge Traffic Counts

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2025 Est. Population	6,398	72,603	181,514
2030 Proj. Population	6,422	72,683	188,725
Daytime Population	16,114	66,251	120,943
Average HH Income	\$131,403	\$127,405	\$141,908

TRAFFIC COUNTS

128,580 CPD

Winchester Rd.

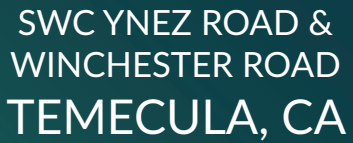
64,853 CPD

Ynez Rd.

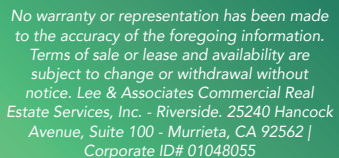
178,999 CPD

I-15 Fwy @ Winchester Rd:

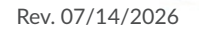
*Source: Regis Online



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128,580 CPD



18	JEWELRY MART	1,500
19	ARTISAN'S PALATE	1,694
20	DOLLAR TREE	10,017
21	AVAILABLE	4,213
22	SPRINGLEAF FINANCIAL SERVICES	1,876
23	BLUE VIBES	975
24	Z-ULTIMATE OF TEMECULA	975
25	ROGER DUNN GOLF SHOP	14,200
27	PHENIX SALON SUITES	5,696
28	SALLY BEAUTY	1,479
29	HIBBETT SPORTS	5,267
30	CARTER'S	4,160
31	TJ MAXX	24,383
32	ADVANCE AMERICA	1,500
33	FOOD 4 LESS	52,640
34	SKECHERS	9,972
35	GOLDFISH SWIM SCHOOL (COMING SOON)	7,745
36	AVAILABLE	1,406

37	PAPA FETA	3,011
38	YOGURT LAND	1,503
39	PARIS BAGUETTE (COMING SOON)	3,002
40	PHO MAI VIETNAMESE RESTAURANT	1,500
41	KUNG FU TEA	1,527
42	TAME BARBER SHOP	1,496
43	IVY'S NAILS & SPA	1,200
44	GIN SUSHI	1,926
45	POSTAL ANNEX	1,101
46	BELLA BALLERINA	1,250
47	AVAILABLE WITH 30 DAYS' NOTICE	1,500
48	POKE 'N SALAD	1,376
49	AVAILABLE	1,246
50	GNC	995
51	CHARM'S THAI RESTAURANT	1,043



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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KIMCO
REALTY



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		1 Mile	3 Mile	5 Mile
	POPULATION	6,398	72,603	181,514
	AVERAGE HOUSEHOLD INCOME	\$131,403	\$127,405	\$141,908
	HIGH SCHOOL DEGREE OR HIGHER	869	12,536	30,764
	GRADUATE DEGREE OR HIGHER	1,690	16,838	41,819
	TOTAL EMPLOYEES	14,374	45,408	70,777
	TOTAL BUSINESSES	1,689	6,138	9,987

