

27365-27371 JEFFERSON AVENUE, TEMECULA, CA 92590



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Activity ID: ZAH0120477

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP



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01

EXECUTIVE SUMMARY

THE OFFERING

27365-27371 JEFFERSON AVENUE, TEMECULA, CA 92590



OFFERING PRICE:

\$13,600,000



**CURRENT & 2027 PROFORMA
CAP RATES:**

6.14% & 6.36%



BUILDING PRICE PER SF:

\$394



LAND PRICE PER SF:

\$93



TOTAL BUILDING SIZE:

34,533 SF



TOTAL LAND SIZE:

146,361 SF (±3.36 ACRES)



YEAR BUILT:

1986-1989



INVESTMENT HIGHLIGHTS

- **Top-Performing Starbucks Drive-Thru Outparcel:** Exceptionally high-volume Starbucks drive-thru ranked by Placer.ai in the top 11% nationwide and top 18% in California for customer visits and traffic volume—making it a consistent top performer in the region
- **Strong In-Place Cash Flow with Upside:** Well-leased neighborhood shopping center with a stable operating history, diversified tenant mix, and future upside through rental growth, lease rollover, and continued market appreciation
- **Premier Regional Retail Corridor:** Surrounded by major national retail anchors including Costco, Target, Walmart, Home Depot, and Promenade Temecula, driving strong daily traffic and consumer activity throughout the trade area
- **Excellent Visibility & Access:** Prime location featuring multiple entry and exit points, prominent frontage along Jefferson Avenue, and outstanding exposure within Temecula's main retail corridor near Rancho California Road (31,018 VPD), just half a block from Winchester Road (46,813 VPD).
- **Affluent & Growing Demographics:** Approximately 173,192 residents and 58,237 households within a five-mile radius, with average household incomes exceeding \$134,870
- **Long-Term Growth Market:** Temecula's population has grown approximately 3% over the past five years, supported by continued immigration, residential development, and strong demand for high-quality suburban communities in Southern California
- **Regional Connectivity:** Convenient access to Interstate 15 with approximately 181,008 VPD, provides strong connectivity throughout Southern California and supports continued residential and commercial growth within the market
- **Limited New Retail Supply:** High barriers to entry, rising construction costs, and limited available commercial land continue to constrain new retail development, supporting long-term occupancy and rental growth



INVESTMENT OVERVIEW



The Ovaness-Rostamian Group is pleased to present Plaza Seville, a premier neighborhood shopping center and Starbucks drive-thru outparcel strategically positioned within Temecula's primary retail corridor. The property is anchored by nationally recognized tenants including Starbucks and Sherwin-Williams, a global leader in the paint and coatings industry, alongside a diverse mix of established daily-needs and service-oriented tenants providing stable in-place cash flow and long-term tenancy demand.

Positioned at the signalized intersection of Jefferson Avenue and Via Montezuma, Plaza Seville benefits from exceptional visibility, multiple ingress/egress points, and strong exposure to commuter traffic near Rancho California Road, which carries approximately 31,018 VPD and is just a half block from Winchester Road, which carries 46,813 VPD. The property is surrounded by major national retailers and regional shopping destinations including Costco, Target, Walmart, Home Depot, and Promenade Temecula, reinforcing the corridor as one of the region's dominant retail destinations.

The offering presents investors with a stabilized retail asset featuring a strong operating history, diversified tenant mix, and future upside through rental growth, leasing rollover, and continued market appreciation. The Starbucks drive-thru is an exceptionally strong-performing location ranked by Placer.ai in the top 11% nationwide and top 18% in California for customer visits and traffic volume.

Located within one of Southern California's fastest-growing and most affluent suburban markets, Plaza Seville is supported by approximately 173,192 residents and 58,237 households within a five-mile radius, with average household incomes exceeding \$134,870. Continued population growth, strong in-migration, limited new retail supply, and high barriers to entry continue to support long-term occupancy, rental growth, and investor demand throughout the Temecula market.



02

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

 **PARKING:**
156 Stalls

 **ZONING:**
HT

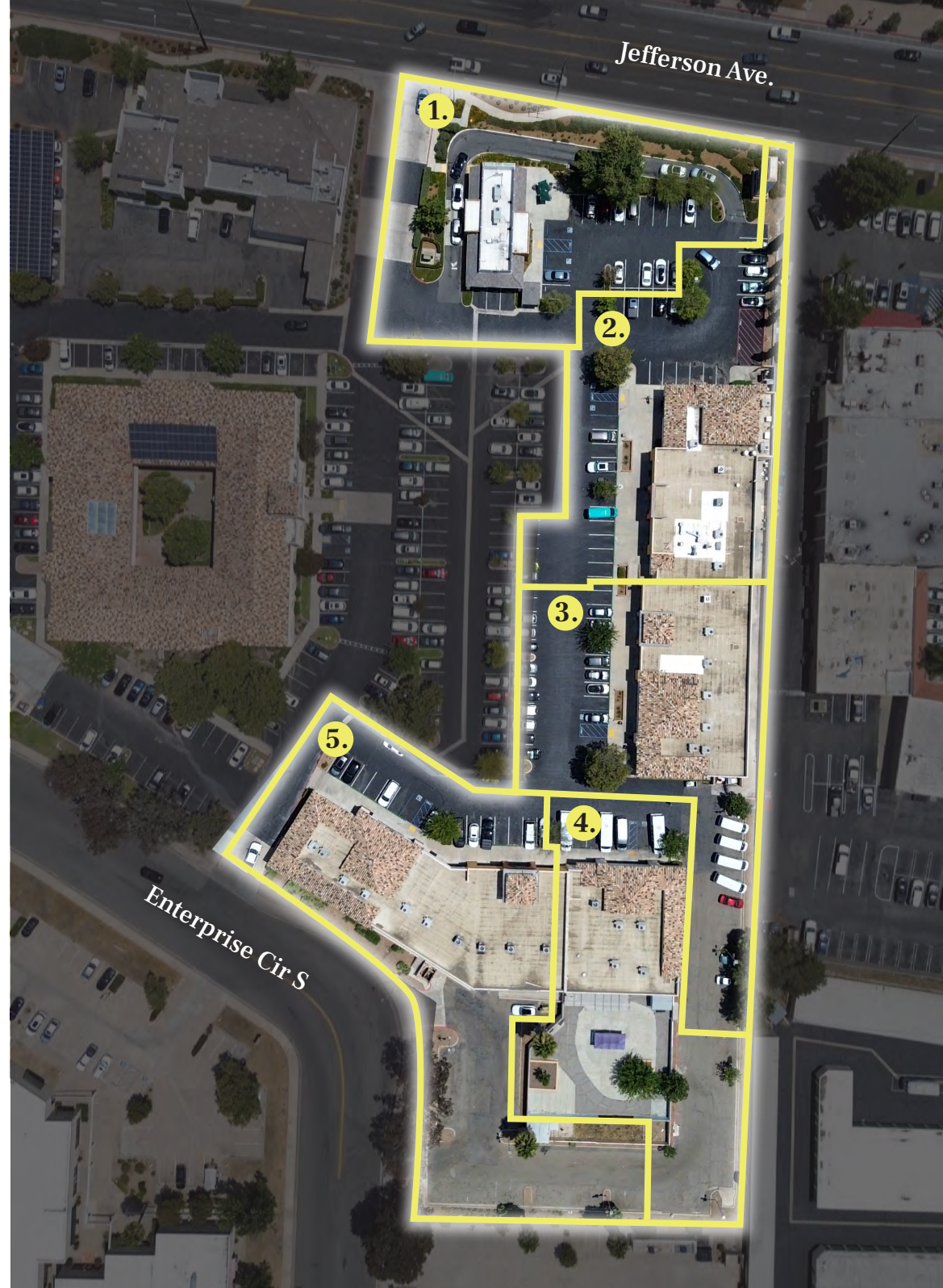
 **TOTAL BUILDING SIZE:**
34,533 SF

 **TOTAL LOT SIZE:**
146,361 SF (±3.36 ACRES)

 **APN:**

- 1. 909-270-045 (0.60 ACRES)
- 2. 909-270-046 (0.65 ACRES)
- 3. 909-270-047 (0.63 ACRES)
- 4. 909-270-048 (0.58 ACRES)
- 5. 909-270-049 (0.90 ACRES)

 **ADDRESS:**
27365-27371 JEFFERSON AVENUE,
TEMECULA, CA 92590



Jefferson Ave.



C
3,077 Students



31,018
CARS PER DAY



D
932 Students



SUBJECT
Plaza Seville



46,813
CARS PER DAY



MSJC
Mt. San Jacinto College
17,000 Students



181,008
CARS PER DAY

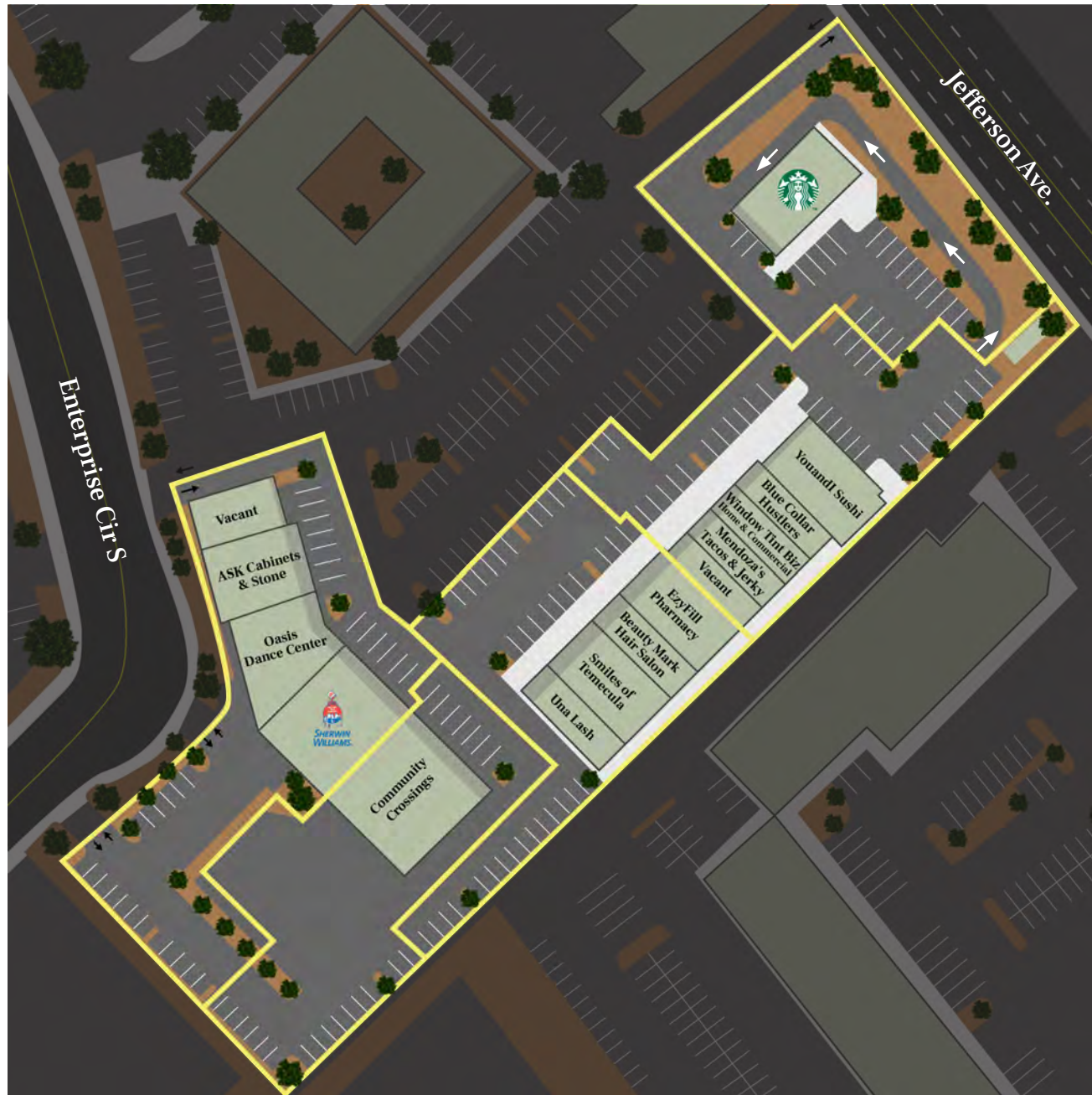


OBLIQUE AERIAL

N



SITE PLAN





03

TENANT OVERVIEW

TENANT PROFILE



COMPANY OVERVIEW

Headquarters	Seattle, WA
Founded	March 30, 1971, Seattle, WA
Website	www.starbucks.com
Employees	±381,000 (Worldwide)
Annual Revenue	\$37.18 Billion (2025 Worldwide)
Number of Locations	41,000+ (Worldwide)

ABOUT STARBUCKS

Starbucks is a globally recognized coffeehouse brand founded in 1971 in Seattle, Washington, known for transforming coffee into a premium, lifestyle-driven experience. The company offers a wide variety of beverages, including espresso drinks, cold brews, teas, and blended options, along with food items such as pastries and sandwiches. With tens of thousands of locations worldwide, Starbucks has built a strong reputation through consistent product quality, customizable menu options, and inviting store environments designed for socializing, working, or relaxing. Its success is driven by a customer-focused approach, innovative digital ordering and rewards programs, and a mix of company-operated and licensed stores that support its global expansion.



TENANT PROFILE



SHERWIN-WILLIAMS

COMPANY OVERVIEW

Headquarters	Cleveland, OH
Founded	1866, Cleveland, OH
Website	www.sherwin-williams.com
Employees	64,000+ (Worldwide)
Annual Revenue	\$23.57 Billion (2025 Worldwide)
Number of Locations	5,000+ (Worldwide)

ABOUT SHERWIN-WILLIAMS

Sherwin-Williams is a global leader in the paint and coatings industry, founded in 1866 and headquartered in Cleveland, Ohio, with operations spanning more than 120 countries and thousands of retail locations worldwide. The company develops, manufactures, and sells a wide range of products, including architectural paints, industrial coatings, stains, varnishes, and related supplies used by professional contractors, commercial clients, and homeowners. Known for its extensive branded store network and strong product portfolio, Sherwin-Williams has built its reputation on innovation, consistent quality, and direct-to-customer distribution, making it one of the most dominant and recognizable names in the coatings market.



PLACER.AI RANKING OVERVIEW

* Coverage levels should be considered when comparing ranking results.



TOP 11%



Nationwide
917 / 8,750

TOP 18%



California
328 / 1,897

TOP 17%



Local: 15 Miles
6 / 30



TOP 20%



Nationwide
814 / 4,237

TOP 27%



California
74 / 271

TOP 20%



Local: 15 Miles
2 / 5

SUBJECT

*Plaza
Seville*

Escondido Fwy.
Winchester Rd.

Jefferson Ave.

Temecula Valley Fwy.

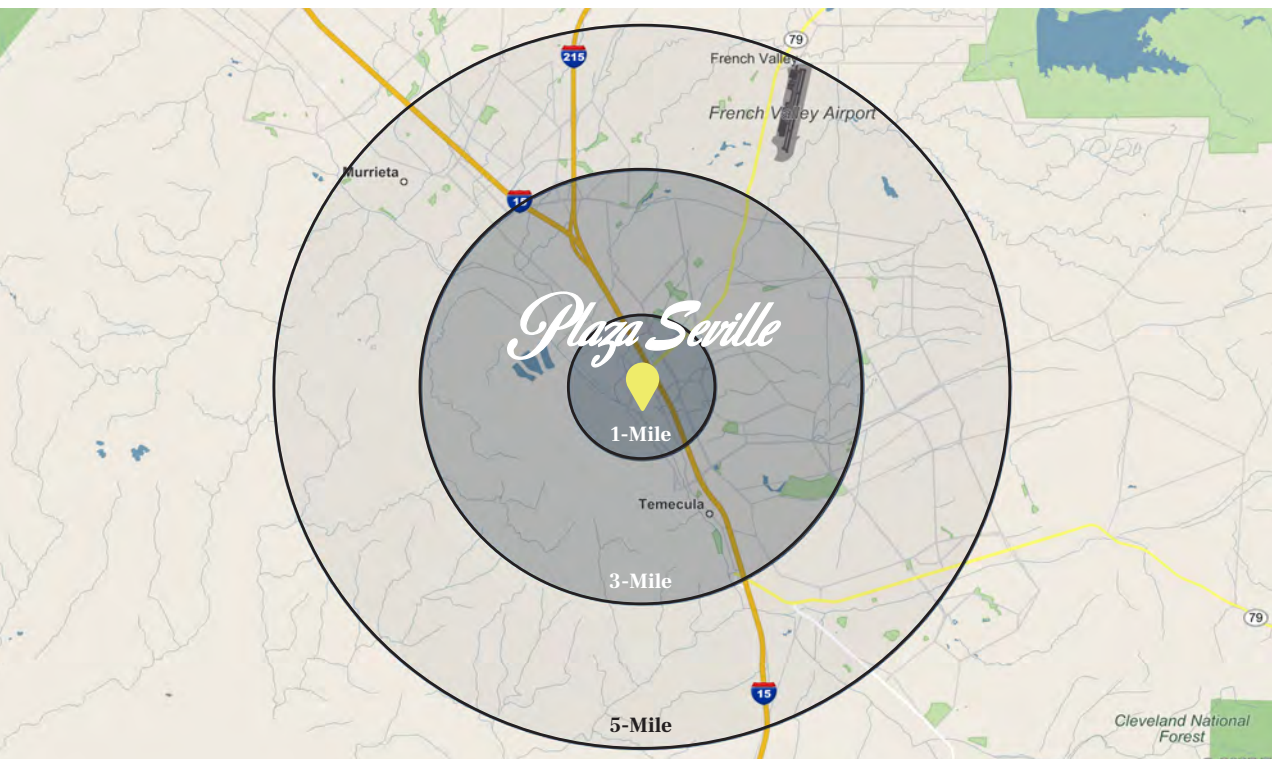
Overland Dr.

04

LOCATION & MARKET OVERVIEW

TEMECULA, CALIFORNIA OVERVIEW

Temecula, California is a highly desirable city in Southwest Riverside County, known for its blend of suburban comfort, strong economic growth, and scenic surroundings. The area is especially recognized for Temecula Valley Wine Country, which features dozens of wineries, rolling vineyards, and tourism appeal. Residents and businesses benefit from excellent freeway access via I-15, connecting easily to San Diego, Orange County, and the Inland Empire. The city also offers highly rated schools, a thriving retail and dining scene, and a charming Old Town district with historic character, shops, and restaurants. Overall, Temecula provides a balanced mix of lifestyle amenities, accessibility, and continued growth, making it attractive for both families and investors.



CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



173,192
2025 POPULATION



\$134,870
2025 AVERAGE HOUSEHOLD INCOME



58,237
TOTAL AVERAGE HOUSEHOLD
RETAIL EXPENDITURE



± 50 Minute Drive
TO RIVERSIDE, CA

PALM SPRINGS

78
MILES

LOS ANGELES

85
MILES

SAN DIEGO

60
MILES

FRESNO

305
MILES

SAN FRANCISCO

430
MILES

SACRAMENTO

490
MILES

DEMOGRAPHICS

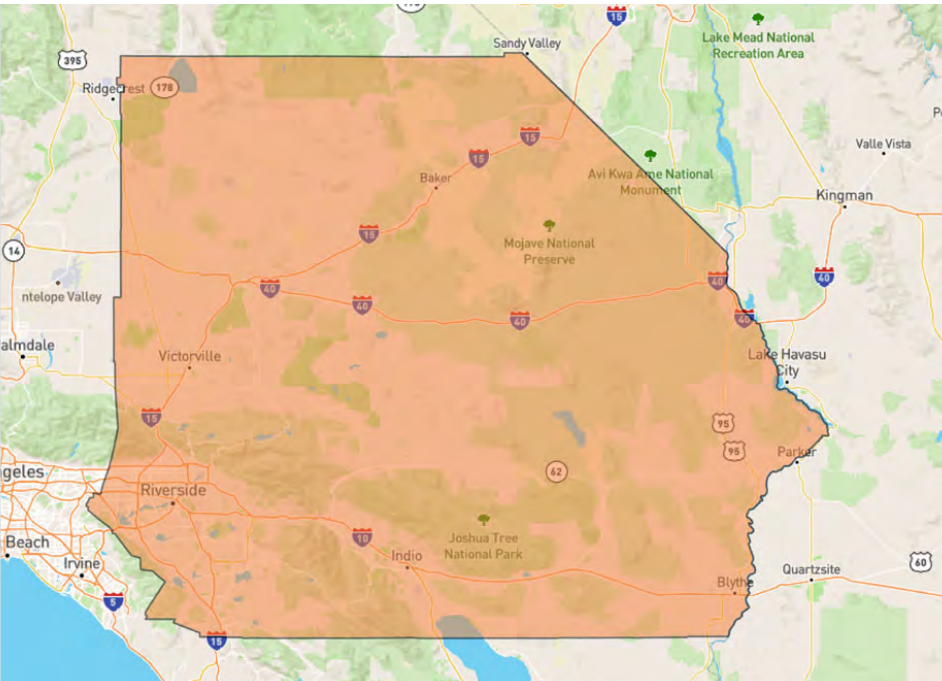
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POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	2,990	67,106	176,275
2025 Estimate			
Total Population	2,918	66,355	173,192
2020 Census			
Total Population	2,897	66,128	169,773
2010 Census			
Total Population	2,530	61,592	156,421
Daytime Population			
2025 Estimate	9,432	99,070	194,835
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	1,195	23,796	59,466
2025 Estimate			
Total Households	1,170	23,419	58,237
Average (Mean) Household Size	2.9	2.9	3.0
2010 Census			
Total Households	1,122	22,704	55,901
2010 Census			
Total Households	991	20,557	50,039
Occupied Units			
2030 Projection	1,268	24,829	61,928
2025 Estimate	1,242	24,434	60,649
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	21.9%	26.5%	31.1%
\$100,000-\$149,999	25.4%	23.3%	24.3%
\$75,000-\$99,999	19.9%	14.9%	14.1%
\$50,000-\$74,999	13.8%	14.4%	13.0%
\$35,000-\$49,999	5.9%	6.8%	6.0%
Under \$35,000	13.1%	14.1%	11.4%
Average Household Income	\$119,510	\$123,693	\$134,870
Median Household Income	\$108,849	\$105,976	\$115,884
Per Capita Income	\$40,384	\$42,752	\$44,354

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$97,767	\$95,498	\$99,232
Consumer Expenditure Top 10 Categories			
Housing	\$38,261	\$37,303	\$38,489
Transportation	\$16,289	\$15,582	\$16,224
Food	\$13,866	\$13,454	\$13,957
Personal Insurance and Pensions	\$13,762	\$13,110	\$13,795
Entertainment	\$4,387	\$4,405	\$4,615
Apparel	\$3,143	\$3,063	\$3,176
Cash Contributions	\$2,178	\$2,542	\$2,646
Education	\$1,926	\$1,926	\$2,068
Personal Care Products and Services	\$1,265	\$1,286	\$1,334
Alcoholic Beverages	\$815	\$840	\$879
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	2,918	66,355	173,192
Under 20	29.7%	26.5%	27.5%
20 to 34 Years	24.8%	21.1%	19.7%
35 to 39 Years	8.0%	7.4%	7.2%
40 to 49 Years	13.7%	13.5%	13.8%
50 to 64 Years	14.4%	17.4%	18.0%
Age 65+	9.4%	14.1%	13.6%
Median Age	33.0	37.0	37.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	1,830	44,442	114,597
Elementary (0-8)	2.2%	4.9%	3.8%
Some High School (9-11)	4.5%	4.5%	3.8%
High School Graduate (12)	20.9%	19.7%	20.8%
Some College (13-15)	23.9%	27.3%	27.6%
Associate Degree Only	15.5%	10.3%	10.4%
Bachelor's Degree Only	19.5%	21.9%	22.1%
Graduate Degree	13.5%	11.3%	11.6%

RIVERSIDE-SAN BERNARDINO OVERVIEW

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, encompassing San Bernardino and Riverside counties. The metro contains a population of 4.7 million. The largest city is Riverside, with roughly 319,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas about the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east. Abundant land and proximity to the Los Angeles metro have led the area formerly known as the Orange Empire to transition from an agricultural economy into a manufacturing and logistics hub in the last 70 years.



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS

STRATEGIC LOCATION

Access to multiple interstates and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.

DOMINANT INDUSTRIAL MARKET

The metro continues to be one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.

STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

ECONOMY

- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.
- East of Riverside and San Bernardino, communities in the Coachella Valley serve as tourist destinations and support employment in the hospitality sector.

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage



05

FINANCIAL ANALYSIS

PRICING

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PRICING SUMMARY

Price:	\$13,600,000		
Down Payment:	\$5,440,000	<i>40% Down Payment</i>	
Current 2026 Cap Rate:	6.14%	2026 Cash-on-Cash:	4.55%
ProForma 2027 Cap Rate:	6.36%	2027 ProForma Cash-on-Cash:	5.12%
<u>Costs Incurred by New Owner</u>			
TI & Leasing Commission @ \$20 PSF	\$55,200		
Year Built/Renovated:	1986-1989		
Total Building Size:	34,533	Zoning:	HT
Price Per Square Foot:	\$394	Parking:	156 Stalls
Lot Size (SF):	146,361	Land Per Sq. Ft.:	\$93

NEW FINANCING

LTV:	60%
Balance:	\$8,160,000
Term:	5
Rate:	6.00%
Amortization:	30
Maturity Date:	Jul-2031
Yearly Payment:	\$587,080

FINANCIAL SUMMARY

	Current 2026		ProForma 2027	
Total Rental Income (GLA):	\$919,474		\$948,158	
Expense Reimbursements:	\$311,303	86%	\$317,529	
Total Gross Revenue:	\$1,230,777		\$1,265,687	
Vacancy Factor:	(\$34,339)	3.0%	(\$35,313)	3.0%
Operating Expenses:	(\$361,980)	39%	(\$361,980)	38%
Net Operating Income (NOI):	\$834,459	6.14%	\$868,395	6.36%
First Trust Deed/Mortgage:	\$587,080		\$587,080	
Pre-Tax Cash Flow:	\$247,379	4.55%	\$281,315	5.12%
Interest Payment:	\$486,874		\$480,694	
Principle Payment:	\$100,206		\$106,386	
Total Return:	\$347,584	6.39%	\$387,701	7.06%

ESTIMATED EXPENSES

Property Tax:	\$170,000
Repairs & Maintenance:	\$11,197
Plumbing:	\$13,949
Landscaping:	\$11,050
Day Porter:	\$10,500
Sweeping:	\$2,405
Fire/Alarm:	\$21,499
Insurance:	\$20,094
Gas & Electric:	\$3,676
Water & Sewer:	\$14,363
Trash:	\$27,409
Management:	\$49,231
CC&R Association:	\$3,236
Pest Control:	\$3,370
Total Expenses:	\$361,980
Expenses Per Sq. Ft (GLA):	\$0.87

RENT ROLL

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RENT ROLL - CURRENT

Unit	Tenant	%	Sq. Ft.	Monthly Rent	Annual Rent	Rent PSF/Mo	Rent PSF/Yr	Type	Start	End	Options	Increases
BUILDING A												
E	Oasis Dance Center	6%	2,040	\$3,570	\$42,840	\$1.75	\$21.00	NNN	8/1/2022	7/31/2028	None	Set
G	Sherwin Williams	18%	6,106	\$8,600	\$103,200	\$1.41	\$16.90	NNN	4/1/2019	3/31/2029	1 x 5 Yr	2029 \$9,890.00 Flat
J	Community Crossings Inc.	16%	5,500	\$8,093	\$97,112	\$1.47	\$17.66	NNN	5/1/2022	4/30/2027	1 x 5 Yr	3.00%
AB	VACANT (RENT GUARANTEE)	4%	1,448	\$3,620	\$43,440	\$2.50	\$30.00	NNN	TBD	TBD		
CD	ASK Kitchen Cabinets	6%	2,041	\$3,790	\$45,484	\$1.86	\$22.29	Gross	4/15/2022	4/30/2027	1- 5 Yr @ FMV	3.00%
BUILDING B												
K	Qing and Guanfang LLC (Una Lash)	4%	1,325	\$2,811	\$33,737	\$2.12	\$25.46	NNN	4/1/2023	3/31/2028	2- 5 yrs. @ FMV	3.00%
N	Beauty Mark Hair Salon	4%	1,255	\$2,663	\$31,956	\$2.12	\$25.46	NNN	4/1/2019	3/31/2029	1 x 5 Yr	3.00%
P	EzyFill, Inc	4%	1,312	\$2,362	\$28,339	\$1.80	\$21.60	NNN	9/1/2025	8/31/2028	1- 5 Yr @ FMV	Set
Q	VACANT (RENT GUARANTEE)	4%	1,312	\$3,280	\$39,360	\$2.50	\$30.00	NNN	TBD	TBD		
T	Erik Devash & Jose Guzman	3%	1,155	\$2,310	\$27,720	\$2.00	\$24.00	NNN	2/1/2026	1/31/2031	1 x 5 Yr	5.00%
U	Blue Collar Hustlers LLC	4%	1,215	\$2,503	\$30,036	\$2.06	\$24.72	NNN	3/1/2025	2/28/2030	2 x 5 Yr	3.00%
W	San City Base Corp You and I Sushi	8%	2,600	\$7,508	\$90,090	\$2.89	\$34.65	NNN	6/1/2025	5/31/2030	1 x 5 Yr	5.00%
LM	Smiles of Temecula Dental Group	8%	2,600	\$8,523	\$102,276	\$3.28	\$39.34	Gross	5/1/2018	7/31/2028	1 x 5 Yr	5.00%
RS	Victor & Patricia Mendosa	7%	2,355	\$5,299	\$63,585	\$2.25	\$27.00	NNN	3/1/2026	2/30/2029	1 x 3 Yr	5.00%
BUILDING C												
PAD	Starbucks #05949-CA	7%	2,268	\$11,092	\$133,100	\$4.89	\$58.69	NNN	10/1/2016	6/30/2031	4 x 5 Yr	10.00%
OI												
LOT	The Hertz Corporation	0%	1	\$600	\$7,200	\$600.00	\$7,200.00	TBC	11/1/2020	10/31/2031	1 x 5 Yr	\$650/mo in 2031
	Total / Average	100%	34,533	\$76,623	\$919,474	\$39.68	\$476.17					
	Vacancy	8%	2,760									
	Occupancy	92%	31,773									

RENT ROLL

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RENT ROLL - PROFORMA 2027

<u>Unit</u>	<u>Tenant</u>	<u>%</u>	<u>Sq. Ft.</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Rent PSF/Mo</u>	<u>Rent PSF/Yr</u>	<u>Type</u>	<u>Start</u>	<u>End</u>	<u>Options</u>	<u>Increases</u>
BUILDING A												
E	Oasis Dance Center	6%	2,040	\$4,080	\$48,960	\$2.00	\$24.00	NNN	8/1/2022	7/31/2028	None	Set
G	Sherwin Williams	18%	6,106	\$8,600	\$103,200	\$1.41	\$16.90	NNN	4/1/2019	3/31/2029	1 x 5 Yr	2029 \$9,890.00 Flat
J	Community Crossings Inc./New Tenant	16%	5,500	\$8,335	\$100,025	\$1.52	\$18.19	NNN	5/1/2022	4/30/2027	1 x 5 Yr	3.00%
AB	NEW TENANT	4%	1,448	\$3,729	\$44,743	\$2.58	\$30.90	TBC	TBD	TBD	TBD	TBD
CD	ASK Kitchen Cabinets	6%	2,041	\$3,904	\$46,848	\$1.91	\$22.95	Gross	4/15/2022	4/30/2032	1- 5 Yr @ FMV	3.00%
BUILDING A												
K	Qing and Guanfang LLC (Una Lash)	4%	1,325	\$2,896	\$34,749	\$2.19	\$26.23	NNN	4/1/2023	3/31/2028	2- 5 yrs. @ FMV	3.00%
N	Beauty Mark Hair Salon	4%	1,255	\$2,743	\$32,915	\$2.19	\$26.23	NNN	4/1/2019	3/31/2029	1 x 5 Yr	3.00%
P	EzyFill, Inc	4%	1,312	\$2,427	\$29,124	\$1.85	\$22.20	NNN	9/1/2025	8/31/2028	1- 5 Yr @ FMV	Set
Q	NEW TENANT	4%	1,312	\$3,378	\$40,541	\$2.58	\$30.90	TBC	TBD	TBD	TBD	TBD
T	Erik Devash & Jose Guzman	3%	1,155	\$2,426	\$29,106	\$2.10	\$25.20	NNN	2/1/2026	1/31/2031	1 x 5 Yr	5.00%
U	Blue Collar Hustlers LLC	4%	1,215	\$2,578	\$30,937	\$2.12	\$25.46	NNN	3/1/2025	2/28/2030	2 x 5 Yr	3.00%
W	San City Base Corp You and I Sushi	8%	2,600	\$7,883	\$94,595	\$3.03	\$36.38	NNN	6/1/2025	5/31/2030	1 x 5 Yr	5.00%
LM	Smiles of Temecula Dental Group	8%	2,600	\$8,779	\$105,348	\$3.38	\$40.52	Gross	5/1/2018	7/31/2028	1 x 5 Yr	5.00%
RS	Victor & Patricia Mendosa	7%	2,355	\$5,564	\$66,768	\$2.36	\$28.35	NNN	3/1/2026	2/30/2029	1 x 3 Yr	5.00%
BUILDING C												
PAD	Starbucks #05949-CA	7%	2,268	\$11,092	\$133,100	\$4.89	\$58.69	NNN	10/1/2016	6/30/2031	4 x 5 Yr	10.00%
OI	The Hertz Corporation	0%	1	\$600	\$7,200	\$600.00	\$7,200.00	NNN	11/1/2020	10/31/2031	1 x 5 Yr	\$650/mo in 2031
LOT		100%	34,533	\$79,013	\$948,158	\$39.76	\$477.07					
		8%	2,760									
	Total / Average Vacancy											

EXCLUSIVELY LISTED BY

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