

# Bel-Villaggio

41221- 41577 Margarita Road • Temecula, California 92591



NEWMARK | PACIFIC

RETAIL FOR LEASE

# BeP. Villaggio



Exterior aesthetic enhancements underway, highlighted by a new paint scheme.



Strategically located at the entrance to Promenade Temecula, the area's only regional mall.



Excellent visibility and convenient access to Margarita Road, experiencing on average  $\pm 30,867$  cars per day.



Affluent trade area with an average household income of \$129,278 within a 3-mile radius. Strong daytime population of 111,667 within a 3-mile radius.



# SITE PLAN & TENANT ROSTER

SUITE	TENANT	SF
A101	2ND GENERATION RESTAURANT AVAILABLE	6,800
B101	Soho Ramen	1,612
B102	Weight Watchers	1,596
B103	Lendmark Financial	1,200
B104	Bel Mondo Salon	2,300
B105	106 Perfect Tan	2,850
C101	Mapo Korean	1,933
C102	AVAILABLE	2,855
C104	AVAILABLE	1,422
C105	Kennedy's Meat Company	1,967
E101	AVAILABLE	4,275

SUITE	TENANT	SF
F101	Original Pancake House	3,729
F102/103	Platos Closet	4,224
F104/105	Hobby Town	2,651
F106	Soccer Warehouse	2,841
F107	Bel Villaggio Dental	1,500
F108	Handel's Ice Cream	2,400
G101	Guru Salon	2,442
G102	The Daily Fix Nutrition	1,400
G103	Hotworx	2,816
G104	AVAILABLE	4,642
G105A	AVAILABLE	1,110
G105B	Sanchez Jewelry Designs	1,497

SUITE	TENANT	SF
G106	Wild Barrel Brewing Company	2,523
G107	SoCal Axe	3,330
G108	AVAILABLE	1,820
G109	Promenade Optometry	2,802
J101	Los Panchos Mexican Grill	4,730
K101	The Crafted Scone	1,487
K102	Jilberto's Taco Shop	1,586
L101	Shogun Teppan & Sushi	8,155
L102	Goodwill	11,845
M101	Sola Salons	3,975
M102	Aiyara Thai Cuisine	3,060
N101	AVAILABLE	1,600
N102	AVAILABLE	4,725
O101	Burgers & Beers	6,028



# NEIGHBORING TENANTS

## Palm Plaza



## Promenade Temecula



## Commons at Temecula



## Winchester Marketplace



## WinCo FOODS

## Winchester Meadows



## BARNES & NOBLE

## LA BOY FURNITURE GALLERIES

## LOWE'S

*Bel-Villaggio*

MARGARITA ROAD (±30,867 ADT)



# TRADE AREA TENANTS



# Bel-Villaggio



## 147,912

3-MILE TOTAL POPULATION



## 116,212

3-MILE DAYTIME POPULATION



## \$129,150

3-MILE AVG. HOUSEHOLD INCOME



## \$771,535

3-MILE MEDIAN HOME VALUE

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE	
POPULATION	2025 Population	11,503	85,240	183,294
	2030 Population	12,065	87,446	191,536
	Total Businesses	973	6,887	10,451
	Total Employees	12,053	53,652	83,866
	Total Daytime Population	20,698	111,667	202,397
	2025 Median Age	36.4	38.1	37.3
HOUSING	2025 Total Households	4,315	29,776	61,300
	2025 Housing Units	4,512	31,244	64,151
	Owner Occupied Housing Units	48.4%	59.0%	62.5%
	Renter Occupied Housing Units	47.2%	36.3%	33.0%
	Vacant Housing Units	4.4%	4.7%	4.4%
2025 Median Home Value	\$681,593	\$669,163	\$663,047	
INCOME	2025 Average Household Income	\$121,958	\$129,278	\$140,938
	2025 Median Household Income	\$102,307	\$103,423	\$112,731
	2025 Per Capita Income	\$43,240	\$45,043	\$47,105
INCOME BREAKDOWN	<\$15,000	8.1%	5.8%	4.9%
	\$15,000- \$24,999	3.3%	2.6%	2.3%
	\$25,000- \$34,999	4.8%	3.9%	3.2%
	\$35,000- \$49,999	4.4%	6.8%	5.8%
	\$50,000- \$74,999	13.2%	14.0%	12.7%
	\$75,000- \$99,999	14.4%	14.6%	13.7%
	\$100,000- \$149,999	21.7%	21.2%	22.2%
	\$150,000- \$199,999	13.7%	13.4%	14.6%
\$200,000+	16.4%	17.6%	20.7%	

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# Ber-Villaggio



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