

RARE SOUTH TEMECULA MULTI-TENANT PAD BUILDING – PRIME LOCATION

NNN Investment Opportunity



OFFERING MEMORANDUM



32435 TEMECULA PKWY.
TEMECULA CALIFORNIA



TABLE OF CONTENTS



3

INVESTMENT SUMMARY

Property Photo
Offering Summary
Investment Highlights

7

PROPERTY OVERVIEW

Aerials
Site Plan
Floorplan
Tenant Info

12

AREA OVERVIEW

Location Map
Area Overview
Demographics



PROPERTY PHOTO



OFFERING SUMMARY



OFFERING

Price	\$6,838,000
Net Operating Income	\$393,129.72
Cap Rate	5.75%
Tenants	Krak Boba, D'or Nail Lounge, Better Buzz & Orangetheory
Lease Type	NNN
Landlord Responsibility	CAM, Roof, Structure, Foundation & Exterior Walls

PROPERTY SPECIFICATIONS

Rentable Area	8,781 SF
Land Area	63,162 SF (1.45 Acres)
Property Address	32435 Temecula Pkwy, Temecula, CA 92592
Year Built / Remodeled	Approx. 2022
Parcel Number	960-020-060
Ownership	Fee Simple (Land & Building Ownership)



INVESTMENT HIGHLIGHTS



Prime Retail Location in the Heart of South Temecula

- Strategically located along **Temecula Parkway (Highway 79)**, one of the city's busiest retail corridors with **42,826 cars per day**.
- Positioned within the **South Temecula Trade Area**, a rapidly expanding hub anchored by **major national and regional retailers**, including Walmart, Kohl's, Sprouts Farmers Market, PetSmart, and EOS Fitness.
- The property benefits from **direct visibility and easy access** from Temecula Parkway and Meadows Parkway, drawing consistent consumer traffic from surrounding residential communities and commuters.
- Surrounded by **high-income neighborhoods and established master-planned communities**, providing a strong, built-in customer base for daily-use retail tenants.

Irreplaceable High-Growth Trade Area

- **South Temecula** is one of Riverside County's most dynamic retail submarkets, supported by ongoing residential and commercial growth.
- Within a **five-mile radius**, there are over **115,000 residents and more than 40,000 employees**, with an average household income of **\$154,776**.
- The area continues to experience **steady population growth**, driven by quality schools, low crime, and desirable suburban living with convenient access to both San Diego and Orange County.

Strong Tenant Lineup Driving Synergy and Stability

- The property is leased to **national and regional lifestyle brands: Better Buzz Coffee, Orangetheory Fitness, Krak Boba, and D'Or Nail Lounge**.
- These complementary tenants serve high-frequency, daily-need consumer traffic—coffee, fitness, beverage, and beauty—creating a synergistic mix that promotes recurring visits and consistent sales performance.
- All tenants occupy **long-term leases** with options to renew, providing a **secure and predictable income stream** for investors.



INVESTMENT HIGHLIGHTS



TOP PERFORMERS:

- **Vail Ranch Plaza:** 2.4M Visitors In The Last 12 Months | Top 86% Of All Centers In the US
 - **Better Buzz:** Top Performing Location, #4 Out Of 23 Locations In The Chain (Top 94%)*
 - **Orangetheory:** Top Performing Location, #52 Out Of 1,003 Locations In The Chain (Top 94%)*
 - **Sprouts:** Top Performing Location, #67 Out Of 424 Locations In The Chain (Top 84%)*
 - **Walmart Supercenter:** Top Performing Location, #190 Out Of 3,886 Locations In The Chain (Top 95%)*
 - **Home Depot:** Top Performing Location, #367 Out Of 1,989 Locations In The Chain (Top 81%)*
- *Source Placer.ai

Thriving Market

- Located within Vail Ranch Plaza anchored by Sprouts, EOS Fitness, Petsmart & Buffalo Wild Wings - With over 2.4M visitors in the last 12 months | Top 86% of all centers in the US. *Source Placer.ai
- Adjacent to the **Redhawk Shopping Center**, featuring a robust mix of national tenants, restaurants, and daily conveniences.
- Close proximity to **Temecula Valley Hospital**, award-winning schools, and major residential communities such as **Redhawk**, **Paseo Del Sol**, and **Morgan Hill**.
- The site's location at the **gateway to Temecula Wine Country** also provides strong tourism-driven traffic throughout the year.

High-Quality Construction and Design

- Newly constructed **Class A retail building** featuring modern architecture, premium materials, and efficient space configurations.
- Includes a **drive-thru lane for Better Buzz Coffee**, generous **surface parking**, and strong monument signage for maximum visibility.
- Designed to accommodate contemporary tenant needs and reduce long-term maintenance costs.

Attractive Investment Fundamentals

- Offered at **\$7,147,813** with a **5.50% capitalization rate**, supported by a **net operating income of \$393,129.72**.
- Excellent credit tenancy, minimal landlord responsibilities, and a diversified rent roll make this a **stable, low-management investment** ideal for passive investors.
- Located in a **high-barrier-to-entry corridor**, where limited new retail development opportunities enhance long-term property value and rent growth potential.



PROPERTY OVERVIEW



LOCATION



Temecula, California
Riverside County
Riverside - San Bernardino - Ontario MSA

PARKING



There are approximately 38 parking spaces on the owned parcel. The property also benefits from cross parking with adjacent shopping center for available overflow parking.

ACCESS



Direct Access from & to Temecula Valley Pkwy., Wolf Store Road and Internal Cross Access within Adjacent Retail Centers.

PARCEL



Parcel Number: 960-020-060
Acres: 1.45 Acres
Square Feet: 63,162 SF

TRAFFIC COUNTS



Temecula Pkwy: 34,287 CPD
Meadows Pkwy: 7,765 CPD

CONSTRUCTION



Year Built: Remodeled in 2022

IMPROVEMENTS



Freestanding drive through building consisting of approximate 8,781 SF

ZONING



Specific Plan (SP-10)



MARGARITA RD (25,306 CPD)

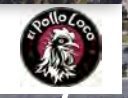
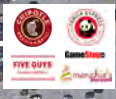
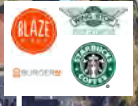
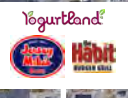
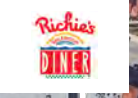
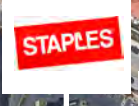
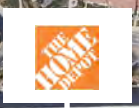
MEADOWS PKWY (13,040 CPD)

TEMECULA PKWY (42,826 CPD)

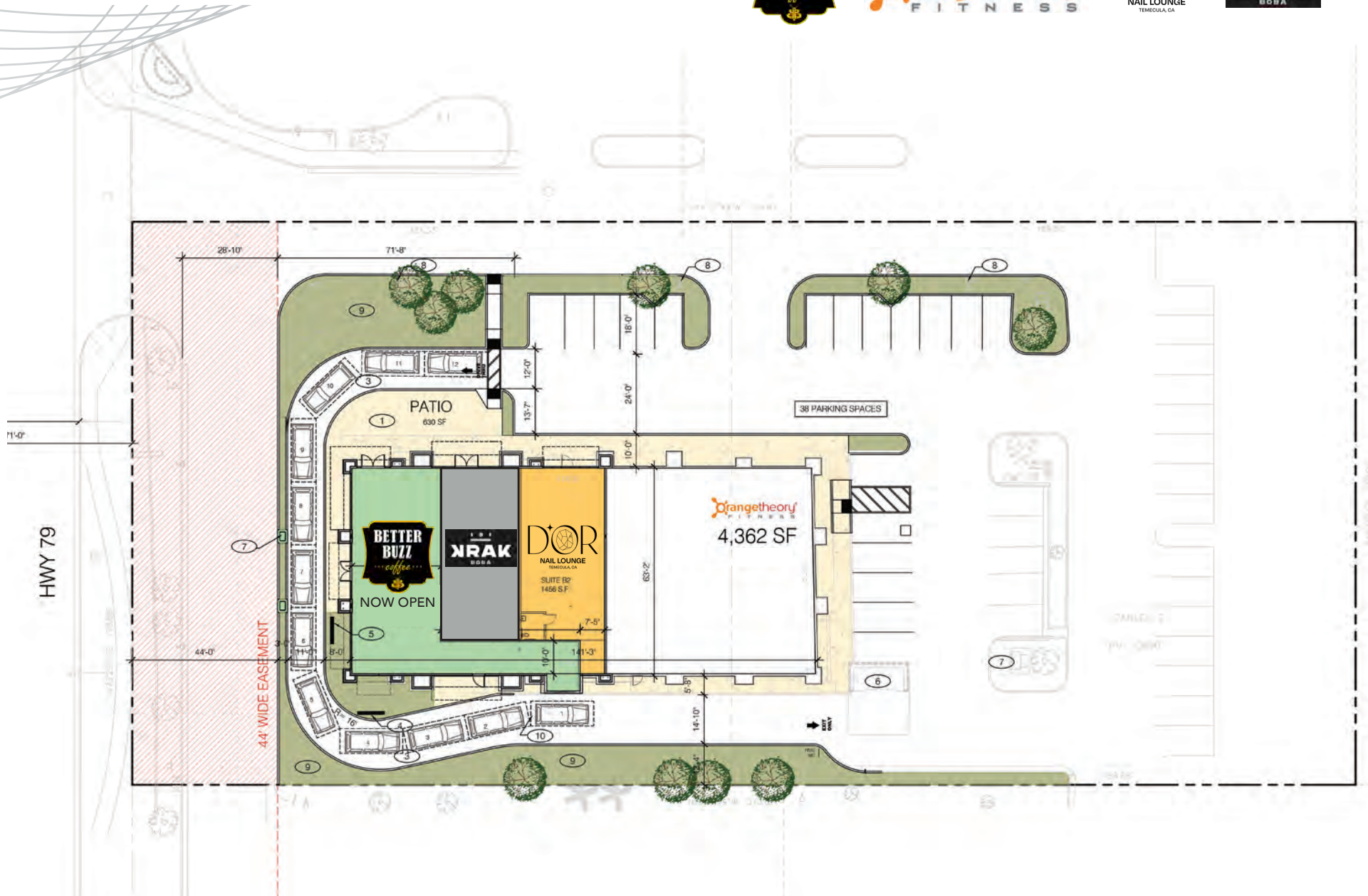
32435 TEMECULA PKWY.

REDHAWK PKWY

8 32435 TEMECULA PKWY
TEMECULA CALIFORNIA



SITE PLAN



FLOORPLAN



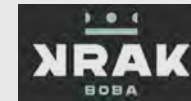
TENANT INFO



Better Buzz Coffee, founded in 2002 and headquartered in San Diego, is a rapidly expanding specialty coffee roaster and café brand with approximately 24 locations across California and Arizona and an estimated \$193 million in annual revenue. Known for its vibrant store design, signature beverages like the “Best Drink Ever,” and commitment to organic, ethically sourced beans, the company has built a strong regional following and vertically integrated supply chain that supports premium positioning and superior margins. With plans to double its store count in the near term, Better Buzz offers investors a compelling opportunity to participate in the continued growth of the specialty coffee market through a brand with proven scalability, strong consumer loyalty, and a differentiated customer experience.



Orangetheory Fitness (OTF) is a high-intensity, heart-rate-monitored boutique fitness studio chain founded in 2010 and headquartered in Boca Raton, Florida. The brand operates over 1,300 studios across the United States and more than 1,500 globally in 24+ countries. While complete audited revenue figures are not publicly disclosed, OTF surpassed US\$1 billion in system-wide sales by 2018. With a proven workout format, strong franchise growth momentum, and an aggregated network of franchisees, OTF offers investors a compelling entry into the growth-oriented segment of the fitness services market.



Krak Boba is a fast-growing bubble-tea franchise founded in Riverside, California in 2018 (with franchising launching in the early 2020s). The bubble-tea / specialty beverage segment is high-growth in the U.S., especially among younger consumers, social-driven retail location, and premiumization of drinks. Krak Boba is positioned to capture a share of that. The aesthetic is designed for “Instagram-friendly” visuals, appealing to younger consumers and social media trends. The brand emphasizes bold, customizable “elixir” drinks, a vibrant youthful ambiance and rapid roll-out — it already lists 25+ locations across states such as California, Texas, Indiana and Colorado.



D’Or Nail Lounge is a premium single-location nail and beauty studio in Temecula, California offering an elevated service mix—luxury pedicures and manicures, nail enhancements, bespoke nail art, and waxing treatments—in a stylish, well-appointed setting. With weekday and weekend operating hours, the salon is positioned to capture both routine and indulgent beauty spend. The model presents a differentiated, service-rich concept in the growing beauty/beauty-services segment, leveraging higher-ticket treatments and strong customer satisfaction to drive revenue growth and margin expansion, while necessitating careful attention to technician talent, operational execution and brand consistency. The operator currently owns/operates two existing high end nail salons in Temecula, CA and Perris, CA reportedly performing at \$1.5-2M in annual sales.



LOCATION MAP

LOS ANGELES

1 hr 35 min | 89 miles

TEMECULA

SAN DIEGO

1 hr 3 min | 60.4 miles



2025 ESTIMATED POPULATION	
1 Mile	15,471
3 Mile	74,466
5 Mile	115,343
2025 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$146,005
3 Mile	\$164,518
5 Mile	\$154,776
2025 ESTIMATED TOTAL EMPLOYEES	
1 Mile	5,653
3 Mile	15,262
5 Mile	40,326



AREA OVERVIEW



TEMECULA

Temecula and Murrieta make up the “Temecula Valley Wine Country,” Southern California’s award-winning wine region centrally located within Southwest Riverside County. The two cities’ Temecula Valley is widely-recognized as the ‘jewel’ of Riverside County, conveniently located just east of Interstate 15 and within an hour’s drive from San Diego, Orange County or the Palm Springs area.

Temecula Valley’s reputation as Southern California’s wine destination makes it a prominent tourist region. The area’s idyllic hills, rolling valleys, year-round Mediterranean weather and rich architectural history are backdrops to a host of attractions: Temecula Valley Wine Country, Old Town Temecula, the Temecula Valley Polo Club, the Temecula Valley Balloon & Wine Festival, the Temecula Valley International Film Festival, championship golf courses, and resort accommodations.



7.8%

PREDICTED JOB GROWTH OVER NEXT 15 YEARS



0.4%

2025 JOB MARKET INCREASE IN RIVERSIDE



115,343

ESTIMATED POPULATION IN 5 MILE RADIUS



\$154,776

AVERAGE HOUSEHOLD INCOME IN 5 MILE RADIUS



AREA DEMOGRAPHICS

POPULATION

	1 mile	3 mile	5 mile
2025 Estimate	15,471	74,466	115,343
2030 Projection	15,190	73,121	115,944
2020 Census	16,631	77,083	114,216
2025 Estimated Employees	5,653	15,262	40,326



POPULATION
(3 MILE)

74,466

HOUSEHOLDS

	1 mile	3 mile	5 mile
2025 Estimate	4,803	23,464	37,180
2030 Projection	4,821	23,542	38,068
2020 Census	5,023	24,225	36,881
Average Household Income	\$146,005	\$164,518	\$154,776



AVERAGE HOUSEHOLD INCOME
(3 MILE)

\$164,518

RACE AND ETHNICITY

	1 mile	3 mile	5 mile
White:	53.6%	53.9%	52.4%
Hispanic or Latino:	39.5%	38.4%	41.2%
Black or African American:	6.3%	5.7%	6.1%
Asian	12.8%	12.9%	12.1%
American Indian or Alaska Native	1.5%	1.8%	1.7%
Other Race	11.9%	11.4%	13.0%



DAYTIME POPULATION
(3 MILE)

35,364

OFFERING MEMORANDUM

32435 TEMECULA PKWY.
TEMECULA CALIFORNIA

BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com

DRE# 01269887



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055