



# 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 4,934 SF
- 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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SITE PLAN



128,580 CPD

64,853 CPD

Interstate 15 - Freeway 178,999 CPD

Rev. 04/20/2026

	TENANT	SQ FT
2	SHAKE SHACK (COMING SOON)	4,500
3	AAA SOUTHERN CALIFORNIA	7,600
4	THE BROKEN YOLK CAFE	6,000
5	SEE'S CANDIES	2,200
6	POTENTIALLY AVAILABLE - CONTACT BROKER FOR DETAILS	4,934
7	ADONAI DESERTS	724
8	JERSEY MIKE'S SUBS	2,000
9	JUICE IT UP	1,500
10	AVAILABLE	4,292
11	AT HOME	86,479
12	PORTALS ENTERTAINMENT	13,052
13	TEMEKU CINEMAS	29,650
14	CLASS ACT TUXEDO & BRIDAL	1,170
15	KAYA BEAUTY THREADING STUDIO	675
16	POTENTIALLY AVAILABLE - CONTACT BROKER FOR DETAILS	675
17	H&R BLOCK	1,490

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	POTENTIALLY AVAILABLE - CONTACT BROKER FOR DETAILS	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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## DEMOGRAPHICS

	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

