

FOR LEASE > RETAIL SPACE

Margarita Crossings

SWC MARGARITA ROAD & OVERLAND DRIVE, TEMECULA, CA



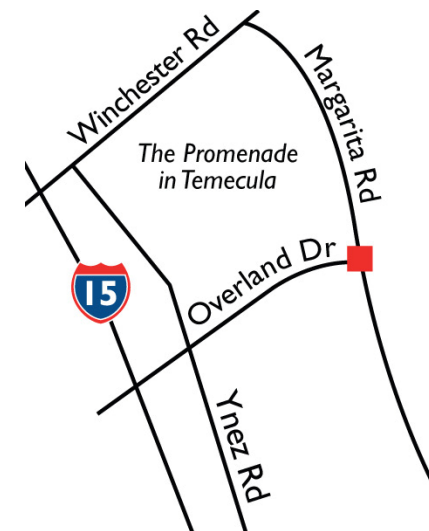
Description

Approximately 35,000 SF retail center, including pads and shops, near Promenade Mall, across from Costco and within walking distance to the 250,000 SF Abbott Lab headquarters expansion completed in 2008. This is one of the last remaining in-fill sites in the heart of Temecula.

Traffic Counts

Margarita Road	(2005)	37,000
Overland Drive	(2005)	20,932

Anchor Tenants

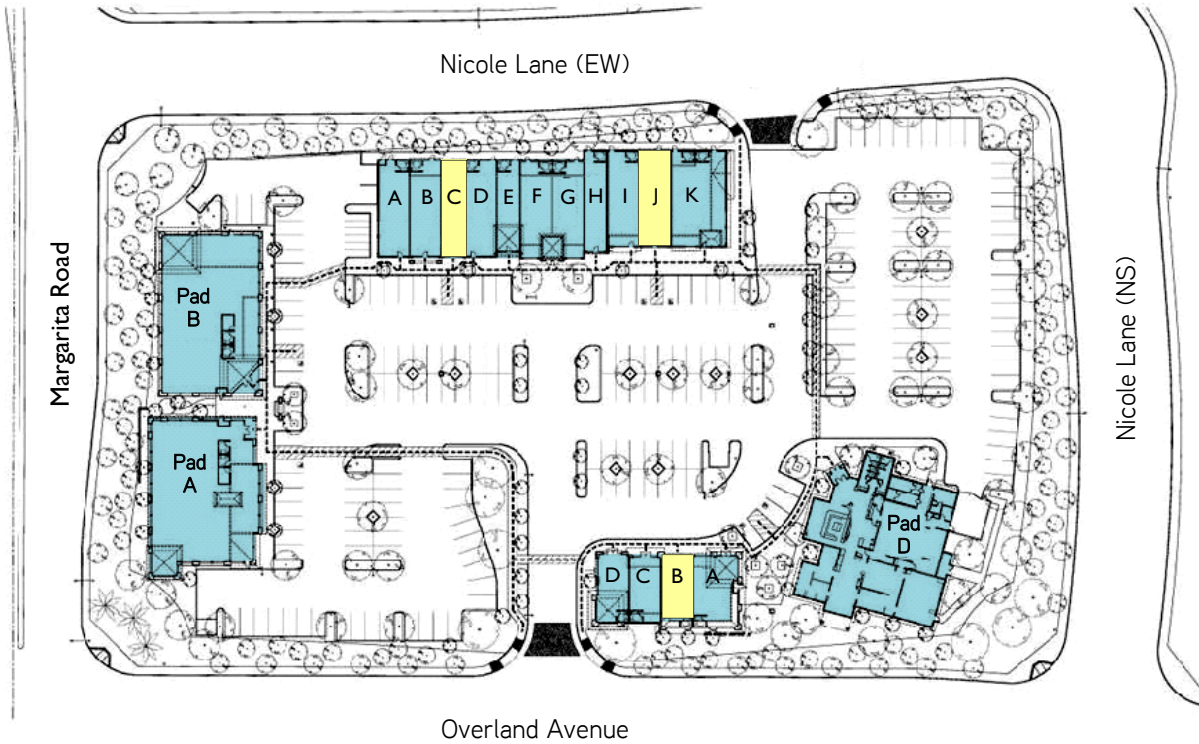


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2007 Population	7,475	76,260	161,241
2007 Avg. HSHD Income	\$63,282	\$81,458	\$84,352

BILL BARNETT
760 930 7934
CARLSBAD, CA
bill.barnett@colliers.com
Lic# 00797620

DOUG HOGAN
760 930 7935
CARLSBAD, CA
doug.hogan@colliers.com
Lic# 00931530

Margarita Crossings > Site Plan & Availability



BUILDING C		
SUITE	TENANT	SF
A	Temecula Valley Wine Co.	1,185
B	Temecula Valley Co.	1,125
C	Vacant	918
D	Salon & Spa	1,225
E	Salon & Spa	874
F	Salon & Spa	1,240
G	Salon & Spa	1,240
H	Salon & Spa	975
I	Submarina	1,215
J	Vacant	1,046
K	Wahoo's Fish Tacos	2,328
PADS		
A	First Team Real Estate	6,000
B	San Diego County Credit Union	6,000
D	Olive Garden Restaurant	7,685
PAD E (approx. 3,829 SF)		
D & C	Dentist	1,750
B	Vacant	880
A	Chiropractic	1,199

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies.

