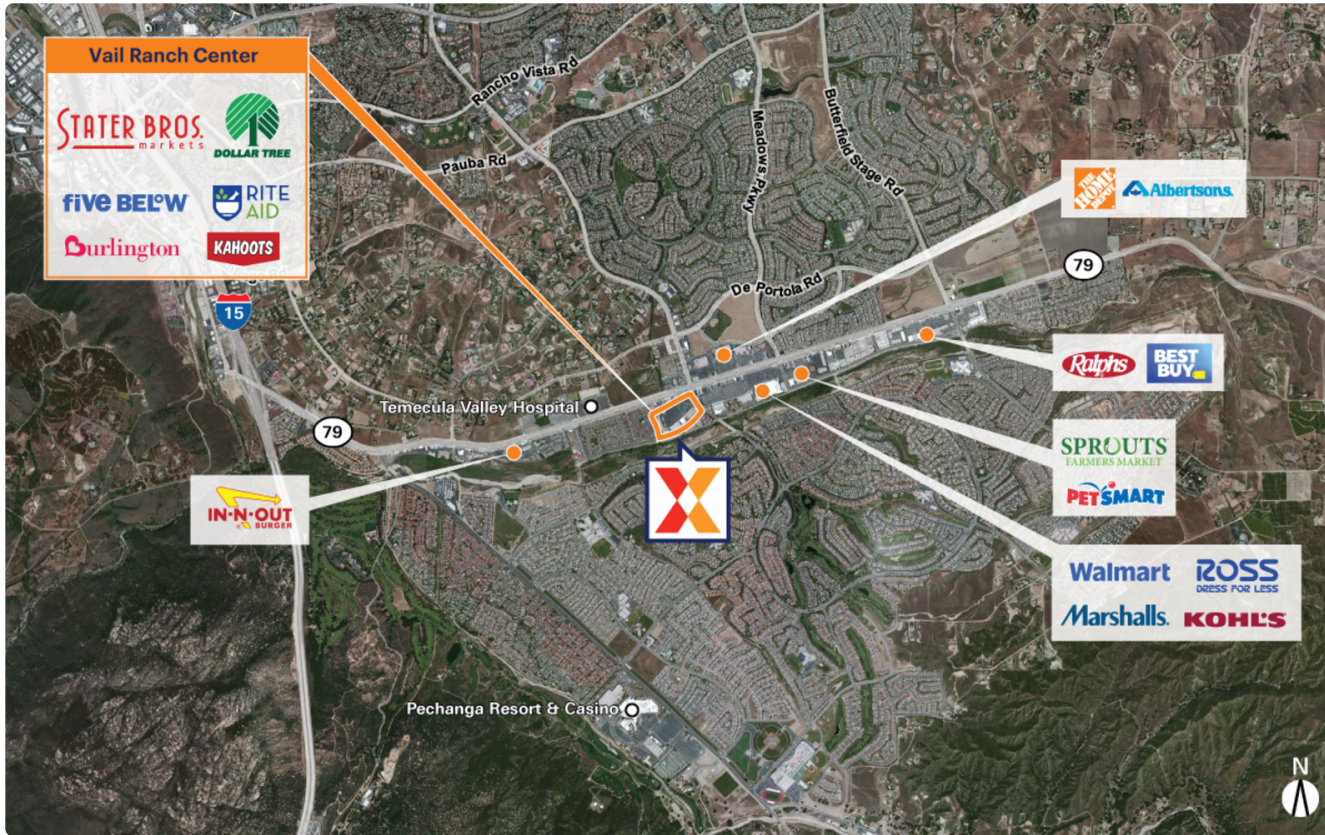


Vail Ranch Center

31685-31845 Temecula Parkway | Temecula, CA 92592

Riverside County | Riverside-San Bernardino-Ontario, CA | 201,682 Sq Ft

33.4784, -117.1030



Demographics	1 Mile	3 Miles	5 Miles
Population	16,491	84,171	121,465
Daytime Pop.	14,894	70,261	128,508
Households	5,192	26,802	39,313
Income	\$155,441	\$163,656	\$160,587

Source: Synergos Technologies, Inc. 2024

Highly trafficked center with Stater Bros that underwent a extensive \$11M center redevelopment, adding Burlington Stores & Five Below, completed in 2024 and is drawing an estimated 4.8M+ annual visits (Placer.ai, 2025)

Surrounded by an affluent and well-educated population with an average household income of \$163K+ and 41% college educated within a 3-mile radius

Situated across from the 140-bed Temecula Valley Hospital

High visibility from 41K+ VPD on Country Glen Way and 27K+ VPD on Redhawk Pkwy (Kalibrate, 2021)



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Available Spaces

P1 5,000 Sq Ft 360° Q 2,000 Sq Ft 360°

Current Tenants

Space size listed in square feet

01	Subway	1,260	FS10A	Dave's Hot Chicken	2,000
02	TT Nails & Spa	1,323	FS10B	Robeks	1,000
03	Pure Nutrition	1,560	FS11	AutoZone	4,950
04	Lisa Donut & Boba	812	G	Rainbow Country Day	5,952
04A	Aqua Channel	812	H1	Chef K	2,300
05	Smart Phone Repair	1,040	H3	Hanger Clinic	2,600
06	Nabe Nabe	1,300	J2	Dream Dinners	1,300
07	Neaumix Fit	1,300	J3	Temecula Wigs	1,300
08	Anna's Frame and Art	1,950	K	Dollar Tree	10,537
09	Stater Bros. Markets	50,499	K-1	ABS Kids	7,463
10	Hana Sushi Restaurant	2,600	N1	Temecula Massage	1,200
11	Vonbrook for the Home	1,300	N3	The Rehab Group	1,200
12	The UPS Store	1,300	N5	Smoke Shop	1,200
13	Rockin Ramen	1,300	O	NeoMed Spa – Temecula Center fo	3,000
14	Harbor Freight Tools	17,347	P3	Hana Taekwondo Academy	2,100
15	Burlington	25,017	P5	Tom Brant Barbershop	1,395
15A	Five Below	10,664	PAD 7	Cava	2,200
A3	Fast Track Fitness	3,761	NAP01	Chevron	0
E-1	Kahoots Pet Products	9,890	NAP02	Taco Bell	0
F10A	Dairy Queen	1,300	NAP03	McDonald's	0
F11A	Sharetea	1,050	NAP04	Medical Office	0
F3	Hot Yoga Healthy You	2,400	NAP05	Bank	0
FS10	Carbon Health	3,200	NAP06	NAP	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 5183

