

**CENTER SIZE:** 201,903 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	16,828	84,639	123,359
🏠	5,068	26,105	39,007
💰	\$111,089	\$111,934	\$108,693

Located along Hwy 79 in the prime retail corridor for S Temecula along with nearby retailers including Kohl's, Ross Dress for Less

Highly trafficked center with Stater Bros, drawing an estimated 4,300 daily visits and over 1.7M visits/year

Surrounded by an affluent population with an average household income of \$111,000+ within 3 miles

Situated across from the 140-bed Temecula Valley Hospital

Riverside-San Bernardino-Ontario, CA  
**VAIL RANCH CENTER**

33.477687, -117.102934  
 31685-31845 Highway 79 South | Temecula, CA 92592



5183 - 02.13.25

**AVAILABLE SPACE**

E-1	5,000 SF
E-3	4,890 SF
F1	2,632 SF
K-1	7,463 SF
O3	1,560 SF

**CURRENT RETAILERS**

A1	Scrubs N Extra	1,782 SF
A3	Lighthouse Tutoring	1,979 SF
F10A	Dairy Queen	1,300 SF
F11A	True Art Salon	1,050 SF
F3	Hot Yoga Healthy You	2,400 SF
FS10	Kahoots Pet Store	6,200 SF
FS11	AutoZone	4,950 SF
G	Child Care Facility	3,320 SF
H1	Chef K	2,300 SF
H3	Hanger Clinic	2,600 SF
J2	Dream Dinners	1,300 SF
J3	Temecula Wigs	1,300 SF
K	Dollar Tree	10,537 SF
N.A.P.	Chevron	
N.A.P.1	Taco Bell	
N.A.P.2	McDonald's	
N.A.P.3	Medical Office	
N.A.P.4	Bank	
N.A.P.5	N.A.P.	
N1	Temecula Massage	1,200 SF
N3	Physical Therapy	1,200 SF
N5	Smoke Shop	1,200 SF
O	Ostomy of Inland Empire	3,000 SF
P1	Pizza Factory	5,000 SF
P3	Hana Taekwondo Academy	2,100 SF
P5	Glenn's Barber Shop	1,395 SF
PAD 7	Frontwave Credit Union	2,200 SF
Q	Temecula Music Academy	2,000 SF
O1	Subway	1,260 SF
O2	Bella Nails and Spa	1,323 SF
O4	Lisa Donut & Boba	812 SF
O4A	Alkapro	812 SF
O5	Smart Phone Repair	1,040 SF
6-7	Greg Ardary, DDS	2,600 SF