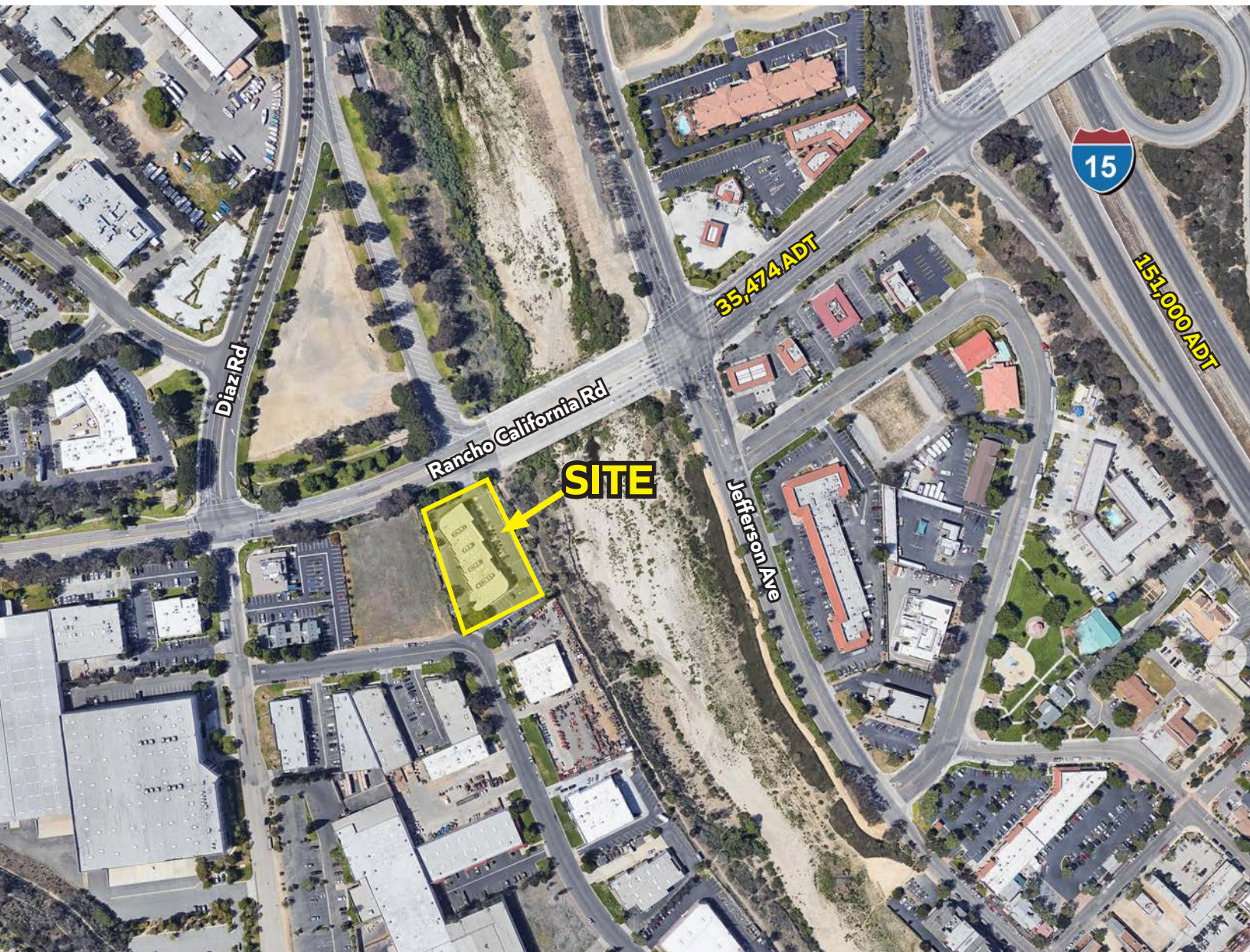


28751 Rancho California Rd

FORMER WELLS FARGO BANK FOR SUBLEASE | TEMECULA, CA



Ron Pepper

858.523.2085

rpepper@retailinsite.net

Maya Grim

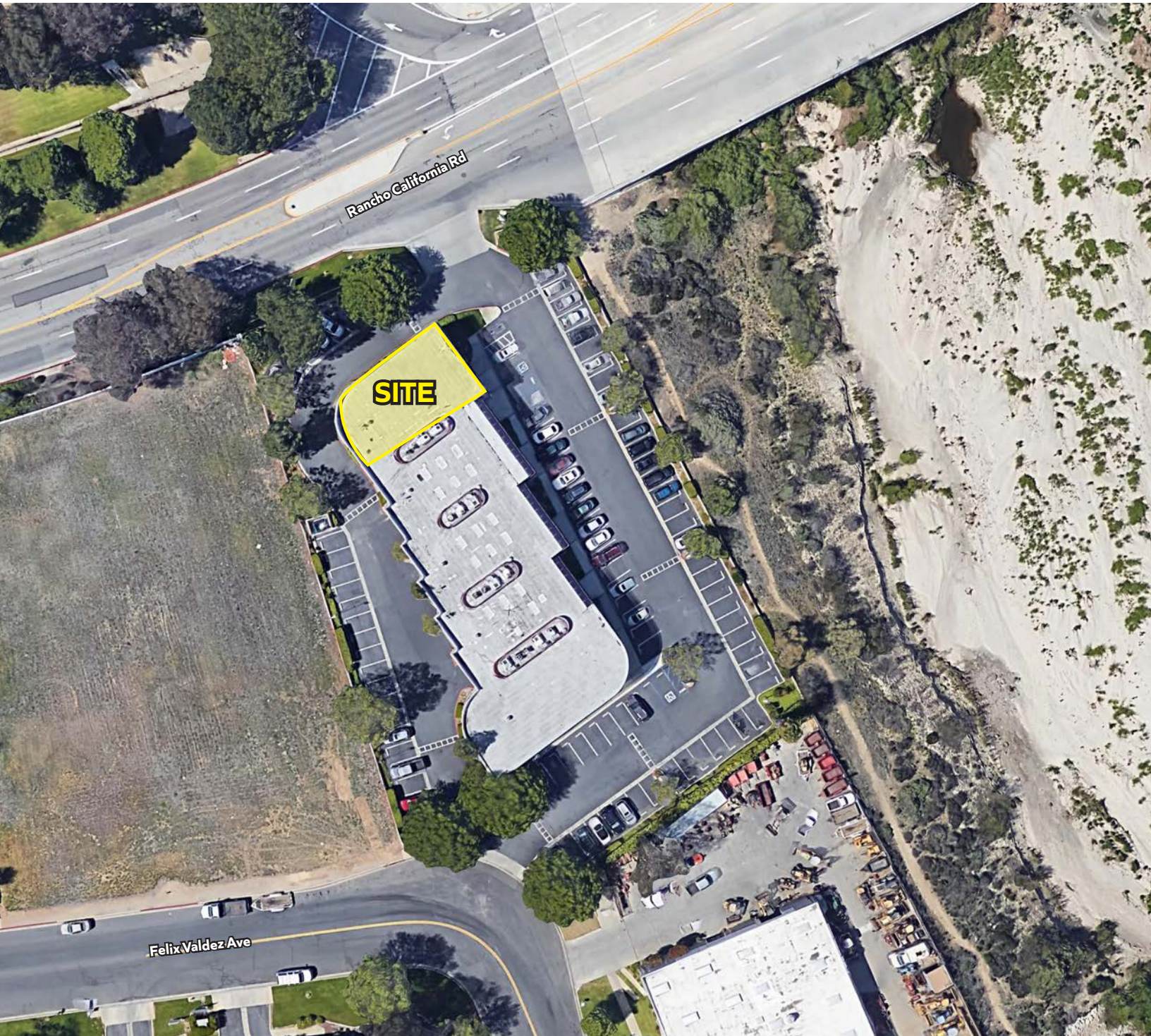
858.523.2094

mgrim@retailinsite.net

Retail Insite

120 S Sierra Ave, Ste. 110, Solana Beach, CA 92075

lic. 01206760 t. 858 523 2090



- Available for Sublease - 4,128 SF Former Wells Fargo Bank
- Easy access to I-15
- Good visibility to Rancho California Road

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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28751 Rancho California Rd, Temecula, California, 92590

**POPULATION****1 mile****3 miles****5 miles**

Total Population	7,884	49,752	152,675
Projected Population (2022)	8,757	52,893	164,028

**HOUSING**

Total Households	2,952	17,301	48,708
Projected Total Households (2022)	3,278	18,356	52,123

**INCOME**

Median Household Income	\$49,261	\$74,685	\$84,873
Average Household Income	\$66,872	\$95,970	\$104,943
Per Capita Income	\$25,013	\$32,903	\$33,518
Median Disposable Income	\$41,232	\$59,016	\$66,797
Average Disposable Income	\$54,885	\$73,127	\$79,267

**DAYTIME DEMOS**

Total Daytime Population	23,692	83,399	171,453
Daytime Population Workers	19,583	56,971	89,787
Daytime Population Residents	4,109	26,428	81,666

**RACE & ETHNICITY**

White	4,747	60.21%	33,234	66.80%	100,902	66.09%
Black or African American	343	4.35%	2,132	4.29%	7,541	4.94%
American Indian & Alaska Native Population	75	0.95%	454	0.91%	1,526	1.00%
Asian Population	730	9.26%	4,612	9.27%	16,734	10.96%
Pacific Islander Population	23	0.29%	198	0.40%	628	0.41%
Other Race Population	1,468	18.62%	5,909	11.88%	14,606	9.57%
Population of Two or More Races	498	6.32%	3,214	6.46%	10,739	7.03%
Hispanic Population	3,371	42.76%	16,141	32.44%	45,099	29.54%
Non-Hispanic Population	4,513	57.24%	33,611	67.56%	107,576	70.46%

**EDUCATION**

Bachelor's Degree	816	16.04%	6,671	20.52%	20,758	21.13%
Graduate/Professional Degree	302	5.94%	3,261	10.03%	10,747	10.94%

**AGE**

Median Age	33.1	34.6	34.7
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