

# BUTTERFIELD STATION SHOPPING CENTER

Marcus & Millichap  
DUONG INVESTMENT GROUP



32909 TEMECULA PARKWAY, TEMECULA, CA 92592

OFFERING MEMORANDUM



# BUTTERFIELD STATION SHOPPING CENTER

## Exclusively Listed By

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# INVESTMENT OVERVIEW

## Investment Highlights



**Smart & Final and Ralphs Shadow-Anchored Shopping Center, Providing for Consistent Daily Traffic**



**Stable, Internet-Resistant Tenant Mix with Excellent Synergy, 100% Occupied by Service-Based Tenants That Are Resistant to E-Commerce Disruption and Provide Essential, Daily-Use Services**



**Strategically Positioned Along Temecula Parkway, a Major Retail Thoroughfare with Traffic Counts Exceeding 90,000 Cars Per Day at the Nearby Intersection**



**Favorable Going-In Cap Rate of 6.89% | Excellent Financing Available with 69% LTV and 3-Year Interest-Only Terms, Resulting in a Projected Cash-on-Cash Return of 7.75% in Year 1 & 9.41% in 2028**

## Prime Location in Temecula's Growth Corridor

- ▶ **Temecula Parkway Is the Area's Primary Retail Artery**, Featuring National Retailers Including Home Depot, Walmart, Ross, Marshalls, ALDI, PetSmart, Smart & Final, Ralphs, and Many More
- ▶ **Located at the Gateway to Temecula Valley Wine Country**, a Premier Southern California Destination for Wine Tourism (Dubbed "The Napa Valley of Southern California")
- ▶ **Just 3 Miles from Pechanga Resort Casino**, Southern California's Largest Casino & Resort Property at Over 200,000 SF with  $\pm 3$  Million Annual Visitors
- ▶ **Over 8,000 Homes are Located in the Immediate Area** | Directly Across from a Brand New, 164-Home Development by Woodside (Construction Grading is Currently in Progress)

## Strong Real Estate Fundamentals

- ▶ **High Quality, 2007 Construction with Modern Landscaping and Parking Areas** | Abundant Parking with  $\pm 340$  Spaces Within the Shopping Center
- ▶ **Excellent Demographics: Average Household Income Exceeds \$135,000 Within 5 Miles**, Well Above the Inland Empire Average, Which Provides a Strong Customer Base
- ▶ **Temecula is a Premier Southern California Submarket Known for Its Affluence, Quality of Life, and Limited Commercial Inventory**
- ▶ **Temecula Offers One of the Region's Most Stable Retail Environments With Sustained Tenant Demand and Low Vacancy Rates**





# INVESTMENT OVERVIEW

## Tenant Spotlight

### Fitness 19

Fitness 19 is a value-focused gym chain with over 60 locations in 11 states, known for offering affordable, no-frills fitness amenities. Founded in 2003, the brand targets suburban neighborhoods and provides strength training, cardio, and free weight equipment in a clean, accessible environment.

Its membership model emphasizes high retention through low pricing and localized community engagement—making it a stable, traffic-generating tenant for neighborhood retail centers.



Website [www.fitness19.com](http://www.fitness19.com)

### Massage Envy

Massage Envy is the nation's largest therapeutic massage and skincare franchise with over 1,150 locations and more than 1.65 million active members. Backed by a recurring revenue membership model, it is a top-tier tenant in the wellness space with high brand recognition and strong consumer loyalty. The franchise's scale and consistent performance make it a highly creditworthy and desirable tenant.



Website [www.massageenvy.com](http://www.massageenvy.com)

### European Wax Center

European Wax Center operates over 1,000 locations across the U.S., making it one of the nation's fastest-growing personal care franchise systems. Specializing in proprietary wax services with a premium client experience, the brand has established strong brand equity in the beauty and wellness segment. With recurring customer visits and a recession-resilient service model, EWC serves as a reliable co-tenant for health, beauty, and lifestyle centers. This Temecula Parkway location is operated by a franchisee with 16+ locations across Southern California.



Website [www.waxcenter.com](http://www.waxcenter.com)



“This studio and the owner truly has a passion for instilling confidence and giving survival skills to our youth. Their motto of “The Bullying Stops Here” is amazing...I would highly recommend Giordano Martial Arts over any other studio the valley has to offer.” -Rebecca S., Yelper

### Giordano's ATA Martial Arts

Giordano's ATA Martial Arts (2 locations) is a community-focused martial arts studio dedicated to physical fitness, confidence building, and youth enrichment. These centers serve as activity anchors that drive recurring family traffic and community engagement. As an educational and fitness hybrid, this tenant supports peak-hour traffic and broadens demographic reach for the subject property.



Website [www.giordanosatamartialarts.com](http://www.giordanosatamartialarts.com)

### Legacy Dental

Legacy Dental Temecula is a full-service dental practice specializing in implants, orthodontics, and cosmetic dentistry. The clinic offers advanced procedures such as All-on-4 implants and full-mouth reconstructions. Its comprehensive services and strong community presence make it a stable, service-oriented anchor within the center.



Website [www.legacydentaltemecula.com](http://www.legacydentaltemecula.com)

### Zenyth Chiropractic

Zenyth Chiropractic is a wellness-focused tenant offering chiropractic and corrective care services designed to attract recurring, appointment-based traffic.



The clinic draws a steady stream of health-conscious clientele and complements neighboring personal care and fitness tenants. With strong community demand for holistic health services, Zenyth enhances foot traffic and drives repeat visits, contributing to long-term stability for the subject property.



# INVESTMENT OVERVIEW

## Aerial Photo





# INVESTMENT OVERVIEW

Close-Up Aerial Photo





# FINANCIAL ANALYSIS

## Offering Summary

Property Name	Butterfield Station Shopping Center
Property Address	32909 Temecula Parkway Temecula, CA 92592
Assessor's Parcel Number	960-030-042/041/035
Current Occupancy	100%
Year Built	2007
Gross Leasable Area (GLA)	±30,041 Square Feet
Lot Size	±4.10 Acres (±178,595 Square Feet)

## Pricing

Price	\$9,890,000
Cap Rate	6.89%
Cap Rate (2028 Income):	7.41%
Price/SF	\$329.22

## Financing Quote (as of July 2025)

% Down / Down Payment	31% / \$3,090,000
Loan-to-Value / Loan Amount	69% / \$6,800,000
Interest Rate	6.50%
Amortization	Interest Only (3 Years)
Loan Program	3-Year Interest Only 27-Year Amortization Following Interest Only Period 5-Year Fixed, 10-Year Term

NOTE: Financing quotes are time sensitive and subject to change.

## Annualized Operating Data

	Current	2028 Projection**
Gross Potential Rent	\$711,733	\$766,611
Income from Property Management*	\$12,000	\$12,000
Expense Reimbursements	\$195,679	\$196,688
Gross Potential Income	\$919,594	\$975,298
Vacancy Reserve	3% / (\$27,228)	3% / (\$29,259)
Effective Gross Income	\$892,366	\$946,040
Less Expenses	(\$210,476)	(\$213,151)
<b>Net Operating Income</b>	<b>\$681,715</b>	<b>\$732,889</b>
Debt Service	(\$442,000)	(\$442,000)
Cash Flow After Debt Service	\$239,410	\$290,889
<b>Cash on Cash Return</b>	<b>7.75%</b>	<b>9.41%</b>

## Expenses

	Current	2028 Projection*
Property Tax (1.1724%)	\$115,948	\$115,948
Insurance	\$10,665	\$10,665
CAM-Service Contracts	\$27,281	\$27,281
CAM-Repairs & Maintenance	\$4,183	\$4,183
CAM-Utilities/Misc.	\$23,929	\$23,929
Property Management	\$28,469	\$31,144
<b>Total Expenses</b>	<b>\$210,476</b>	<b>\$213,151</b>
Expenses/SF	\$7.01	\$7.10

\*Income includes additional management fees for handling the common area, paid by Smart & Final, pad, Wells Fargo, and subject property tenants. Please contact Agents for more details.

\*\*The 2028 Projection assumes one lease renewal at market rent (\$2/SF NNN), one renewal at current increases (3% annual), and scheduled increases for all other tenants. Please see the rent roll on the next page and contact Agents for more details.

# FINANCIAL ANALYSIS

## Rent Roll - As of July 2025

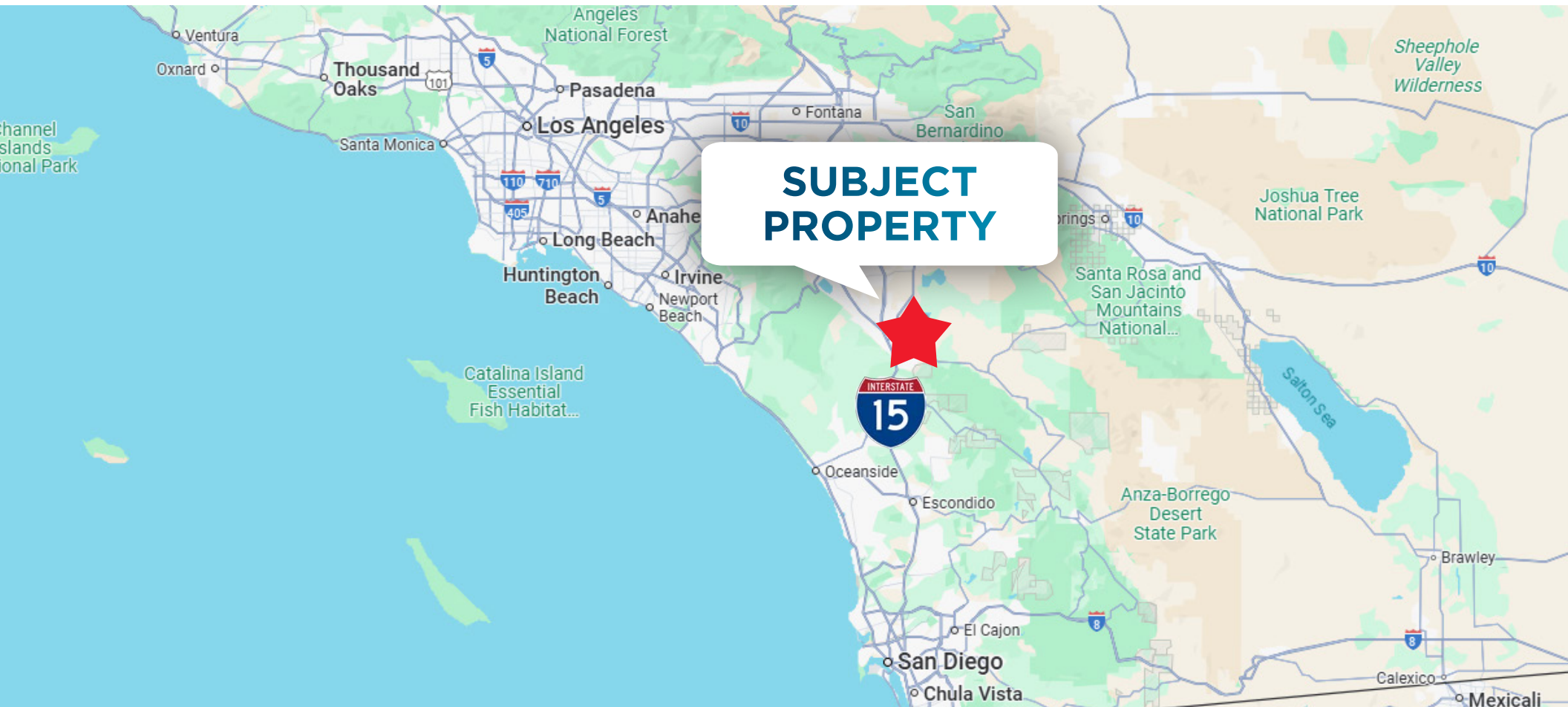
Suite	Tenant Name	GLA	% of GLA	Tenancy	Expires	Current Monthly Rent	Current Rent/SF/Mo	Lease Type	Increases	Options	2028 Monthly Rent (Increase Details)
101	Fitness 19	18,716	62.30%	±8 Years	02/28/2034	\$30,246.00	\$1.62	NNN*	2028: 12%	Two, Five-Year @ 12%	\$33,802.09 (Scheduled)
102	Legacy Dental	2,288	7.62%	±5 Years	06/30/2030	\$5,565.62	\$2.43	NNN	2.5% Annual	None	\$5,847.38 (Scheduled)
103	Martial Arts	2,220	7.39%	±6 Years	04/30/2026	\$4,024.00	\$1.81	NNN	None	One, 7-Year @ FMV	\$4,573.20 (Renewal @ \$2/SF)
104	European Wax Center	1,241	4.13%	±14 Years	01/31/2027	\$3,022.00	\$2.44	NNN	3% Annual	One, Five-Year @ FMV	\$3,206.04 (Renewal @ 3% Ann.)
105	Massage Envy	3,267	10.88%	±18 Years	03/31/2028	\$10,145.72	\$3.11	NNN	3% Annual	Two, Five-Year @ 3% Annual	\$10,763.59 (Scheduled)
106	Zenyth Chiropractic	2,309	7.69%	±3 Years	03/13/2032	\$6,307.77	\$2.73	NNN	3% Annual	Two, Five-Year @ >3%/FMV	\$6,691.91 (Scheduled)
# of Tenants: 6	Total Available: Total Occupied:	0 SF 30,041 SF		Average: ±9 Years	Monthly: Annual:	\$59,311 \$711,733	Average: \$1.97/SF				Monthly Total: \$64,884

\*Tenant does not reimburse for property management, and instead pays a 15% admin fee on expenses (excluding tax, insurance, and utilities).



# MARKET OVERVIEW

## Regional Map



±90,000

CARS PER DAY AT TEMECULA PARKWAY/  
BUTTERFIELD STAGE ROAD INTERSECTION



±200,000

CARS PER DAY ON  
I-15 @ TEMECULA PARKWAY



±61 MILES

VIA I-15 TO  
DOWNTOWN SAN DIEGO



±65 MILES

VIA I-15 TO  
ORANGE COUNTY

1

2

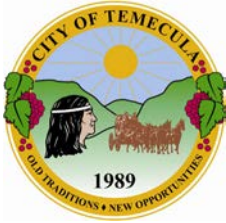
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MARKET OVERVIEW



# MARKET OVERVIEW

## The City Of Temecula



Temecula stands out within the Inland Empire as a modern, affluent, and fast-growing submarket, distinct from many neighboring cities in the region. The property is located along Temecula Parkway, a key east–west commercial corridor that sees heavy daily traffic and connects directly to the I-15 freeway, offering excellent accessibility for consumers across the valley. This corridor continues to attract a strong mix of national retailers, service tenants, and restaurant users due to its visibility and growing consumer base.

Retail demand in Temecula is buoyed by superior demographics. Within a 5-mile radius, the area boasts an average household income exceeding \$135,000, well above Inland Empire averages. The city benefits from a well-educated population, a high rate of homeownership, and a thriving suburban lifestyle that attracts both residents and retailers seeking long-term stability.

Temecula’s evolution into a key regional hub is reflected in the number of active commercial and residential developments nearby. New housing communities, expanded healthcare facilities, and continued investment into the local infrastructure are strengthening the city’s long-term growth trajectory. Its reputation as a wine country destination and family-friendly locale only adds to its consumer draw.

Temecula’s strong municipal planning and sustained economic investment make it one of the most sought-after retail markets in the Inland Empire. For investors, this translates to dependable foot traffic, strong tenant retention, and real estate appreciation potential driven by both demand and quality-of-life metrics.

## Notable Nearby Infrastructure

### TEMECULA PARKWAY



### PECHANGA RESORT & CASINO



### TEMECULA VALLEY HOSPITAL



### TEMECULA WINE COUNTRY



### INTERSTATE 15



Temecula City Hall



Downtown Temecula

## Demographics

### Income & Economics

	1-Mile	3-Mile	5-Mile
Average Household Income	\$140,504	\$144,963	\$135,579
Average Household Retail Expenditure	\$315,977	\$308,626	\$294,741
2024 Daytime Population	11,838	58,112	102,170

### Population

2029 Population	17,520	74,523	115,787
2024 Population	17,261	73,361	113,461
2010 Population	14,974	64,694	100,574

### Households

2029 Households	5,476	23,725	38,195
2024 Households	5,351	23,260	37,294
2010 Households	5,178	22,623	36,066



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