



SIZE

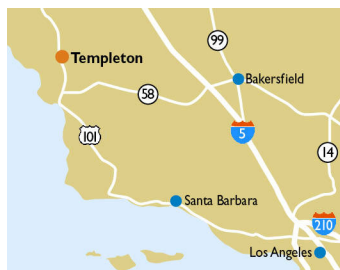
21,117 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	3,567	12,628	27,147
Households	1,321	4,706	10,347
Median HH Income (\$)	109,001	105,087	99,358

MAJOR TENANT(S)

Trader Joe's



LOCATION

1111-1115 Rossi Road | Templeton, CA 93465

PROPERTY HIGHLIGHTS

- Anchored by Trader Joe's, a leading grocer in the fresh market format
- Located in Templeton, a popular tourist destination with several world class wineries in addition to Pismo Beach and Hearst Castle
- The center is located off of US Highway 101, which benefits from over 71,200 vehicles per day

LEASING CONTACT

Marissa Visconsi  
 Mobile (303) 547-4386  
 mvisconsi@phillipsedison.com

MORE INFO

www.phillipsedison.com








# VINEYARD CENTER

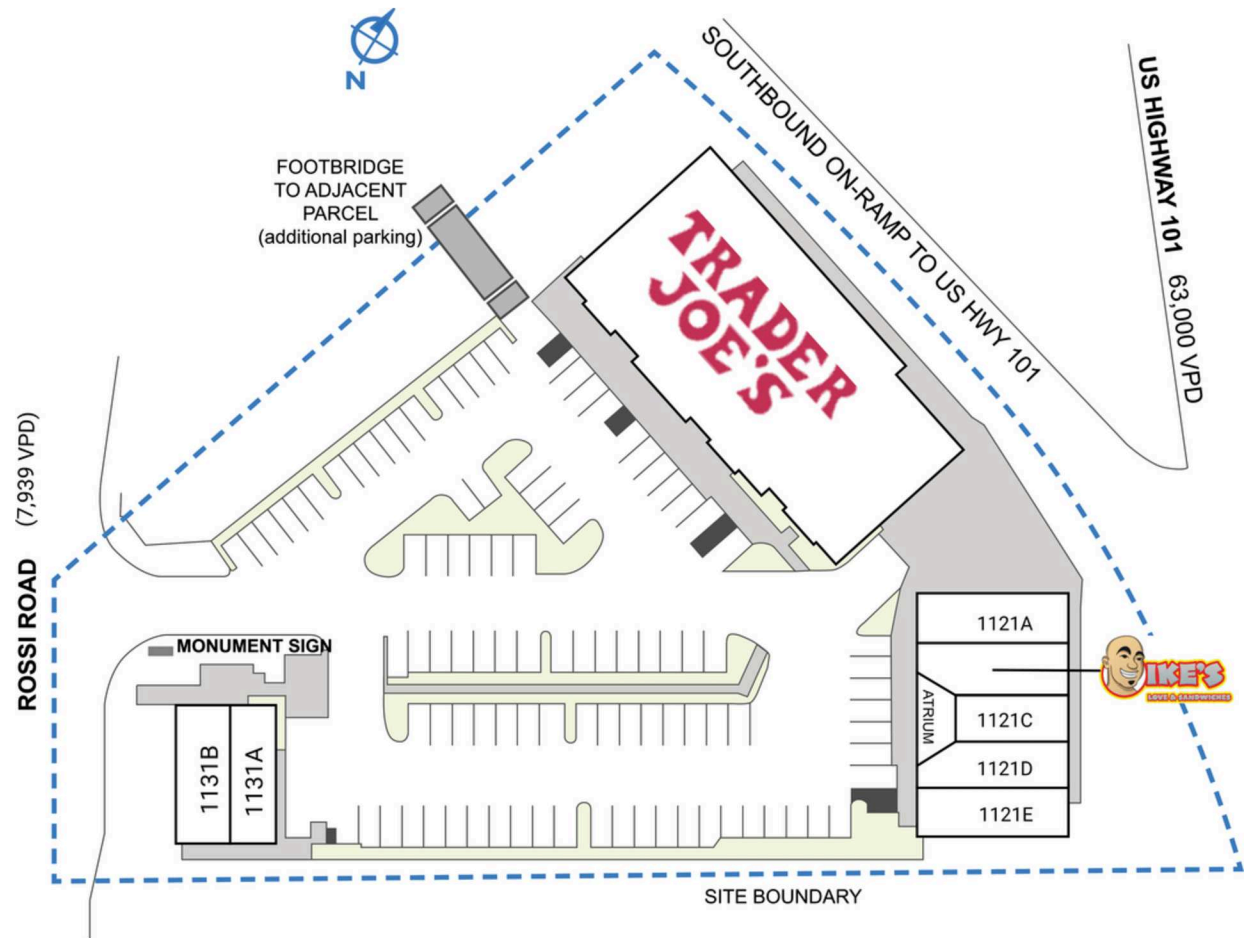
1111-1115 Rossi Road | Templeton, CA 93465

SPACE	TENANT	SQ. FT.
1111	Trader Joe's	12,770 SF
1121A	J & R Natural Meats	1,338 SF
1121B	Ike's Love & Sandwiches	1,339 SF
1121C	Merry Hill Coffee & Teas	992 SF
1121D	Hunter Salon	1,212 SF
1121E	Maddie Mae's Pet Pantry	1,117 SF
1131A	Pier 46 Seafood	1,300 SF
1131B	Templeton Nails	1,049 SF
<b>TOTAL SQ. FT.</b>		<b>21,117</b>

**SITE LEGEND**

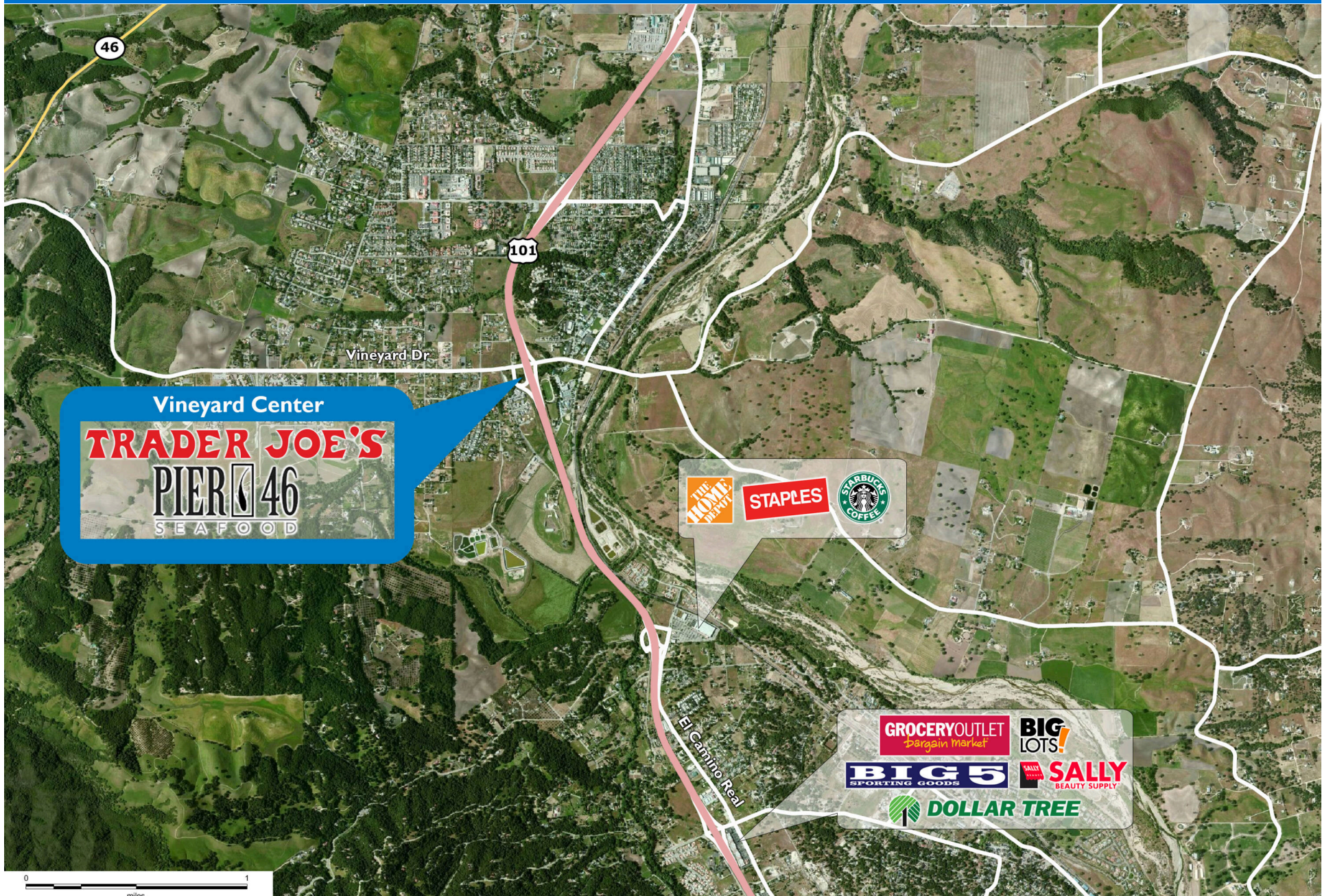
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# VINEYARD CENTER

1111-1115 Rossi Road | Templeton, CA 93465



# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Vineyard Center Templeton, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	3,567	12,628	27,147
	2027 Projected Population	3,761	13,205	28,120
	2010 Census Population	3,280	11,836	26,054
	2000 Census Population	2,825	10,008	23,067
	1990 Census Population	2,155	7,960	19,519
	Historical Annual Growth 1990 to 2000	2.74%	2.32%	1.68%
	Historical Annual Growth 2000 to 2010	1.50%	1.69%	1.22%
	Estimated Annual Growth 2010 to 2022	0.66%	0.51%	0.32%
	Projected Annual Growth 2022 to 2027	1.06%	0.90%	0.71%
	Median Age	41.6	44.1	43.6
Households	Q2 2022 Estimated Households	1,321	4,706	10,347
	2027 Projected Households	1,393	4,921	10,719
	2010 Census Households	1,216	4,410	9,927
	2000 Census Households	980	3,544	8,444
	1990 Census Households	808	2,920	7,061
	Historical Annual Growth 1990 to 2000	1.95%	1.95%	1.81%
	Historical Annual Growth 2000 to 2010	2.18%	2.21%	1.63%
	Estimated Annual Growth 2010 to 2022	0.65%	0.51%	0.33%
	Projected Annual Growth 2022 to 2027	1.06%	0.90%	0.71%
	Population per Household	2.67	2.66	2.60
Population by Race	White	78.3%	79.5%	78.8%
	Black or African American	0.3%	0.4%	0.5%
	Asian & Pacific Islander	1.2%	1.3%	1.3%
	Other Races	4.6%	4.4%	4.2%
	Hispanic Population	15.7%	14.4%	15.2%
Income	Average Household Income	\$119,867	\$122,158	\$118,632
	Median Household Income	\$109,001	\$105,087	\$99,358
	Per Capita Income	\$44,825	\$45,995	\$45,618
Education (Age 25+)	Elementary	1.5%	2.0%	1.6%
	Some High School	1.3%	1.5%	2.5%
	High School Graduate	15.3%	16.7%	20.1%
	Some College	33.3%	31.2%	30.4%
	Associates Degree Only	13.1%	12.4%	11.6%
	Bachelors Degree Only	22.9%	23.4%	21.8%
	Graduate Degree	12.6%	12.8%	12.1%
Business	Number of Businesses	168	535	1,203
	Total Number of Employees	1,687	5,473	12,910
	Employees per Business	10.05	10.23	10.74
	Residential Population per Business	21.25	23.60	22.57

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.