



FOR LEASE



Suite E-101: 2,330± SF

- Former Hair Salon Available March 1, 2027
- Corner Unit With Lots of Glass, Adjacent to Common Area Patio
- Common Area Patio With Chairs, Tables, and Umbrellas for Tenants & Customers



\$2.75 PSF Plus NNN
Monthly Base Lease Rate

JOIN:



Butterfield Ranch Shopping Center

Temecula Parkway (Hwy 79S) and Butterfield Stage Road, Temecula, CA 92592

Mark Esbensen

President | CEO

CA License # 00713990

(951) 491-6300

mesbensen@westmarcre.com

Ali Esbensen

Sales Associate

CA License # 01983671

(951) 491-6300

aesbensen@westmarcre.com



Exclusively Listed By: Ali Esbensen (DRE #01983671) & Mark Esbensen (DRE #00713990) | (951) 491-6300 | www.westmarcre.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

PROPERTY FEATURES

- Located at signalized intersection of Temecula Parkway (Formerly Highway 79 South) and Butterfield Stage Road in the highly desirable South Temecula market. Shopping center entrance on Butterfield Stage Road is signalized.
- Situated near entrance to 478± acre, 1,126± unit Morgan Hill Master Planned Community developed by McMillin Homes. Numerous other large specific plans in trade area including: Paseo del Sol (4,630± units), Crowne Hill (1,300± units), Red Hawk (2,350± units), Vail Ranch (1,500± units), Wolf Creek (1,780± units), and Elderberry Park (a new 164± new single family home community under construction across Temecula Parkway from Butterfield Ranch Shopping Center).
- Shadow anchor and adjacent to Ralph's Grocery Store and CVS Drug Store anchored Marketplace at Vail Ranch.
- Parking ratio of approximately 5/1,000 SF.



Demographics

Source: CoStar 2025		1 mile	3 mile	5 mile
	2025 Population (Estimated)	14,763	66,770	111,204
	2030 Population (Projected)	15,007	67,992	113,596
	Daytime Employee Population	2,789	16,596	34,806
	Average Household Income	\$165,639	\$161,795	\$146,100

Traffic Counts

Source: CoStar 2026		ADT 
Temecula Parkway (East of Butterfield Stage Road)		46,917
Butterfield Stage Road (South of Temecula Parkway)		19,407

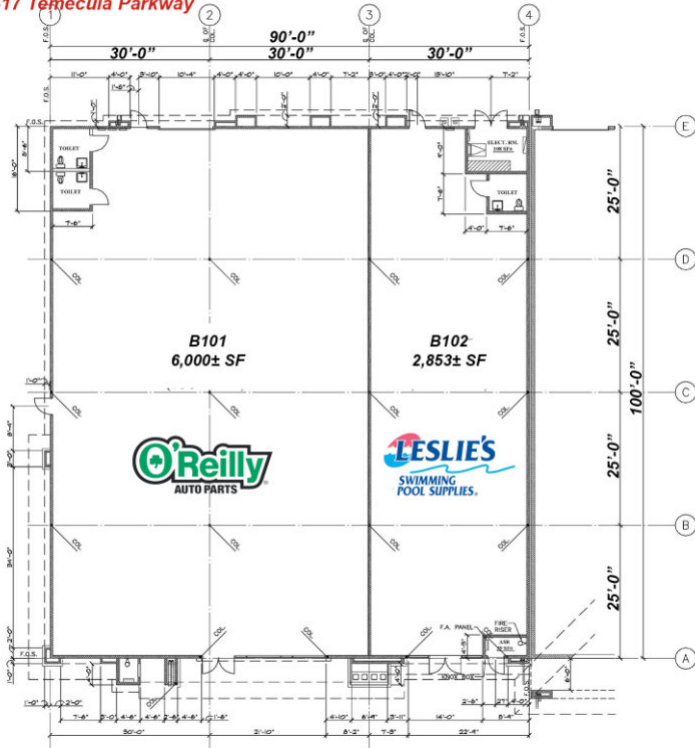
Large retailers in trade area include:



Building	Address	Approximate Square Feet	Approximate Dimensions	Approximate Base Rent PSF	Status
A	33449 Temecula Parkway				
		6,300	-----	-----	Butterfield Animal Hospital
B	33417 Temecula Parkway				
	B-101	6,000	60'0" x 100'0"	-----	O'Reilly Auto Parts
	B-102	2,853*	30'0" x 100'0"	-----	Leslie's Pool Supplies
	Total	8,853	* Electric room and/or fire riser room deducted from GLA.		
C	33385 Temecula Parkway				
		10,000	100'0" x 100'0"	-----	Big 5 Sporting Goods
D	33353 Temecula Parkway				
	D-101	1,376	25'0" x 55'0"	-----	InStyle Nail Spa
	D-102	1,226	25'0" x 49'0"	-----	Temecula Pet Salon and Spa
	D-103	1,175	25'0" x 47'0"	-----	Simple Salads
	D-104 - D-105	2,277*	50'0" x 49'0"	-----	Yoga Six
	Total	6,054	* Electric room and/or fire riser room deducted from GLA.		
E	33321 Temecula Parkway				
	E-101	2,330	25'0" x 78'6"	\$2.75	Former Hair Salon - Available March 1, 2027
	E-102	1,160	21'6" x 54'0"	-----	Carver Insurance Services
	E-103	1,645	21'6" x 76'6"	-----	Marco's Pizza
	E-104	2,276	29'9" x 76'6"	-----	Butterfield Dental
	E-105	2,610	33'3" x 76'6"	-----	Temecula Wine & Spirits
	Total	10,021	* Electric room and/or fire riser room deducted from GLA.		
F	43810 Butterfield Stage Road				
	F-101	1,500*	30'0" x 50'0"	-----	Sam's Environmental Cleaners
	F-102	1,425	28'6" x 50'0"	-----	A Noodle Story
	F-103	1,044	20.88' x 50'6"	-----	Mama's Tea and Boba Haus
		1,550		-----	Aztek Tacos Mexican Grill
	F104	1,573*	34'9" x 50'0"	-----	Aztek Tacos Mexican Grill
	Total	7,092	* Electric room and/or fire riser room deducted from GLA.		
G	43842 Butterfield Stage Road				
	Pad G	Les Schwab Tire Center			

All leases are net, net, net. (2026 monthly NNN budget is approximately \$0.91 PSF per month.)

Building B
33417 Temecula Parkway



Building D
33353 Temecula Parkway

