

SEQ TEMECULA PKWY & BEDFORD CT  
TEMECULA, CA 92592

# PAD AVAILABLE FOR LEASE

JOIN  
**Quick Quack**  
**CAR WASH**  
Dont Drive Dirty.com  
COMING SOON



DRIVE THRU PAD  
±950 SF

TEMECULA PKWY (68,385 CPD)



(144,000 CPD)

## PROPERTY FEATURES

- Drive Thru Pad Available for Ground Lease or Build to Suit
- Ideal for Quick Service Restaurants
- Affluent Trade Area with Average Household Incomes Exceeding \$109,000
- Located on Temecula Pkwy with Immediate Access to the I-15 Freeway
- Great Access to the 15 Freeway On and Off Ramp



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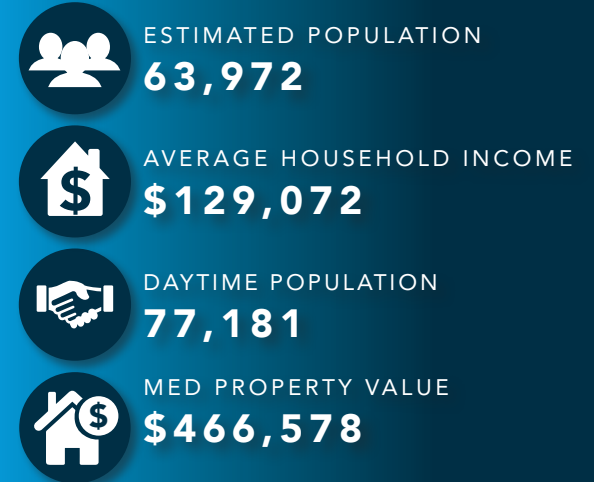
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## 3 MILE DEMOGRAPHICS



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