



FOR LEASE

1,121± SF
Suite Available

\$4.00 PSF NNN
Starting Monthly Lease Rate
*Estimated Monthly NNNs \$1.43 PSF

Villages at Paseo Pad Building
31938 Temecula Parkway, Temecula CA 92592

Scott Forest
Senior Vice President
CA License # 01396577
(951) 491-6300
sforest@westmarcre.com



WESTMAR
COMMERCIAL REAL ESTATE

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.

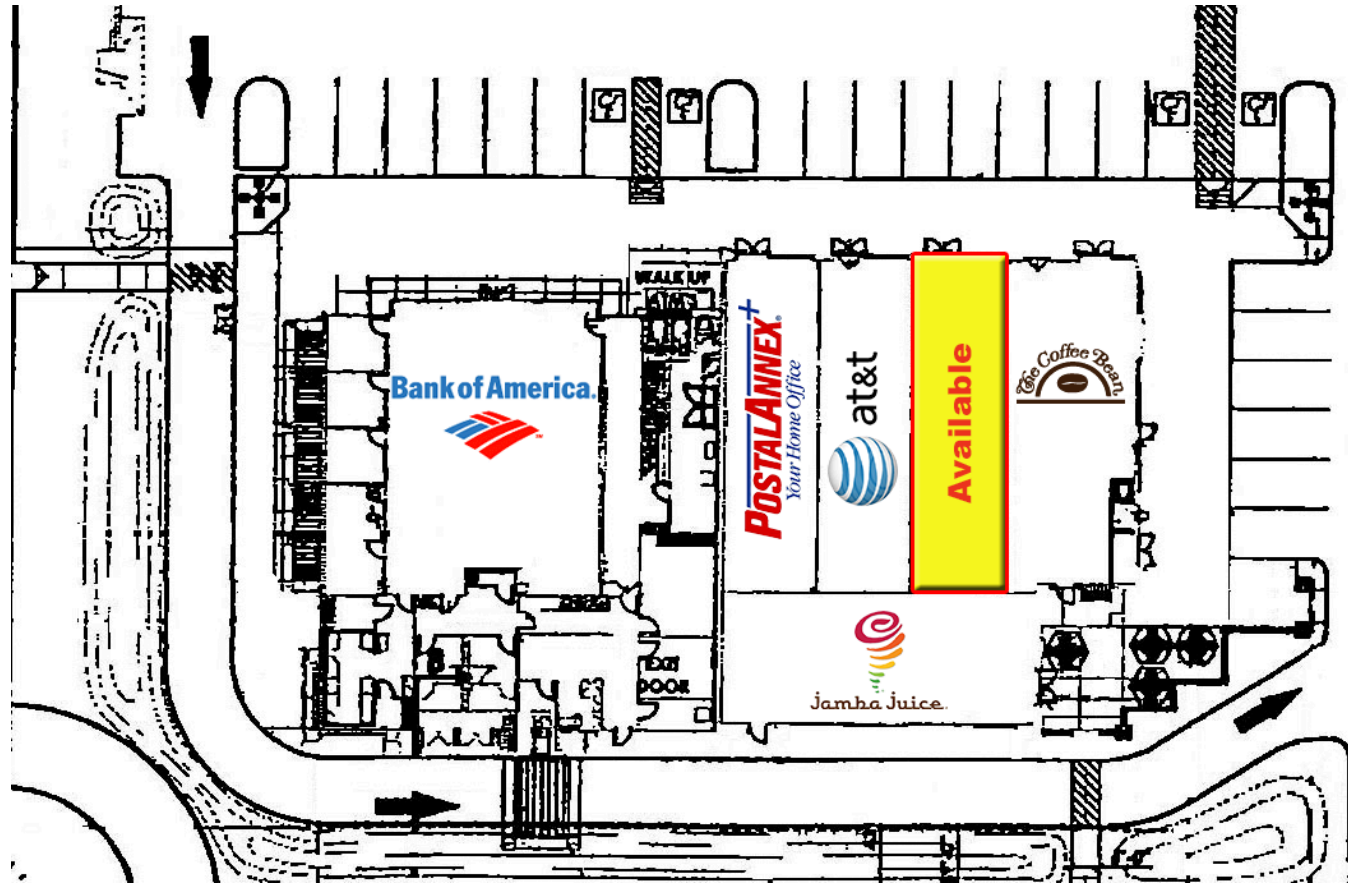
Villages at Paseo Pad Building

31938 Temecula Parkway, Temecula, CA 92592

FOR LEASE

HIGHLIGHTS:

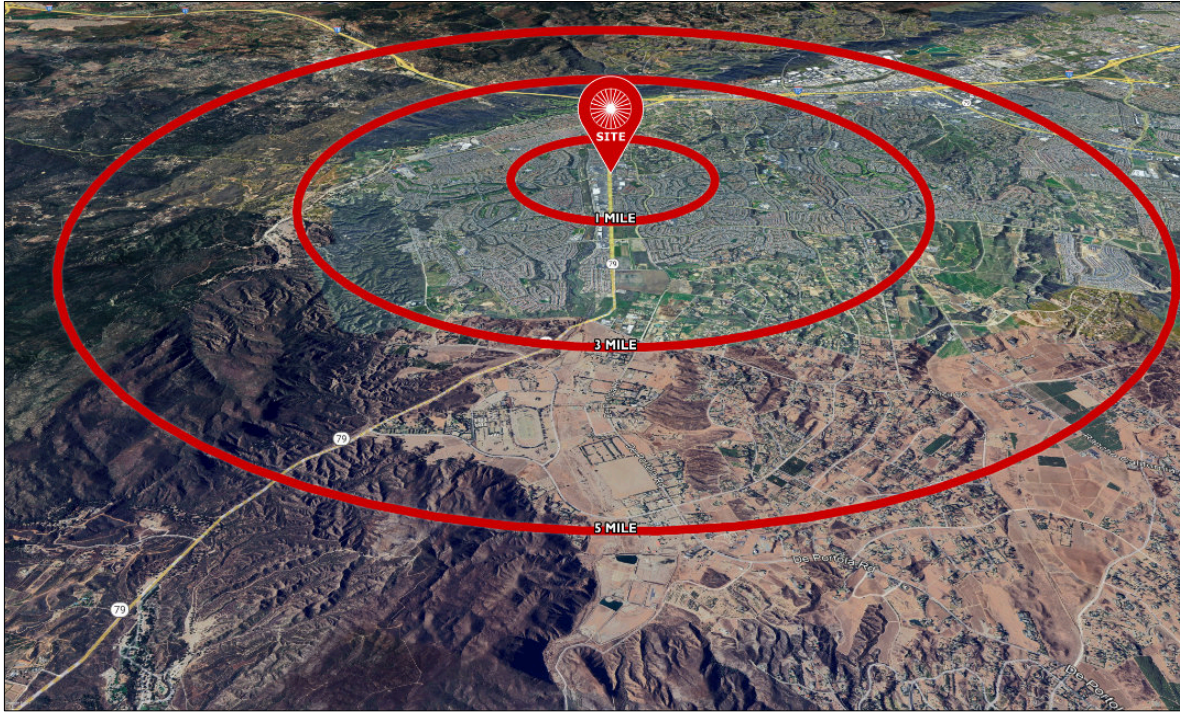
- Located at the “Main & Main” prominent intersection of Margarita Road and Temecula Parkway in South Temecula
- Close proximity to Temecula Valley Hospital (140+ beds)
- 1,121± SF 2nd Generation Hair Salon Available
- Easily accessible from both Margarita Road and Temecula Parkway
- Albertsons anchored shopping center
- Close to 79,000 cars per day at intersection



Villages at Paseo Pad Building

31938 Temecula Parkway, Temecula, CA 92592

FOR LEASE



DAYTIME EMPLOYEE POPULATION



7,238

1 mile

22,001

3 miles

59,544

5 miles

2024 ESTIMATED POPULATION



15,461

1 mile

85,587

3 miles

120,783

5 miles

2029 PROJECTED POPULATION



16,118

1 mile

89,820

3 miles

127,336

5 miles

TRAFFIC COUNTS



Temecula Parkway East of Margarita Road

34,103

Margarita Road North of Temecula Parkway

24,642

AVERAGE HOUSEHOLD INCOME



\$123,907

1 mile

\$131,631

3 miles

\$127,744

5 miles

Villages at Paseo Pad Building

31938 Temecula Parkway, Temecula, CA 92592

FOR LEASE

