

# COMMERCIAL LEASE OPPORTUNITY



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**MGR**  
Real Estate

## 310454 Temecula Parkway Temecula CA

Temecula Parkway consist of 7 properties totaling over 70,700 S. The Center was built with extremely high standards, retailers have a great opportunity to position themselves at one of the busiest thoroughfares of the city. Boasting over 45,000 CPD by the latest Traffic count at the center's intersection. Temecula Valley is famous for Wine Country, and Pechanga Casino. Sitting at the foot of the Palomar mountains, Temecula boasts beautiful views and scenery and is frequent by a high volume of tourist year-round. The Climate is mild with year-round temperatures averaging mid – 80s to mid 90's in the summer and in the mid 60's during the winter.

### Features

- Signage
- Mixture of Office and Retail suites available.
- Proximity to I-15 Freeway
- Modified Gross and NNN Leases available, Professionally Managed and Maintained

**Commercial | Residential | Property Management**

Ontario (909) 981-4466 | Victorville (760) 269-0400 | Carlsbad (760) 683-8102

[www.mgrrealestate.com](http://www.mgrrealestate.com) DRE ID# 01841921

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31045 – 31093, 31165 Temecula Parkway Temecula CA

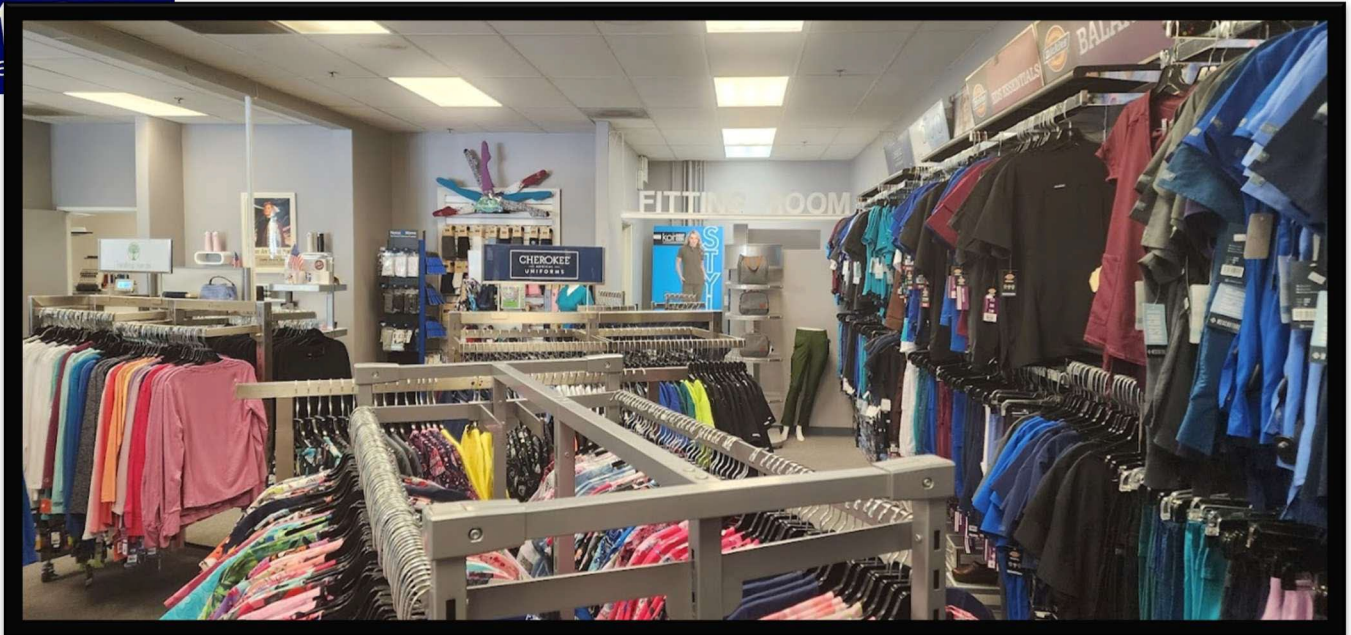
Floor /Suite #	R.S.F	Description	Status
H 3 4 5	2576	3 Retail stores combined that can be demised to single stores.	Available Now
C 2	1681	Salon Space for Lease	Available Now

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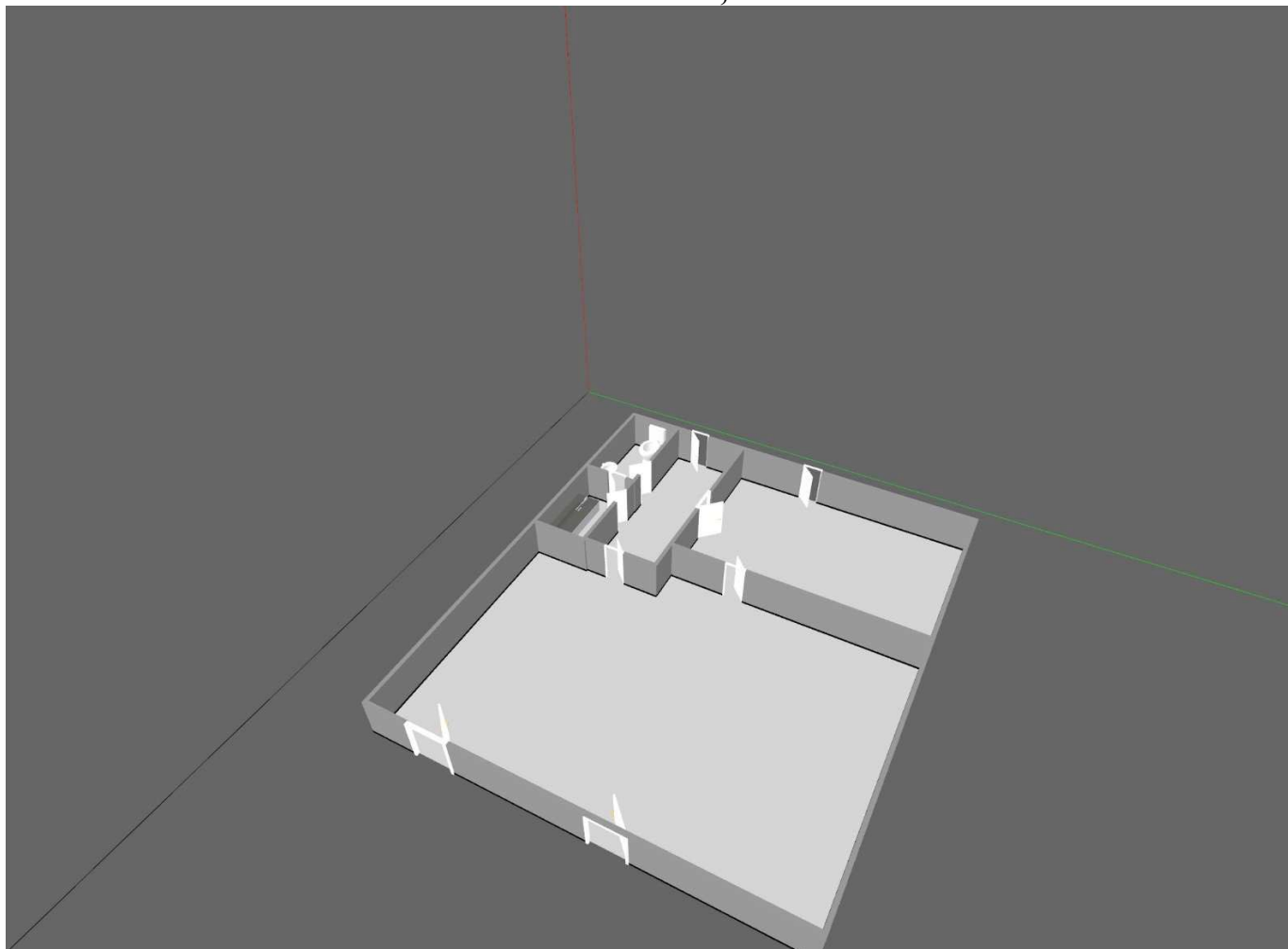


## Office H 3, 4, 5



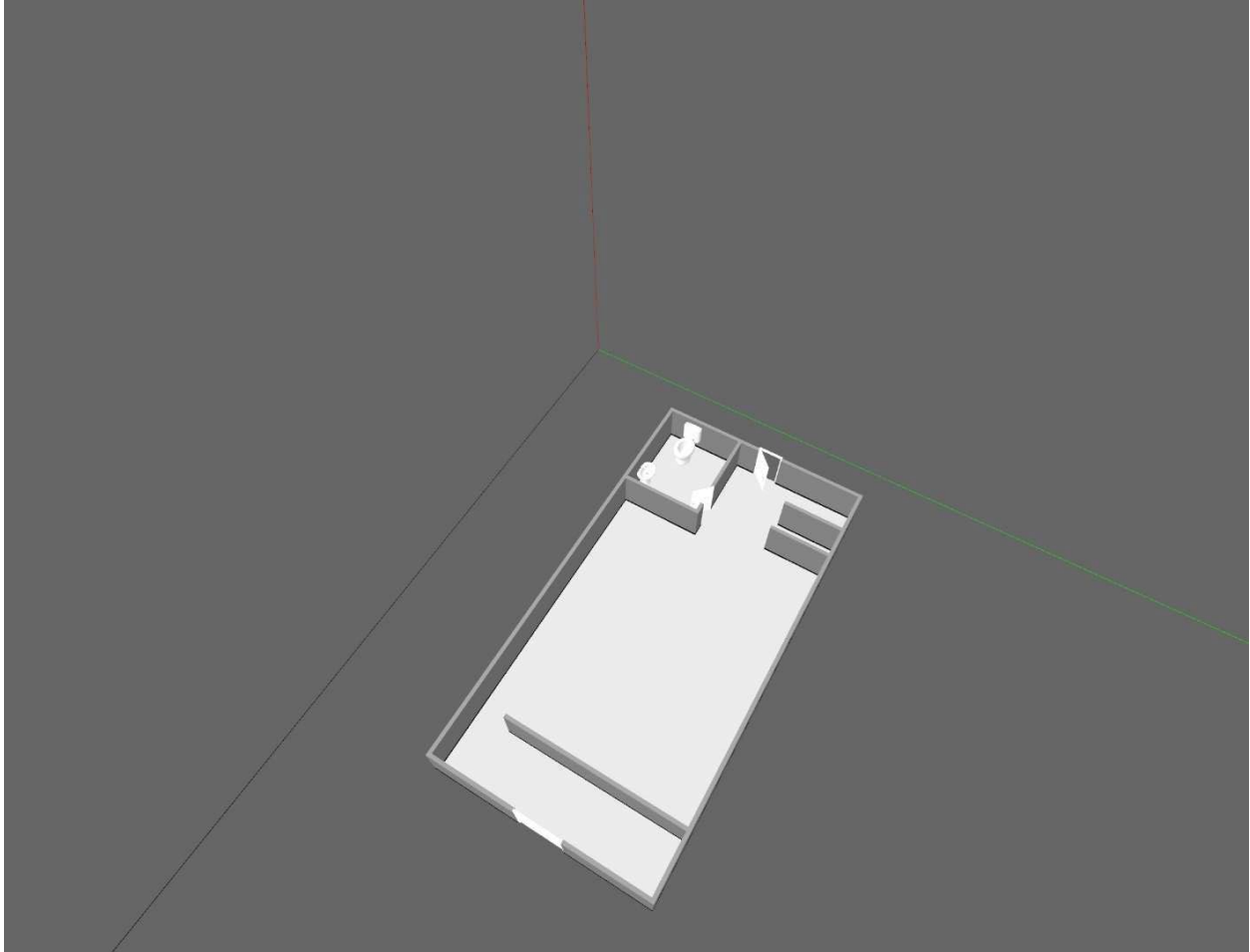
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### Suite H3, H4



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**Suite C 2 Floor Plan**



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