

Temecula Parkway Retail Building

30643 Temecula Parkway/Highway 79 South
Temecula, CA 92592



FOR SALE/LEASE



4,800± SF
Available



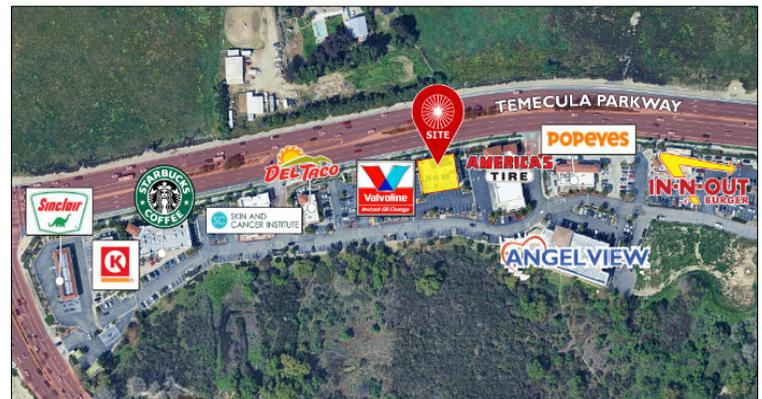
\$3.00 PSF Per Month
Plus NNN (Estimated \$0.65 PSF)

\$2,900,000
Asking Price

HIGHLIGHTS:

- Prominent 4,800± SF Freestanding Building for Lease/Sale (divisible to approximately 1,235± and 3,565± SF)
- Approximately .81± Acre Parcel
- Excellent Temecula Parkway Visibility with Prominent Building Signage
- Located in South Temecula with Frontage Along Temecula Parkway (Highway 79 South Corridor)
- Ideal for Various Retail, Medical, Office and Service Uses
- Electrical Solar on Building

JOIN:

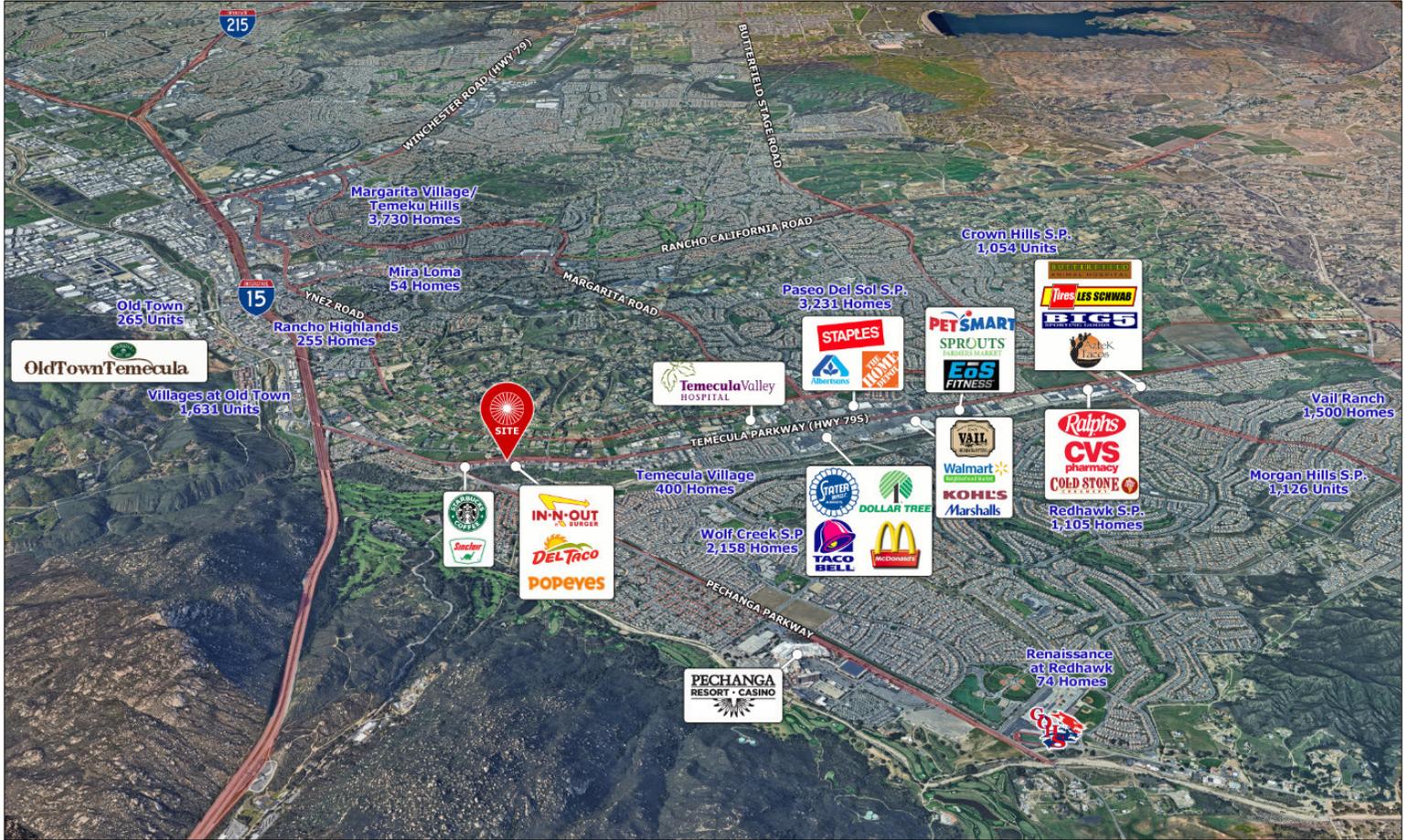


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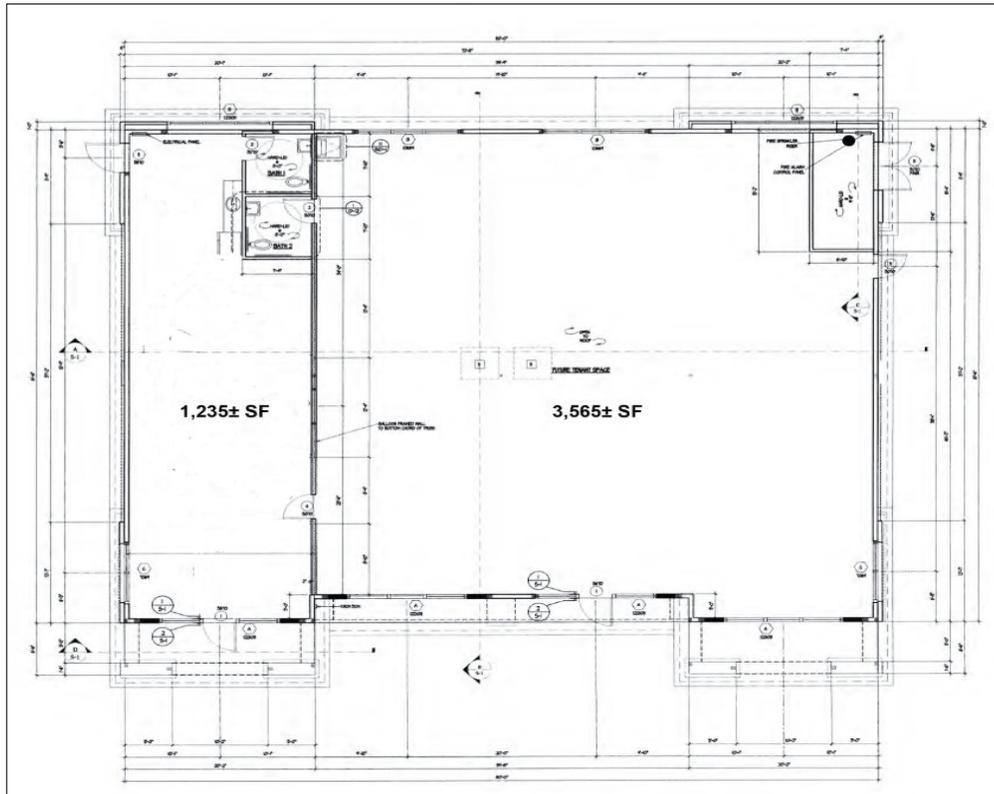
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The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

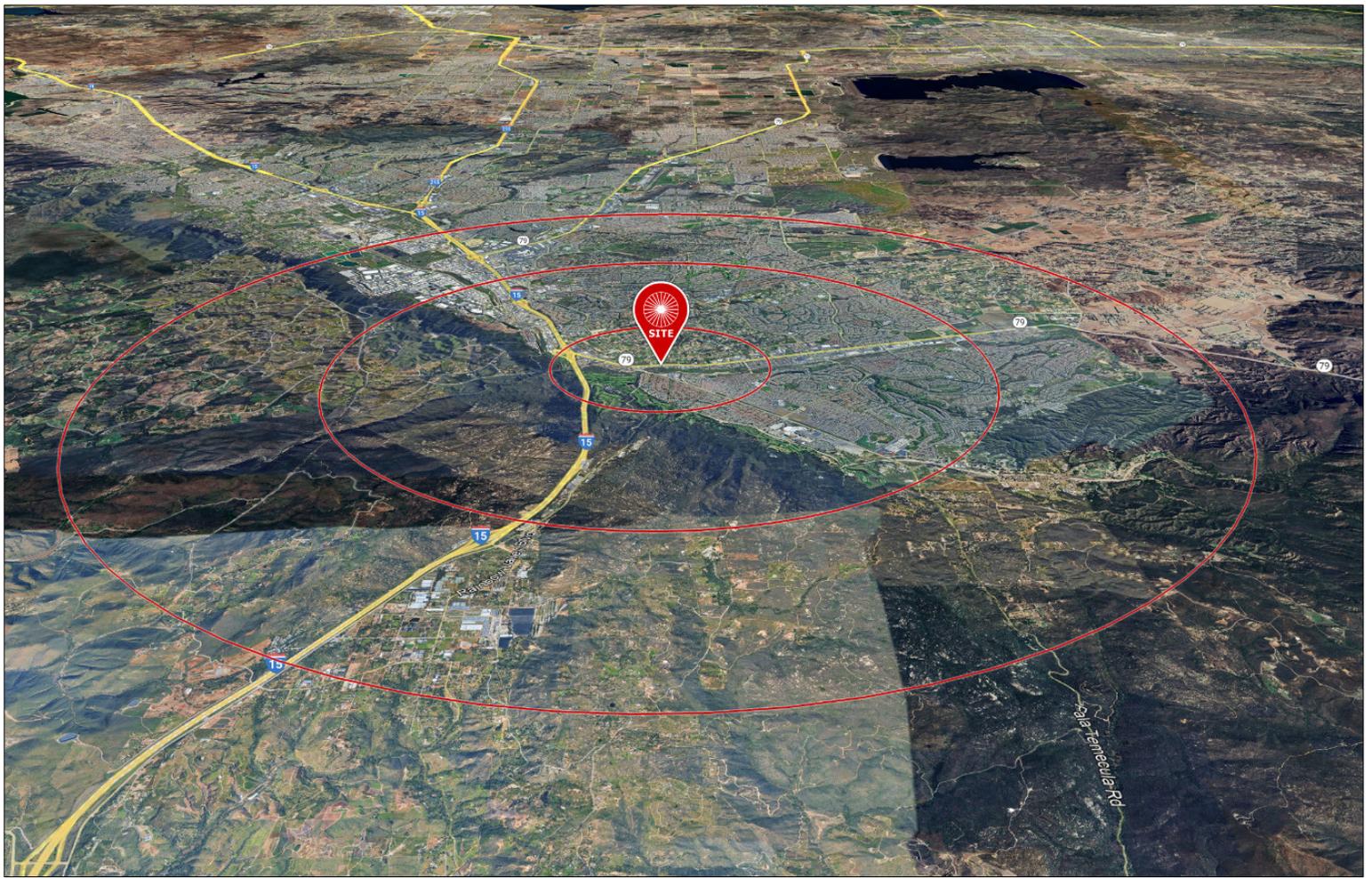
AERIAL



FLOOR PLAN



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2024 ESTIMATED POPULATION



7,034 **76,512** **121,246**
 1 mile 3 miles 5 miles

DAYTIME EMPLOYEE POPULATION



2,277 **31,377** **64,073**
 1 mile 3 miles 5 miles

2029 PROJECTED POPULATION



7,311 **80,712** **128,254**
 1 mile 3 miles 5 miles

AVERAGE HOUSEHOLD INCOME



\$123,421 **\$122,457** **\$126,207**
 1 mile 3 miles 5 miles

Source: CoStar 2024

TRAFFIC COUNTS



Temecula Parkway East of Pechanga Parkway

43,379

Source: CoStar 2025