

Temecula Parkway Retail Building

30643 Temecula Parkway/Highway 79 South
Temecula, CA 92592



FOR SALE/LEASE



4,800± SF
Available



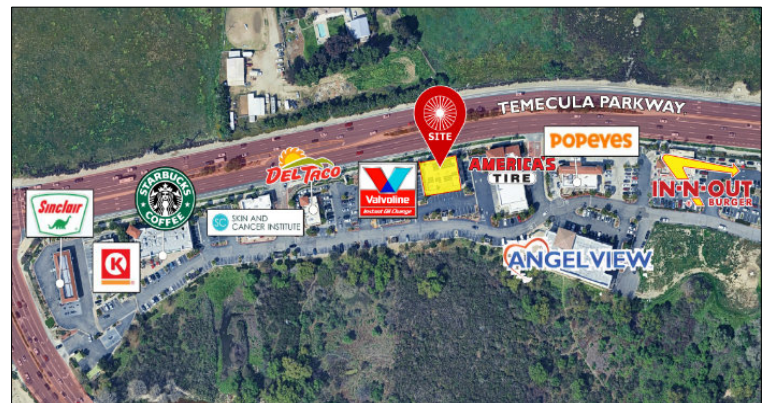
\$3.00 PSF Per Month
Plus NNN (Estimated \$0.65 PSF)

\$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)
- No Use Restrictions with Neighboring Users
- Ideal for Various Retail, Medical, Office and Service Uses
- Electrical Solar on Building

JOIN:



Mark Esbensen

President | CEO

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Scott Forest

Senior Vice President

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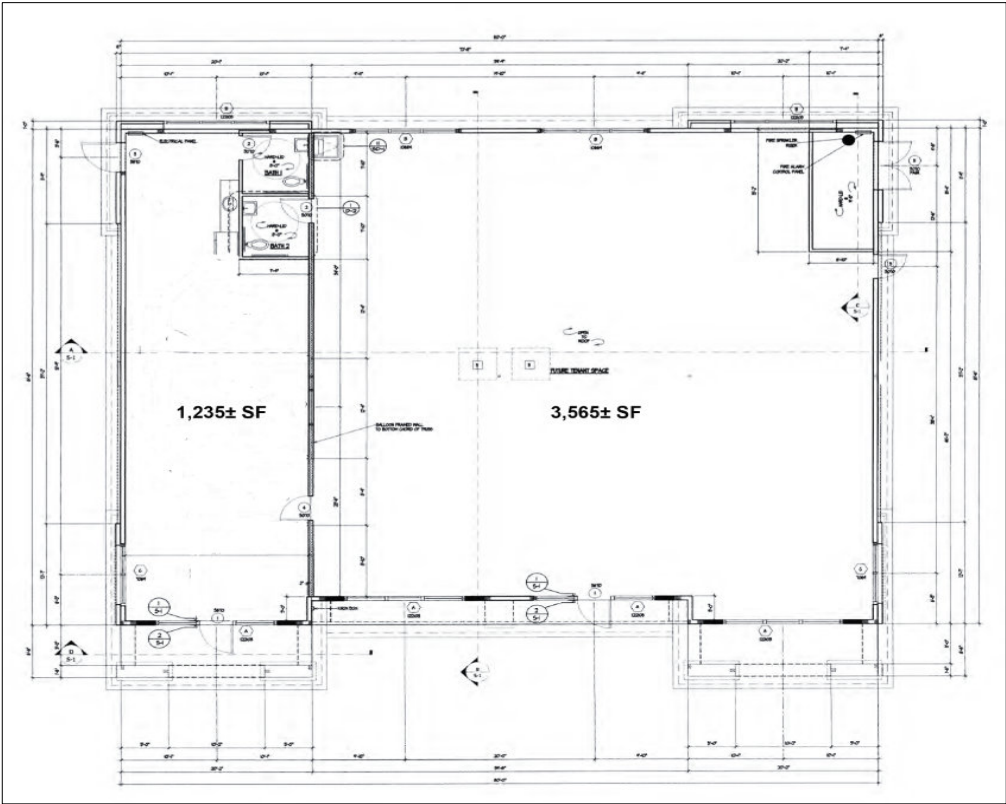
sforest@westmarcre.com

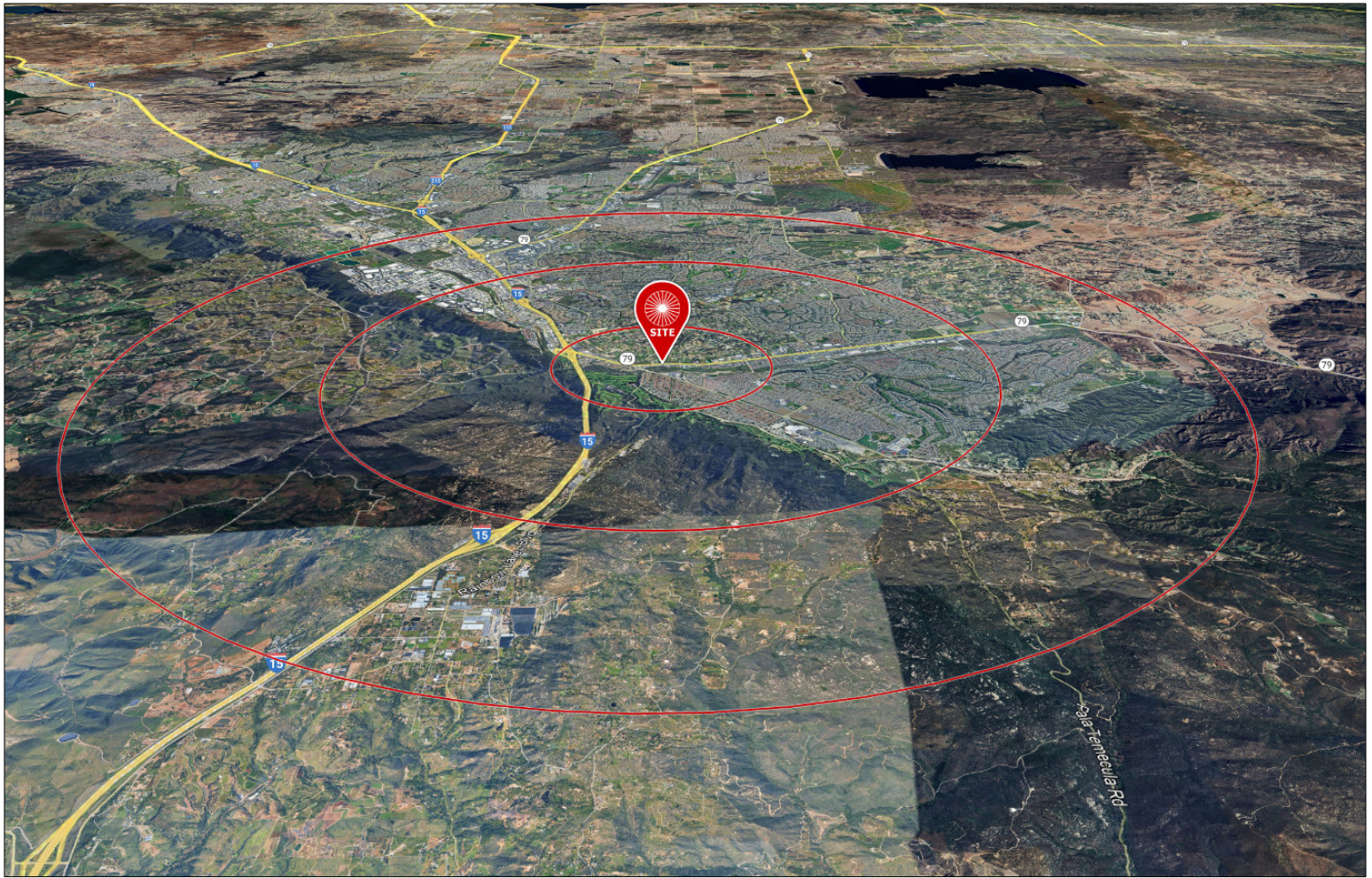
*The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.*

AERIAL



FLOOR PLAN





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