

COMMERCIAL LEASE OPPORTUNITY



**MOVE-IN
INCENTIVES!**

PRESENTED BY

Michael G. Rademaker

Founder/CEO
909-981-4466
DRE Lic #00556679

Raul Alejos

Commercial Associate
909-5566-3293
DRE Lic # 01488335

Ramesh Fernando

Commercial Associate
909-914-9519
DRE Lic # 02139831

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 DRE ID# 01841921

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31045 – 31093, 31165 Temecula Parkway Temecula CA

Floor /Suite #	R.S.F	Description	Status
2 / 204	942	Open bull pen, 3 Private Offices	Vacant
2 / 205	881	Office Space	30 Day Notice
D5	1078	Retail Space	30 Day Notice
C2	1681	Retail Space	Vacant



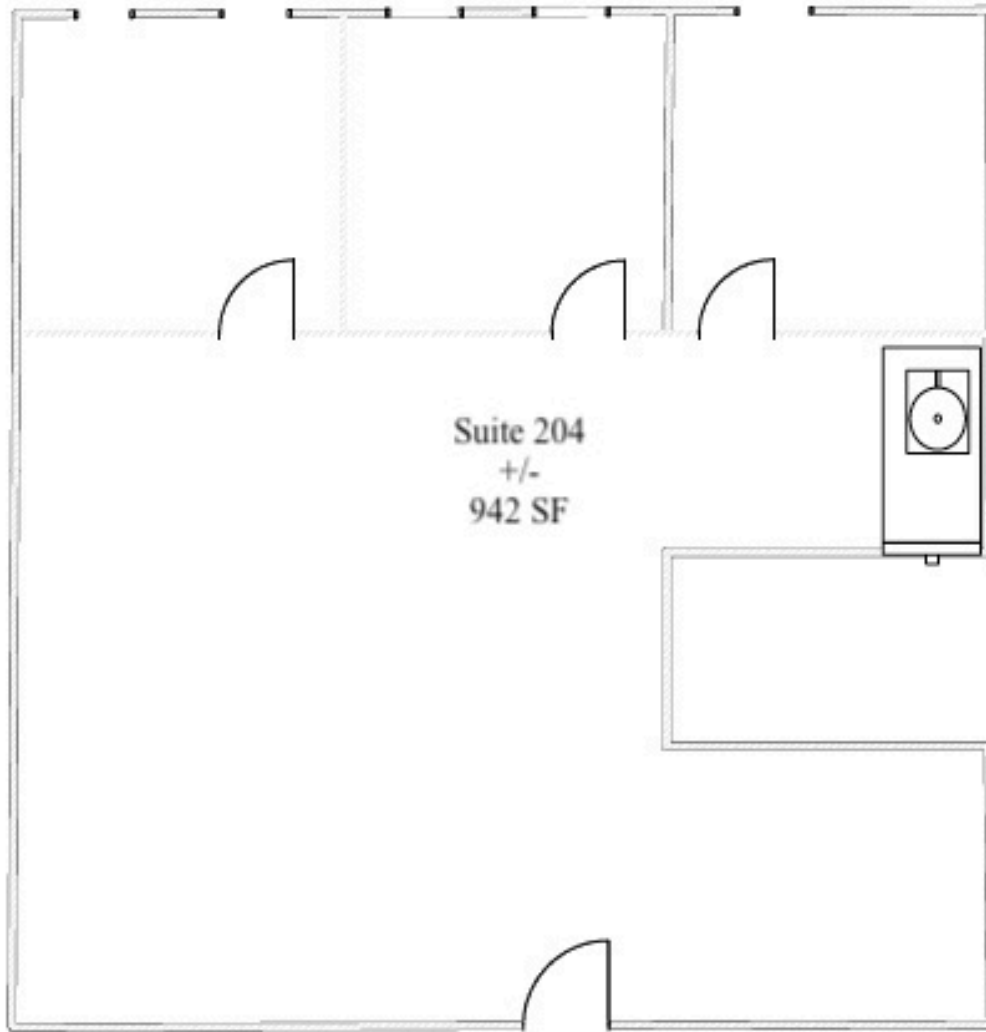
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Office Suite 204



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Suite 204 Floor plan



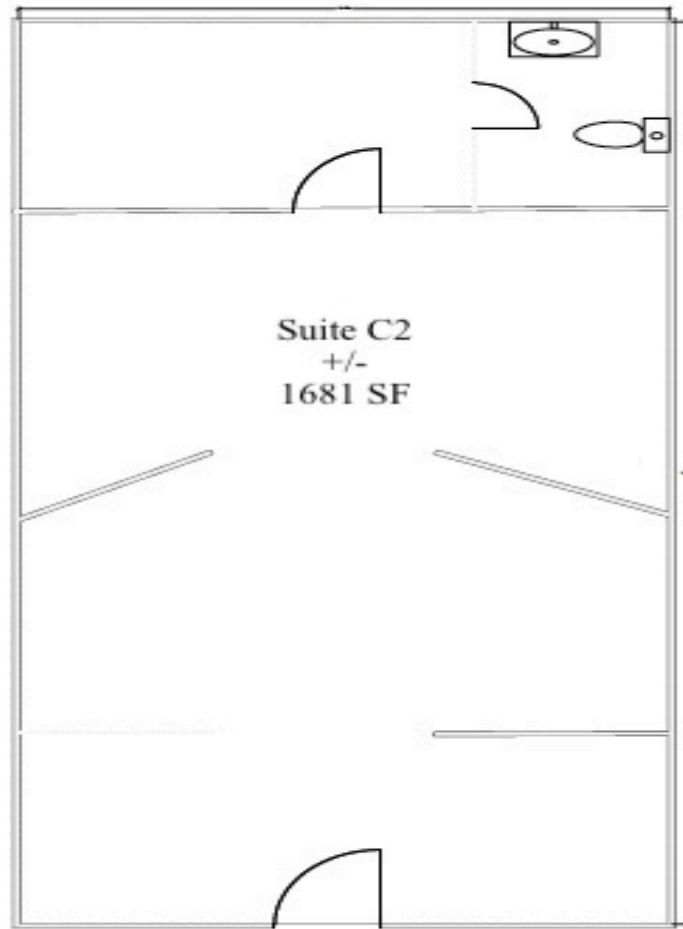
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Suite c 2



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Suite C 2 Floor Plan



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