

NEQ PECHANGA PARKWAY & WOLF VALLEY ROAD

TEMECULA, CA 92592

40,341 SF Neighborhood Shopping Center
Anchor Space, Shops & Pads Available

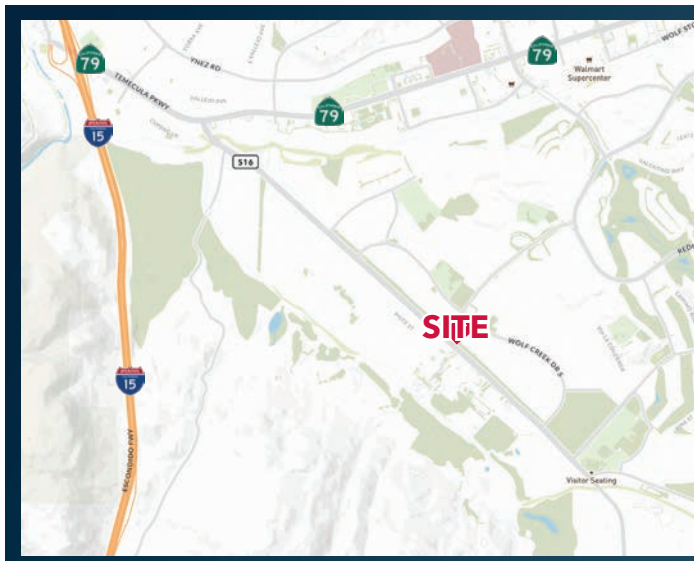


LEWIS
RETAIL CENTERS

Nick Wirick | 951.669.1002 | nick.wirick@srsre.com | DRE# 01304661

OVERVIEW

- 40,341 SF of Neighborhood Shopping Center with Anchor Space, Pads and Shops Available
- Average Annual Household Income in Excess of \$155,000 Within 3 Miles
- Located Across the Street from Pechanga Resort Casino with over 5 Million Visitors a Year
- Average Daily Traffic Counts Exceeding 45,000 Cars Per Day at Pechanga Pkwy & Wolf Valley Rd



TRADE AREA

The City of Temecula is located in the south western region of the Inland Empire, approximately 58 miles north of downtown San Diego and 85 miles southeast of downtown Los Angeles. It's neighboring cities include Murrieta to the North and the Pechanga Indian Reservation to the south.

5 MILE DEMOGRAPHICS



ESTIMATED POPULATION

103,426



TOTAL HOUSEHOLDS

33,987



AVERAGE HOUSEHOLD INCOME

\$140,974



TRAFFIC COUNTS @ PECHANGA & WOLF VALLEY RD

112,173 CPD



DAYTIME DEMOGRAPHICS

36,746

SITE PLAN



AVAILABILITIES

SUITE	SF
MARKET	20,000 SF
RETAIL	8,909 SF
RESTAURANT	11,432 SF
TOTALS	40,341 SF

RETAIL AERIAL

