



FOR LEASE

SHOPPES AT TEMECULA PARKWAY

31285 & 31333 TEMECULA PARKWAY | TEMECULA, CA

2ND GENERATION RESTAURANT SPACES AVAILABLE SOON!



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OFFERING SUMMARY

NNN LEASE RATE: \$2.50/SF/month

MG LEASE RATE: \$1.95/SF/month

AVAILABLE SF: ±914-2,117 SF

LOCATION OVERVIEW

Shoppes at Temecula Parkway is located on the southern edge of Riverside County in the affluent, rapidly-growing City of Temecula. Shoppes at Temecula Parkway is accessed via the city’s major throughfare - Temecula Parkway/Highway 79.

PROPERTY HIGHLIGHTS

- Two 2nd generation restaurant spaces available soon
- Signalized entrance on Temecula Parkway at Kevin Place
- Owner will consider 1-year terms
- Upscale center surrounded by a residential community of 400+ condominiums/apartments
- Directly across from Rancho Community Church & a block from Temecula Valley Hospital

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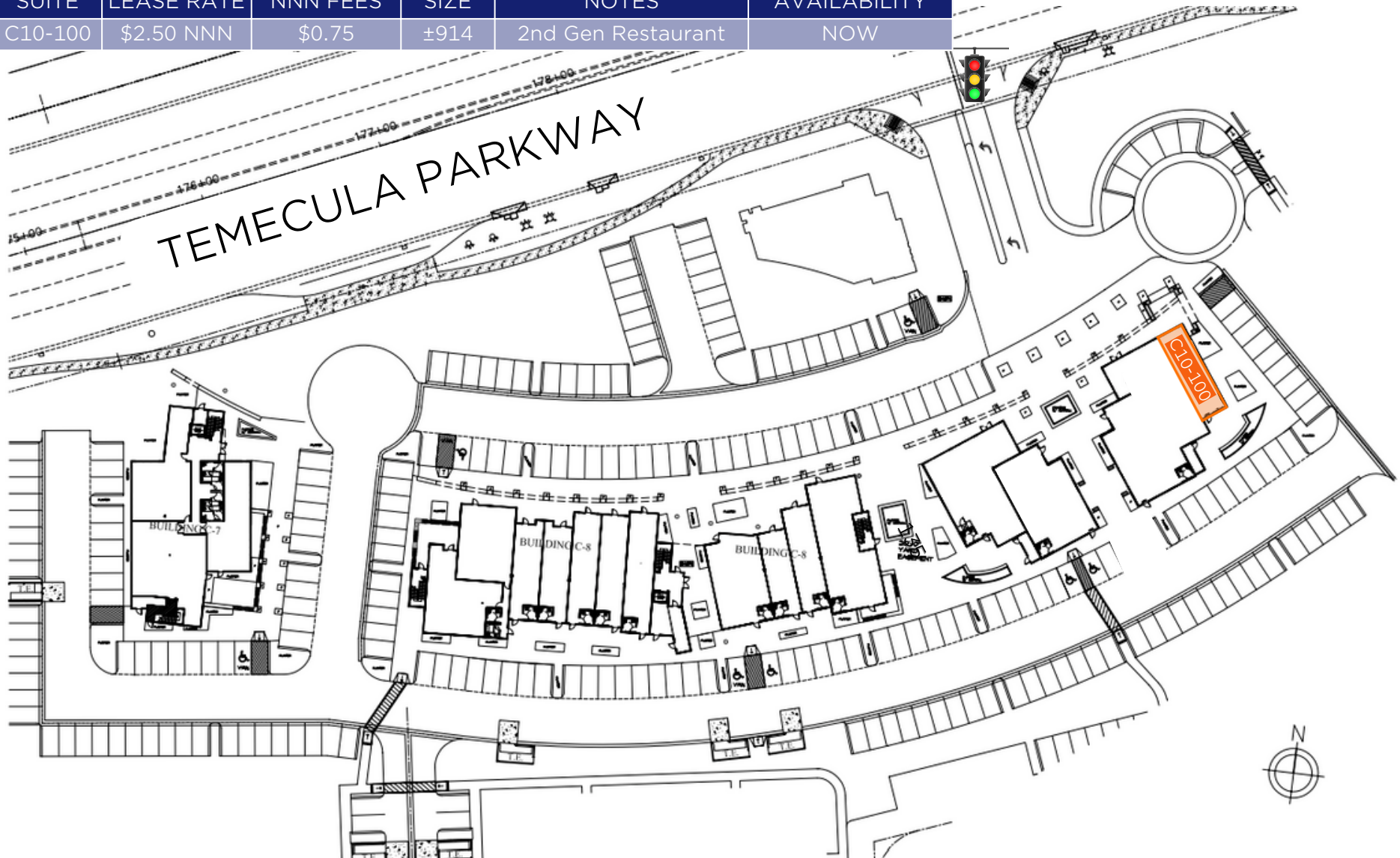
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RETAIL SUMMARY

SHOPPES AT TEMECULA PARKWAY | 31285 & 31333 TEMECULA PARKWAY | TEMECULA, CA

SUITE	LEASE RATE	NNN FEES	SIZE	NOTES	AVAILABILITY
C10-100	\$2.50 NNN	\$0.75	±914	2nd Gen Restaurant	NOW



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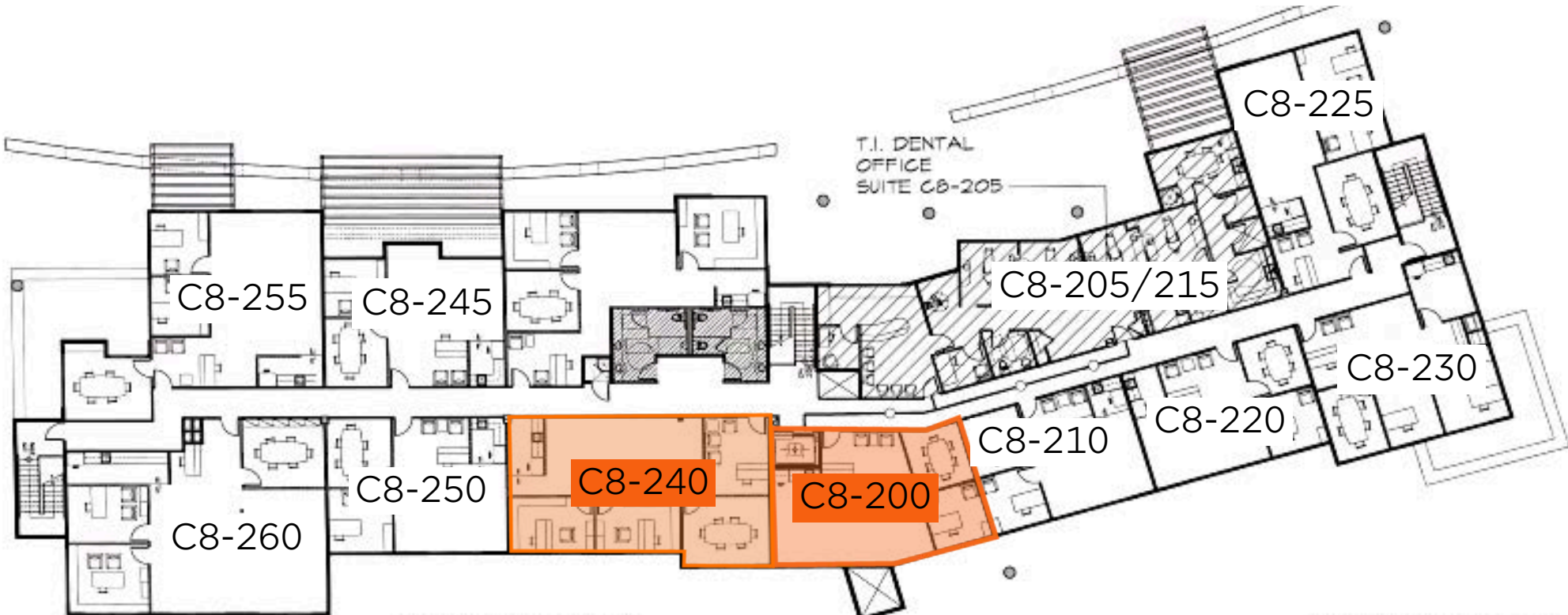
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OFFICE SUMMARY

SHOPPES AT TEMECULA PARKWAY | 31285 & 31333 TEMECULA PARKWAY | TEMECULA, CA

SUITE	LEASE RATE	SIZE	NOTES
C8-200	\$1.95/SF MG	±935 SF	Small Office
C8-240	\$1.95/SF MG	±1,337 SF	General Office



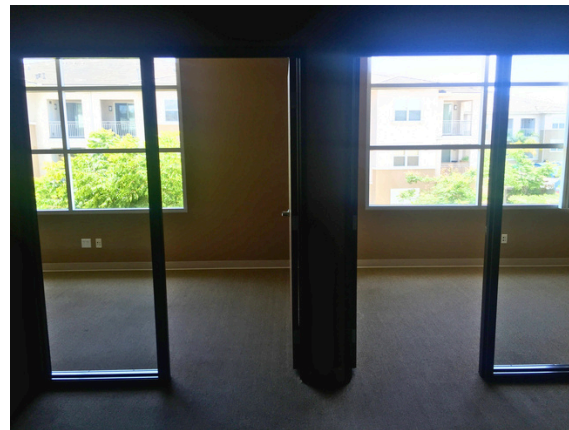
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FEATURES:

- ±1,337 SF of general office space
- Three private offices
- Large bullpen
- Kitchenette



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RETAILER MAP

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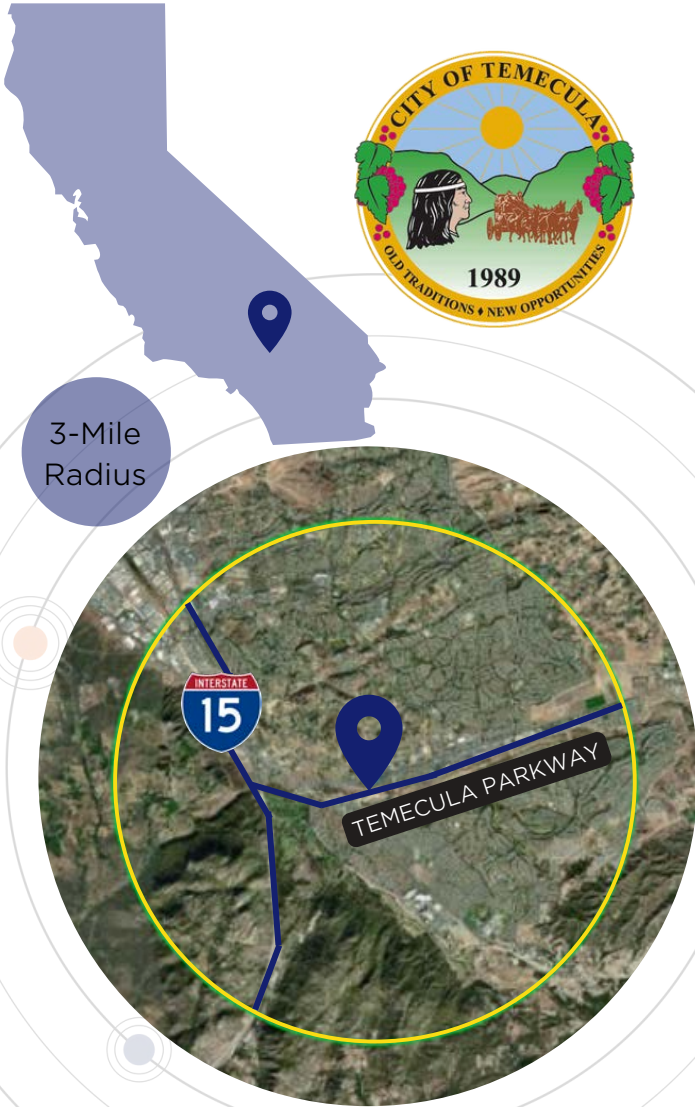
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DEMOGRAPHICS

SHOPPES AT TEMECULA PARKWAY | 31285 & 31333 TEMECULA PARKWAY | TEMECULA, CA



-  **State** California
-  **County** Riverside
-  **Mayor** James Stewart
-  **Website** temeculaca.gov

POPULATION



83,938
POPULATION



37.8
MEDIAN AGE



27,521
HOUSEHOLDS

Source: ESRI

EMPLOYMENT



70%
WHITE COLLAR



15%
BLUE COLLAR



18%
SERVICES



4.8%
UNEMPLOYMENT RATE

EDUCATION



19%
HIGH SCHOOL
GRADUATE



34%
SOME COLLEGE



42%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$114,882
MEDIAN HOUSEHOLD
INCOME



\$48,249
PER CAPITA
INCOME



\$449,904
MEDIAN NET
WORTH

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