



FOR LEASE

WOLF STORE RETAIL PARK

32459 Temecula Parkway, Suite D-101
Temecula, CA 92592

OFFICE
RETAIL
LAND
INDUSTRIAL



JANET F. KRAMER, JD, CCIM
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CaIDRE #01351570







OFFERING SUMMARY

LEASE RATE:	\$2.50/SF/Month/NNN
NNN FEE:	\$0.80 PSF
AVAILABILITIES:	±1,380 SF End-cap Suite
ZONING:	Vail Ranch Specific Plan (SP-10)
MARKET:	Inland Empire

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PROPERTY HIGHLIGHTS

-  Prime retail location with Temecula Parkway frontage
-  Former restaurant with hood (no grease interceptor)
-  Join El Pollo Loco, Better Buzz, La Cocina, Killarney's Irish Pub and more
-  Strong demographics, traffic counts and established residential neighborhoods



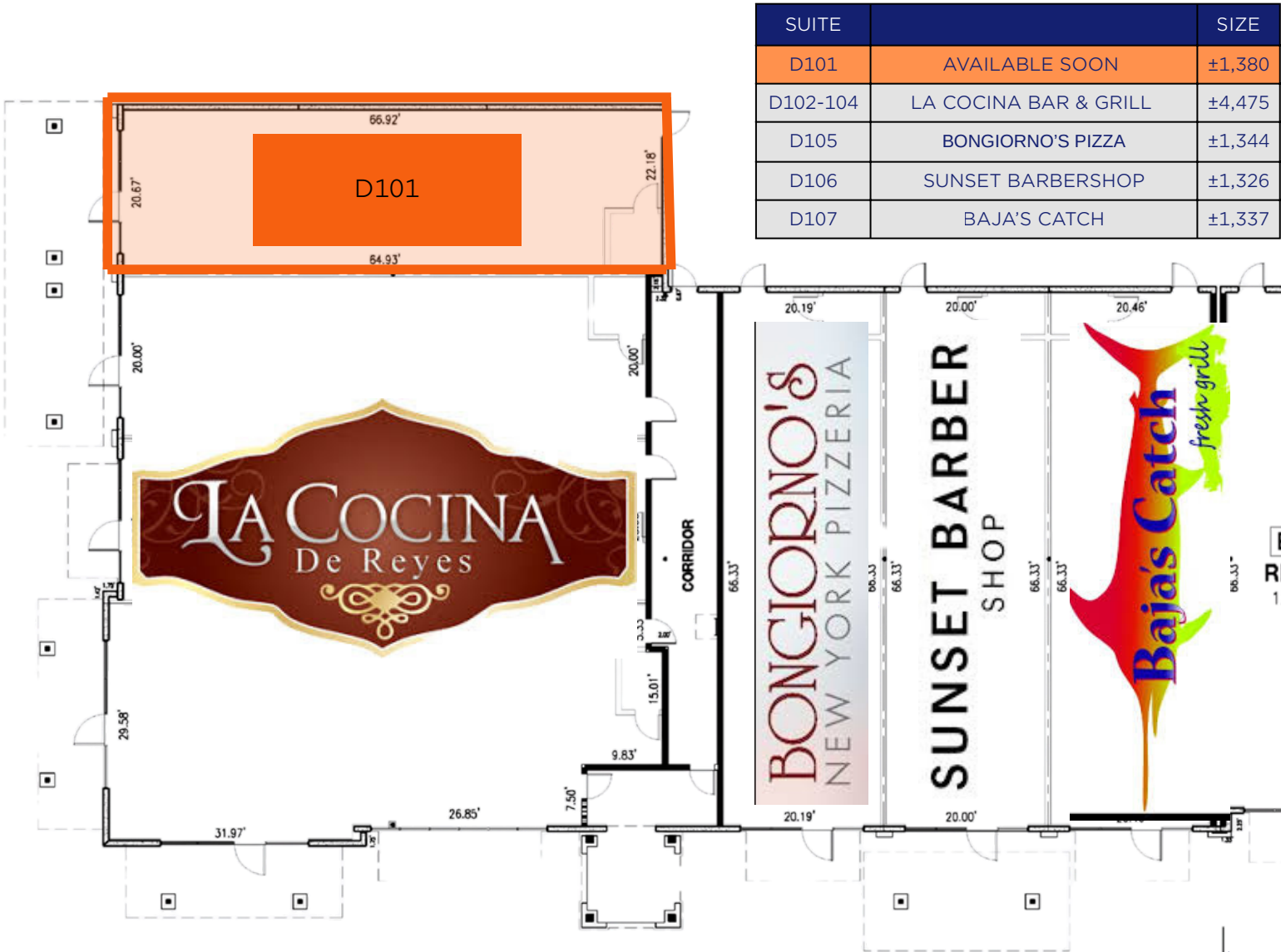
SITE PHOTOS

WOLF STORE RETAIL PARK | 32459 TEMECULA PKY TEMECULA, CA 92592



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RETAILER MAP

WOLF STORE RETAIL PARK | 32459 TEMECULA PARKWAY, TEMECULA

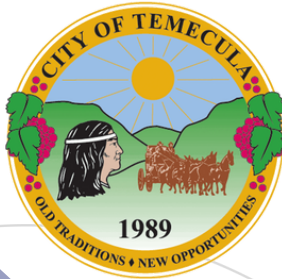


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DEMOGRAPHICS

WOLF STORE RETAIL PARK | 32459 TEMECULA PARKWAY, TEMECULA



State	California
County	Riverside
Mayor	Brenden Kalfus
Website	temeculaca.gov

POPULATION

Source: ESRI



75,624
POPULATION



38.9
MEDIAN AGE



24,458
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



70%
WHITE COLLAR



13.5%
BLUE COLLAR



16.7%
SERVICES



4.6%
UNEMPLOYMENT RATE

EDUCATION



17%
HIGH SCHOOL
GRADUATE



33%
SOME COLLEGE



46%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$133,268
MEDIAN HOUSEHOLD
INCOME



\$51,594
PER CAPITA
INCOME



\$600,251
MEDIAN NET
WORTH

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