



# 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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CalDRE #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

## PROPERTY HIGHLIGHTS

 Prime retail location with Temecula Parkway frontage

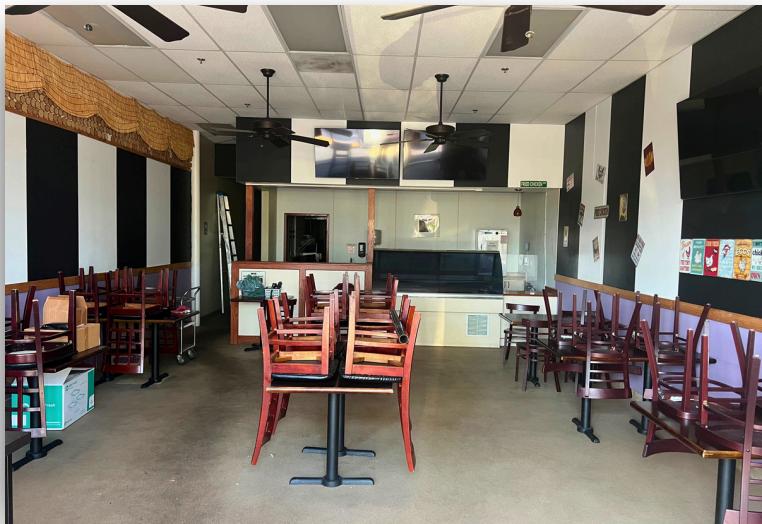
 Former restaurant with hood (no grease interceptor)

 Join El Pollo Loco, Better Buzz, La Cocina, Killarney's Irish Pub and more

 Strong demographics, traffic counts and established residential neighborhoods

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# PROPERTY SUMMARY

WOLF STORE RETAIL PARK | 32459 TEMECULA PARKWAY, TEMECULA



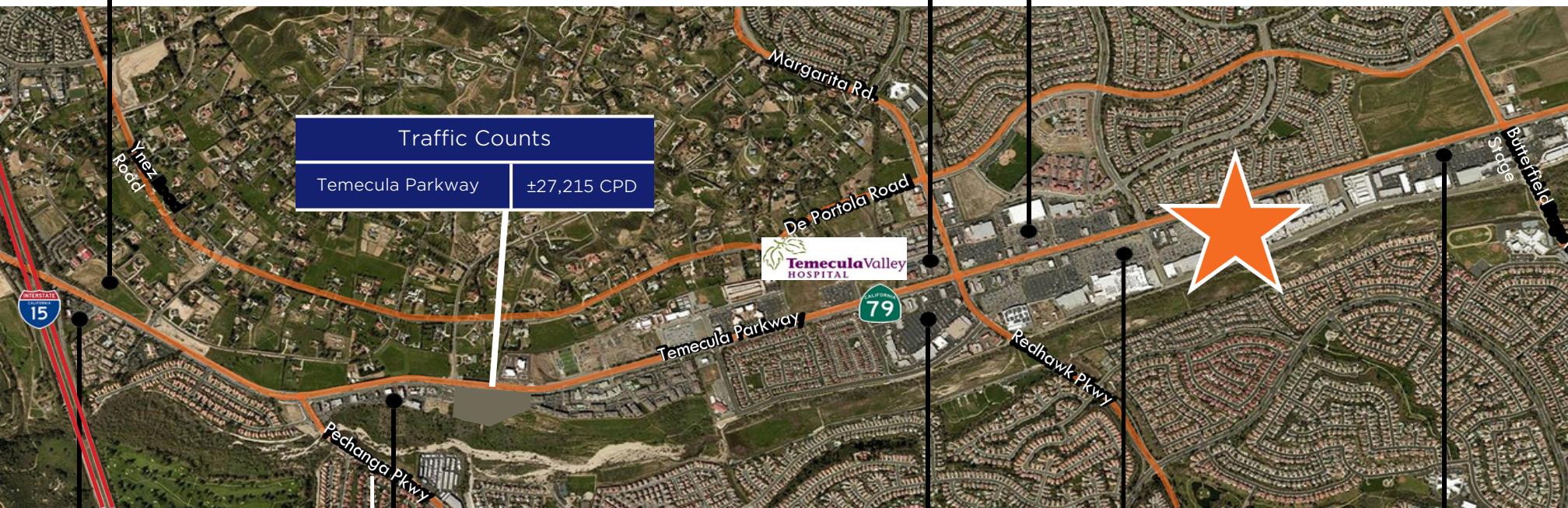
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This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2025

# RETAILER MAP

WOLF STORE RETAIL PARK | 32459 TEMECULA PARKWAY, TEMECULA

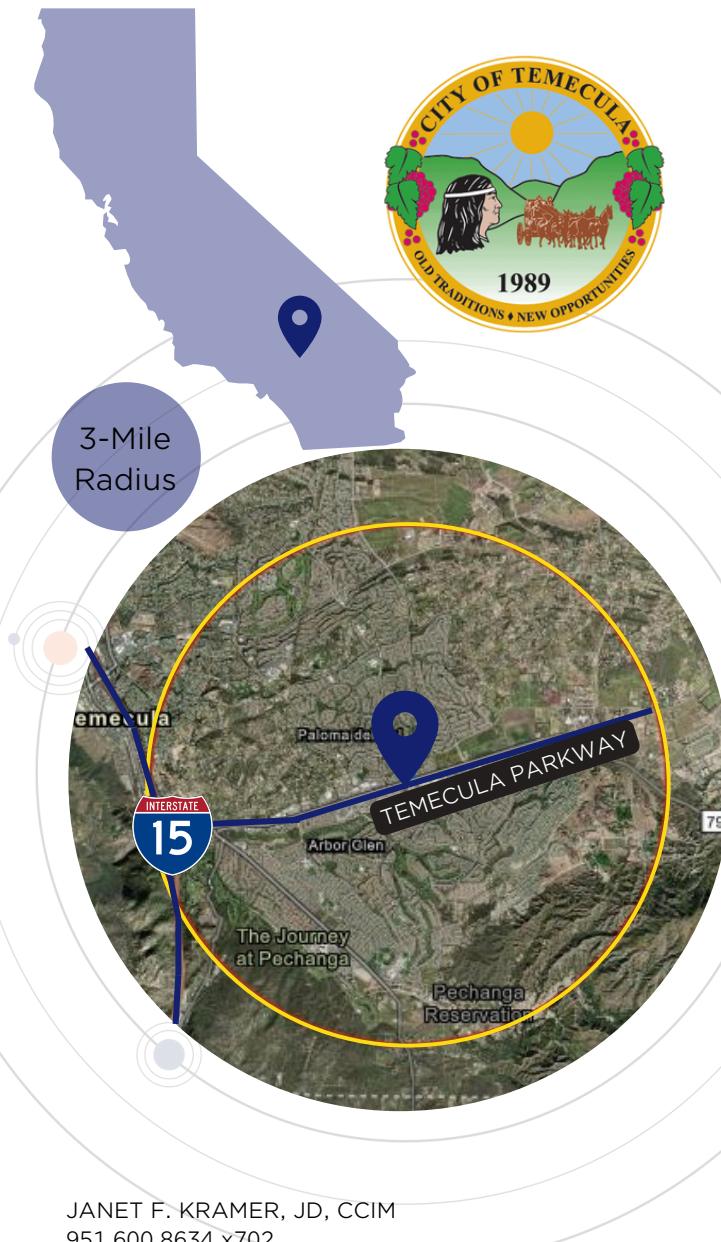


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# DEMOGRAPHICS

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State	California
County	Riverside
Mayor	Brenden Kalfus
Website	temeculaca.gov

## POPULATION



75,624  
POPULATION



38.9  
MEDIAN AGE

Source: ESRI



24,458  
HOUSEHOLDS

## 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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