

FOR LEASE

# Gateway to Temecula

30010 Temecula Pkwy | Ste 103 | Temecula, CA 92592



## RETAIL OPPORTUNITY

1,473 SF  
Available

## DESCRIPTION

- High visibility retail for lease fronting main thoroughfare to Temecula
- Excellent national brand co-tenancy including LA Fitness, Starbucks & more!
- Strategically positioned along Temecula Pkwy (over 69k CPD) and immediate proximity to I-15 Freeway (over 168k CPD)
- Dedicated parking field with convenient signalized ingress/egress
- Retail, fitness, medical and light food ok

## 2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,021	61,510	64,389
Avg Household Income	\$140,627	\$132,306	\$163,031
Daytime Population	1,499	32,384	30,453

Source: Esri

## TRAFFIC COUNTS

Temecula Hwy	approx. 69,200 cpd
I-15 Fwy	approx. 168,700 cpd

Source: Costar

## CONTACT

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**Tony Vuona**

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## SITE PLAN: 1,473 SF AVAILABLE

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### Site

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