



# FOR LEASE

## SHOPPES AT TEMECULA PARKWAY

31285 & 31333 TEMECULA PARKWAY | TEMECULA, CA



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## OFFERING SUMMARY

|                |                                          |
|----------------|------------------------------------------|
| MG LEASE RATE: | \$1.85/SF/month                          |
| NNN LEASE RATE | \$2.25/SF/month<br>NNNs currently \$0.75 |

## 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

- 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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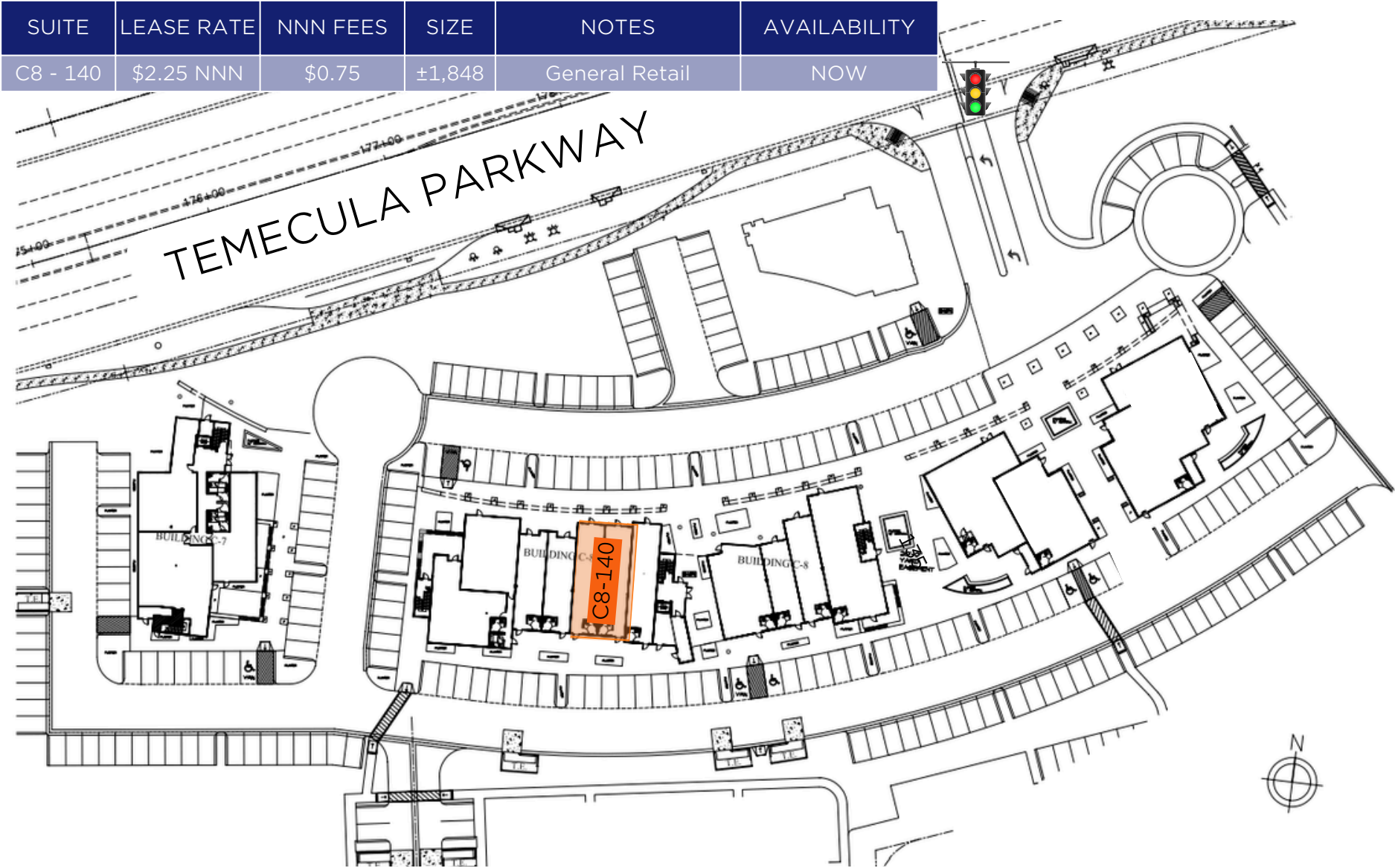




RETAIL SUMMARY

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

| SUITE    | LEASE RATE | NNN FEES | SIZE   | NOTES          | AVAILABILITY |
|----------|------------|----------|--------|----------------|--------------|
| C8 - 140 | \$2.25 NNN | \$0.75   | ±1,848 | General Retail | NOW          |

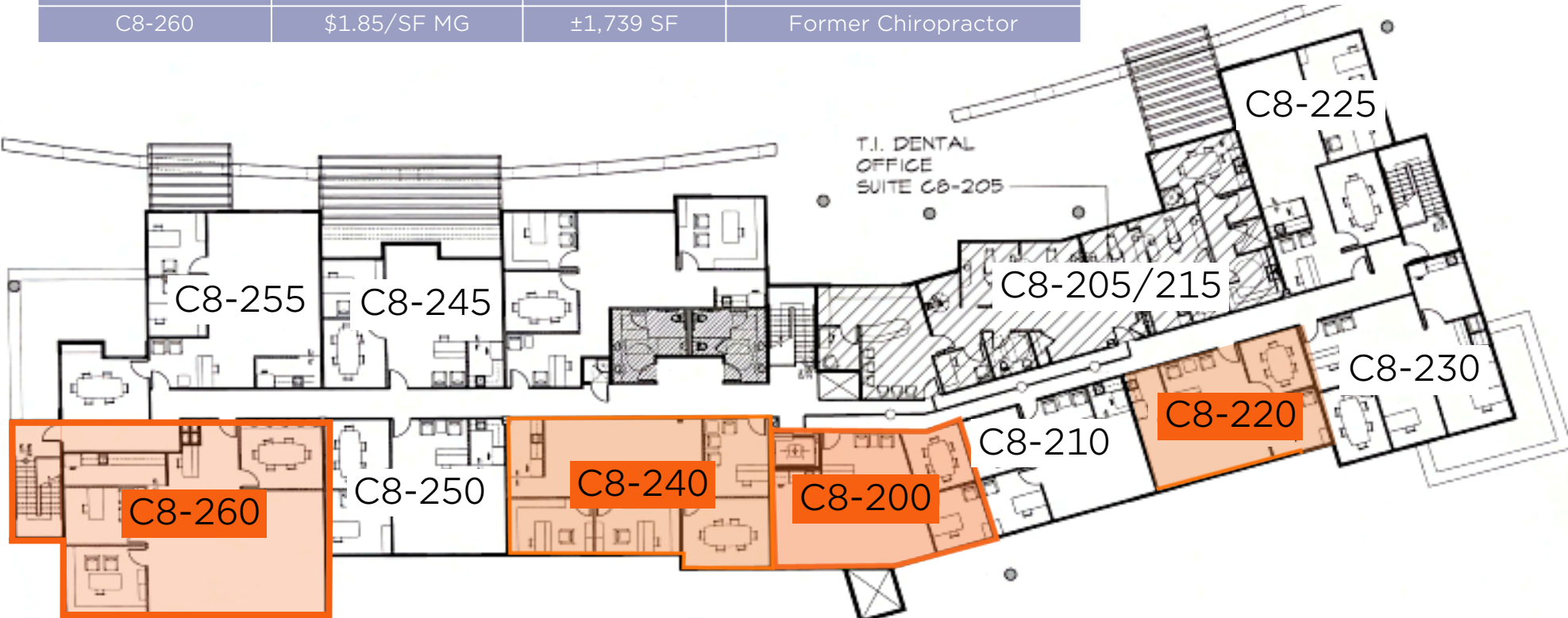


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This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured 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

| SUITE  | LEASE RATE   | SIZE      | NOTES               |
|--------|--------------|-----------|---------------------|
| C8-200 | \$1.85/SF MG | ±935 SF   | Small Office        |
| C8-240 | \$1.85/SF MG | ±1,337 SF | General Office      |
| C8-220 | \$1.85/SF MG | ±774 SF   | Small Office        |
| C8-260 | \$1.85/SF MG | ±1,739 SF | Former Chiropractor |



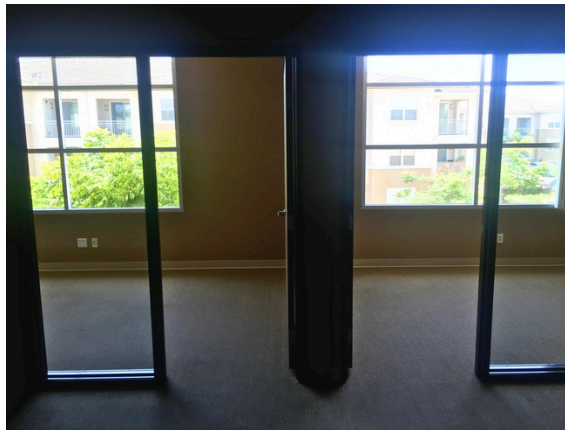
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## FEATURES:

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



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## SUITE PHOTOS

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# RETAILER MAP

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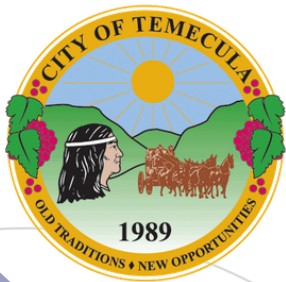
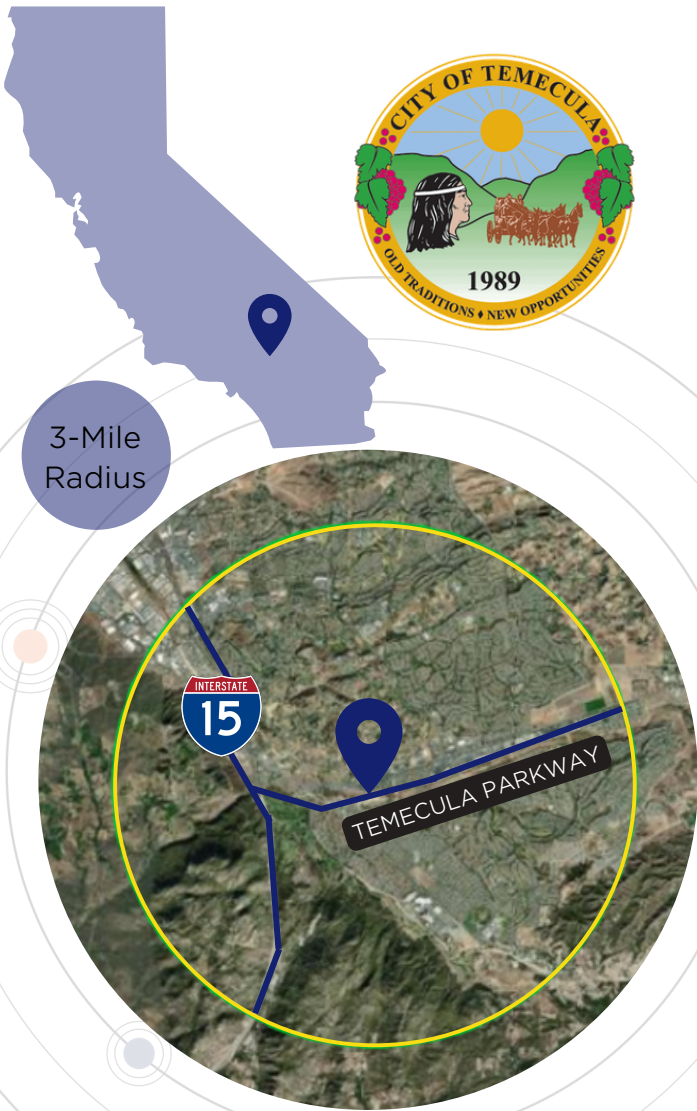
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DEMOGRAPHICS

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|         |                |
|---------|----------------|
| State   | California     |
| County  | Riverside      |
| Mayor   | Brenden Kalfus |
| 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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