

RETAIL SUITES FOR LEASE

31754 TEMECULA PKWY.
TEMECULA, CA



±4,042 SF
AVAILABLE
(POTENTIALLY
DEMISABLE)

TEMECULA PKWY (42,826 CPD)

MARGARITA RD (25,306 CPD)

REDHAWK PKWY

Durlington
five BELOW

LA JOLLA
SUNSHINE
RESTAURANT

HARBOR FREIGHT
TOOLS AND SUPPLIES

STATER BROS.
MARKET

DOLLAR TREE

CAVA

Chevron

McDonald's

Wendy's
Dairy Queen

TACO BELL

Stew's

CODENNAS

PACIFIC
PORTAL GROUP

Chevron

Bank of America

Shell

Jack
IN THE BOX

CHASE

IHOP

KOHL'S
expect great things

Temecula Valley
HOSPITAL

Albertsons

BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
DRE# 01269887

FAEEZ KANJI
951.445.4528
fkanji@leetemecula.com
DRE #02162227

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

RETAIL SUITES FOR LEASE

31754 TEMECULA PKWY.
TEMECULA, CA

Join:



- ±4,042 SF 2nd Generation Café Endcap Suite Available (Potentially demisable to ±2,500 SF at the endcap and 1,500 SF inline).
- Excellent Exposure to Approx 42,826 Cars per Day on Temecula Pkwy
- Strong Trade Area, Excellent Street Visibility and Signage
- Major Neighboring Retailers Including Stater Bro's, Home Depot, Albertsons, Burlington, and Kohls
- Ideal location for Fitness, QSR, Retail, Medical, and Office

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



2025 Population

15,376

85,302

121,233



Daytime Population

9,417

40,165

170,909



Avg. Household Income

\$145,778

\$154,442

\$153,453

Source: Regis

TRAFFIC COUNTS



Temecula Pkwy. | 42,826 CPD

Margarita Road | 25,306 CPD

Source: Regis

31754 TEMECULA PKWY.
TEMECULA, CA



RETAIL SUITES FOR LEASE

31754 TEMECULA PKWY.
TEMECULA, CA



31754 TEMECULA PWKY.
TEMECULA, CA

RETAIL SUITES FOR LEASE

31754 TEMECULA PKWY.
TEMECULA, CA



FOR MORE INFORMATION, PLEASE CONTACT:

BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
DRE# 01269887

FAEEZ KANJI
951.445.4528
fkanji@leetemecula.com
DRE #02162227

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055