



FOR LEASE

SHOPPES AT TEMECULA PARKWAY

31285 & 31333 TEMECULA PARKWAY | TEMECULA, CA



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CalDRE #01351570



OFFERING SUMMARY

| | |
|----------------|--|
| MG LEASE RATE: | \$1.85/SF/month |
| NNN LEASE RATE | \$2.25/SF/month 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 and apartments
- Directly across from Rancho Community Church & a block from Temecula Valley Hospital

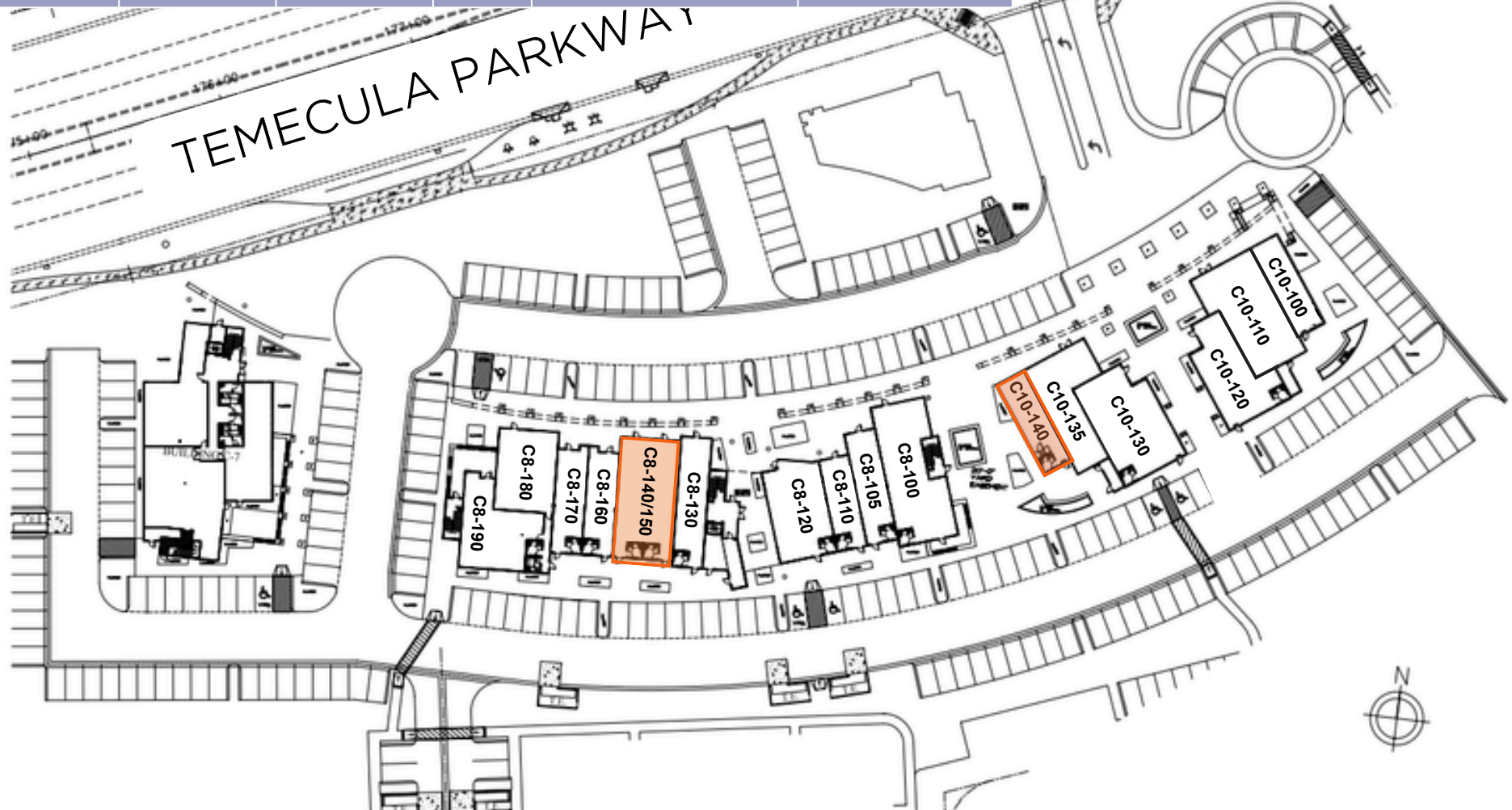
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RETAIL SUMMARY

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 |
| C10=140 | \$2.25 NNN | \$0.75 | ±1,204 | Former Salon | NOW |



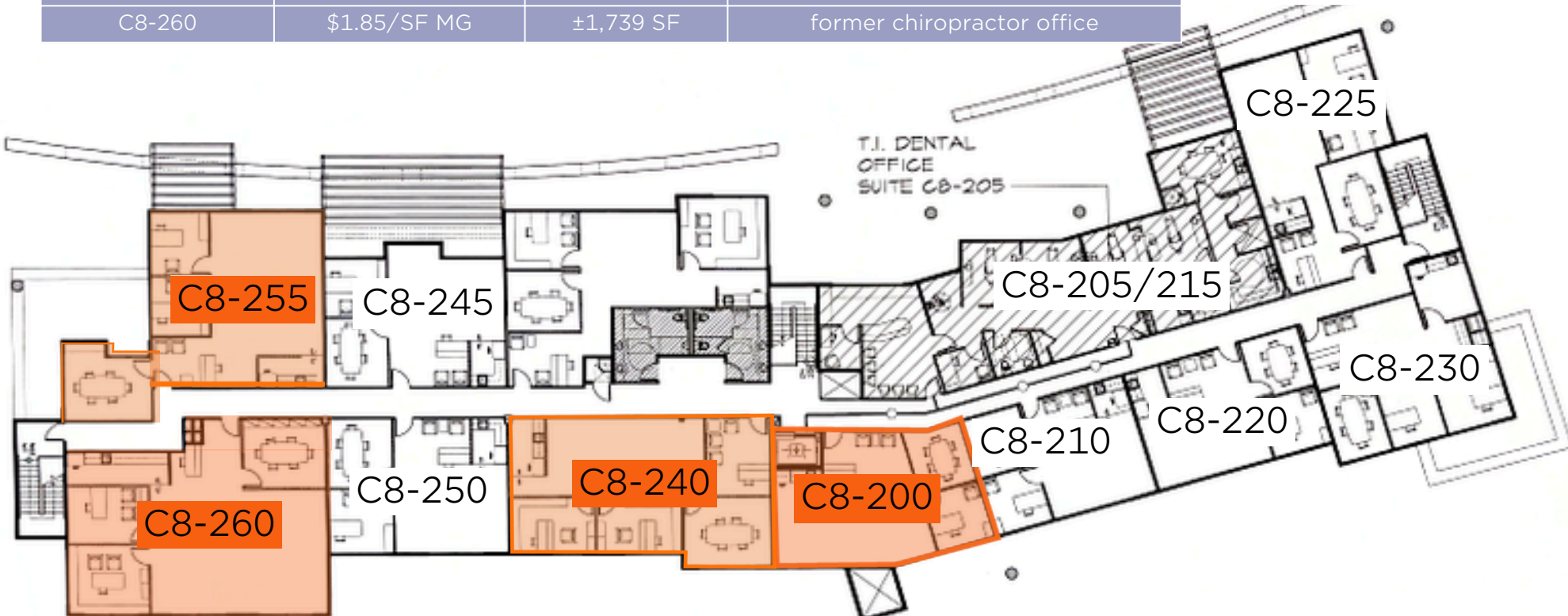
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OFFICE SUMMARY

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

| SUITE | LEASE RATE | SIZE | NOTES |
|--------|--------------|-----------|---------------------------------------|
| C8-200 | \$1.85/SF MG | ±935 SF | 2 small offices, kitchenette |
| C8-240 | \$1.85/SF MG | ±1,337 SF | 3 offices, large bullpen, kitchenette |
| C8-255 | \$1.85/SF MG | ±1,360 SF | 3 offices, large bullpen, kitchenette |
| C8-260 | \$1.85/SF MG | ±1,739 SF | former chiropractor office |

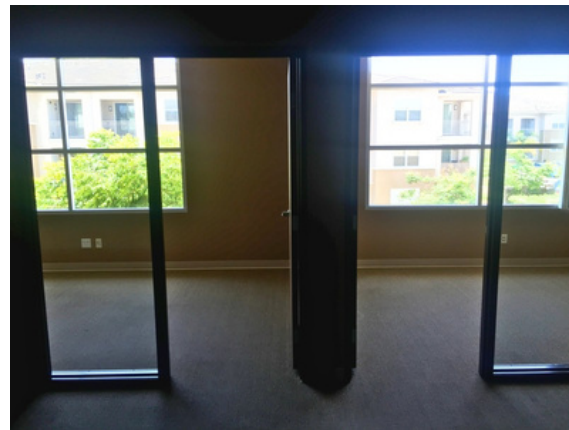


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FEATURES:

- ±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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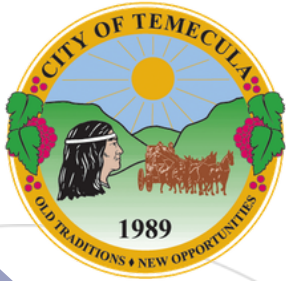





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DEMOGRAPHICS

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



-  **State** California
-  **County** Riverside
-  **Mayor** Jessica Alexander
-  **Website** temeculaca.gov

POPULATION

Source: ESRI



83,938
POPULATION

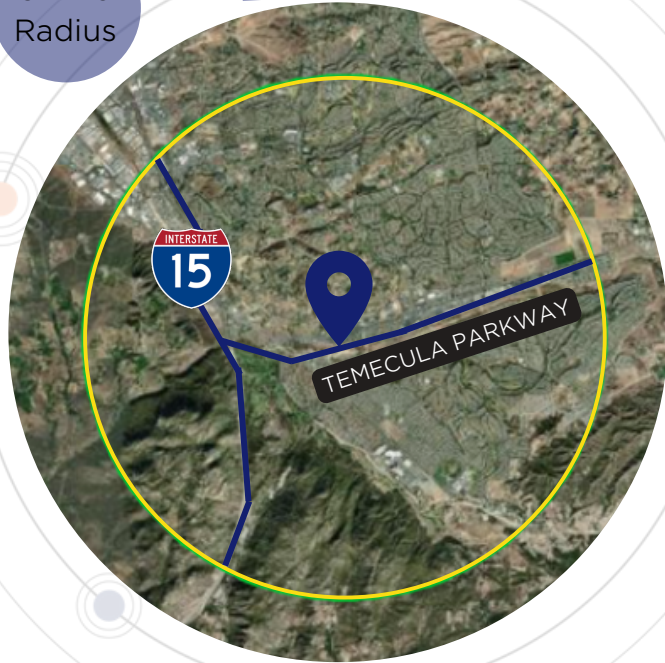


37.8
MEDIAN AGE



27,521
HOUSEHOLDS

3-Mile
Radius



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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