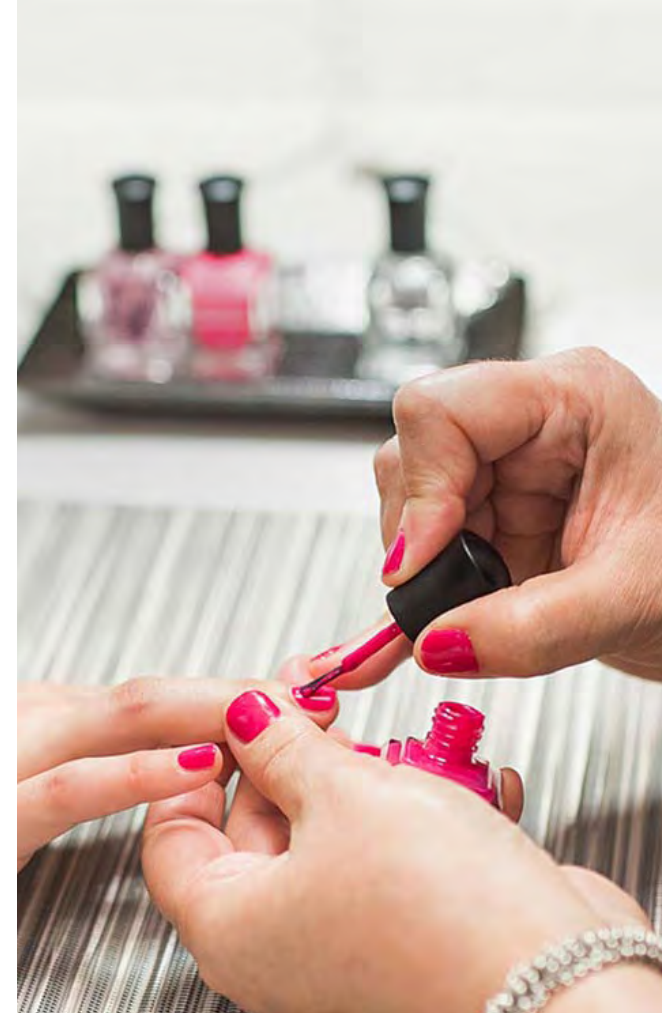




VILLAGES AT PASEO DEL SOL

32120 HIGHWAY 79 SOUTH
TEMECULA, CA

VILLAGES AT PASEO DEL SOL

32120 HIGHWAY 79 SOUTH
TEMECULA, CA



MATTRESS FIRM

**GRAND
OPENING**

32200

**OPENING
SOON**



VILLAGES AT PASEO DEL SOL

32120 HIGHWAY 79 SOUTH
TEMECULA, CA



VILLAGES AT PASEO DEL SOL

32120 HIGHWAY 79 SOUTH
TEMECULA, CA



PROPERTY HIGHLIGHTS

- ±1,772 SF 2nd Generation Restaurant Space - Potentially Available - Contact Broker For Details
- Excellent Exposure with Over 40,000 Cars per Day on Temecula Parkway
- Average Household Income Approximately \$126,723
- 474 New High Density Residential Units Within Walking Distance of Shopping Center
- Center refreshed in 2019
- Strong trade area, dominate retail location, excellent street visibility and signage
- Adjacent to newly developed residential housing projects
- Dominant grocery and home improvement center located on Temecula Parkway, a major thoroughfare off Highway 79
- Major neighboring retailers include Wal-Mart, Marshalls, Ross and Kohl's



VILLAGES AT PASEO DEL SOL

32120 HIGHWAY 79 SOUTH
TEMECULA, CA

MEET YOUR NEIGHBORS

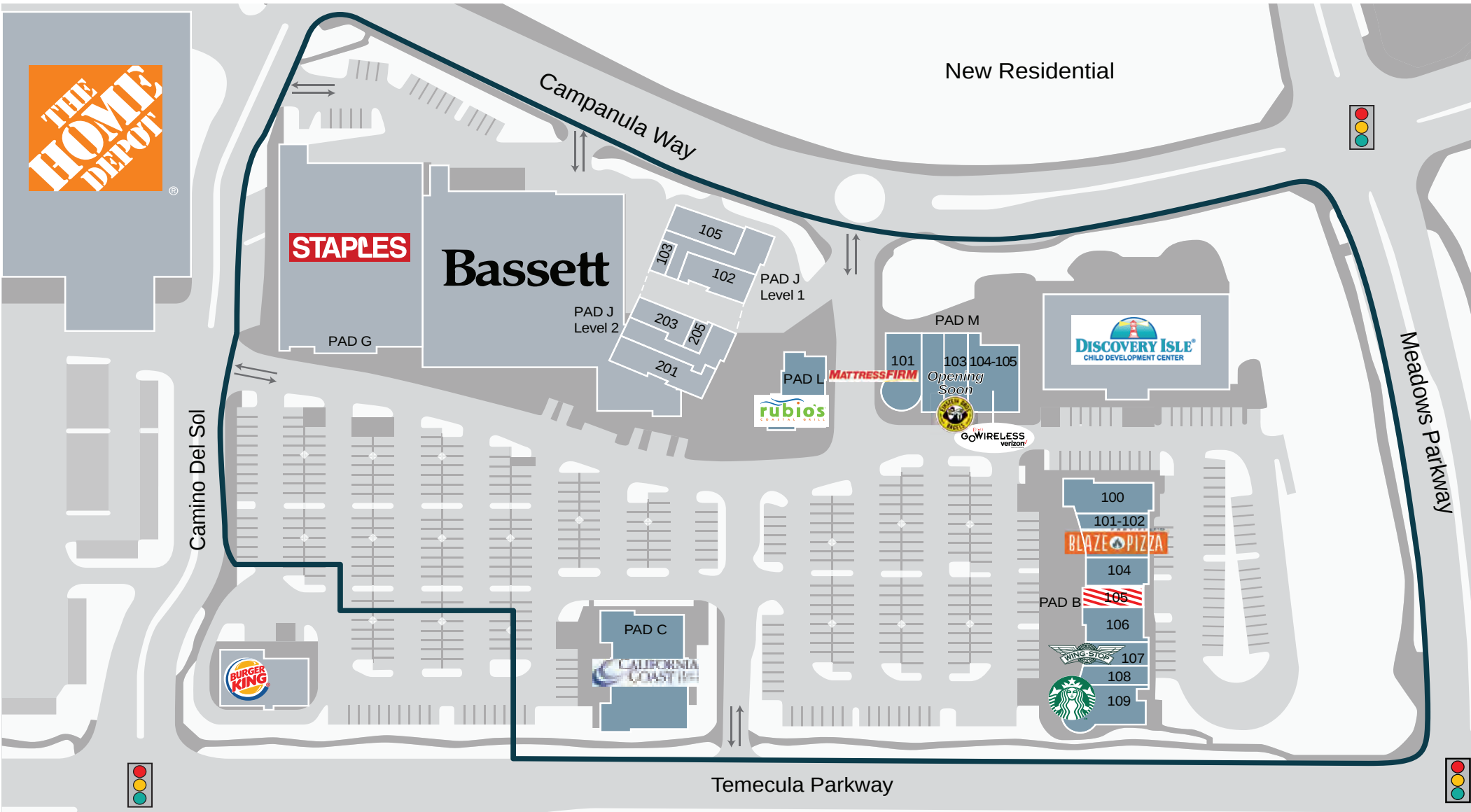


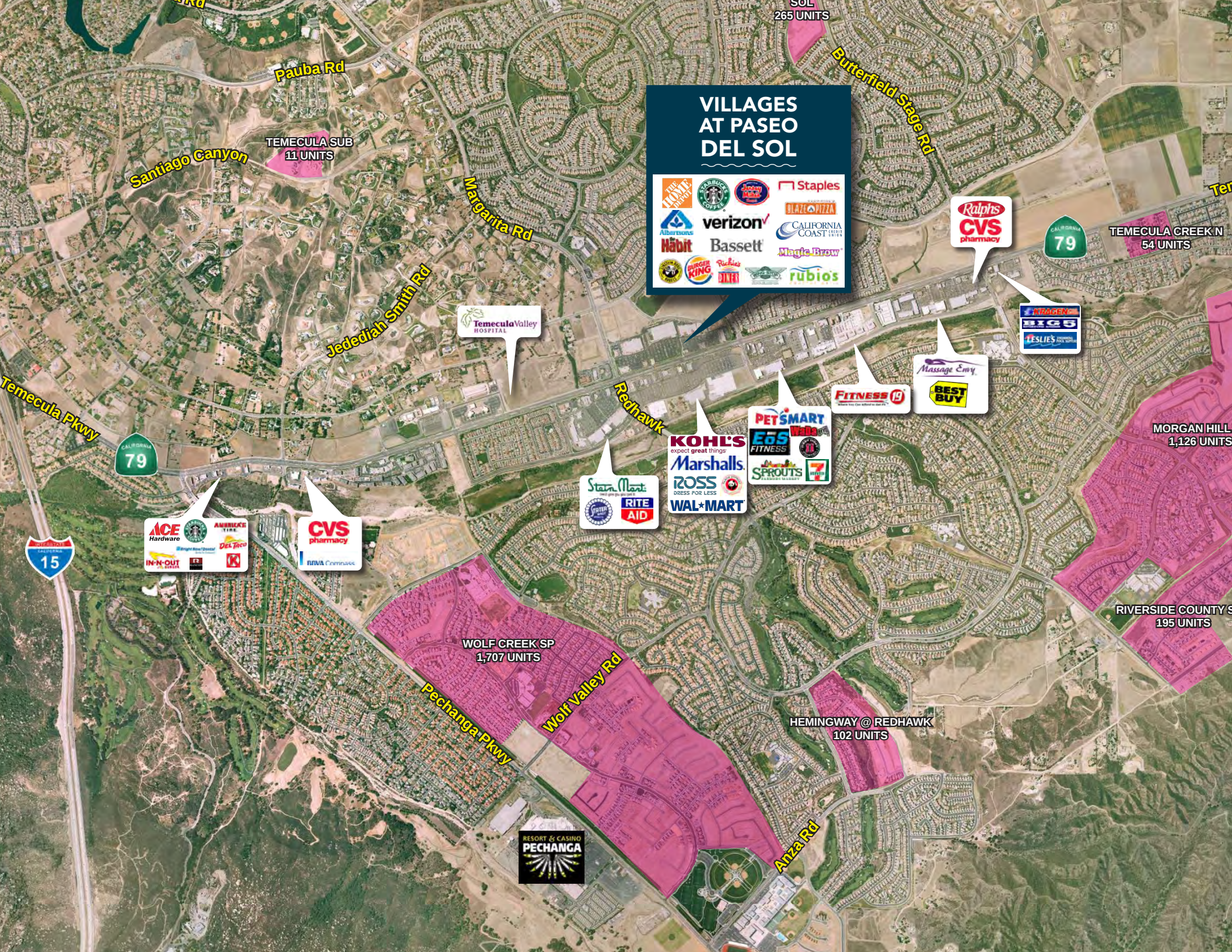
VILLAGES AT PASEO DEL SOL

32120 HIGHWAY 79 SOUTH
TEMECULA, CA

TENANT SUMMARY

Unit	Tenant	Square Feet	Unit	Tenant	Square Feet	Unit	Tenant	Square Feet
PAD B			106	Yogurt Island	1,550	PAD M		
100	Best City Nails	1,682	107	Wingstop	1,550	101	Mattress Firm	2,809
101-102	Blaze Pizza	2,960	108	Magic Brow	812	103	Einstein Bagels - Opening Soon	1,563
104	Sushi Camp	1,600	109	Starbucks	1,600	104-105	Go Wireless	2,100
105	2nd Generation Space Potentially Available - Contact Broker for Details	1,772	PAD C	CA Coast Credit Union	7,220			
			PAD L	Rubio's	2,728			





VILLAGES AT PASEO DEL SOL

WOLF CREEK SP
1,707 UNITS

TEMECULA CREEK N
54 UNITS

MORGAN HILL
1,126 UNITS

RIVERSIDE COUNTY S
195 UNITS

HEMINGWAY @ REDHAWK
102 UNITS





THE HOME DEPOT

STAPLES

Bassett



DISCOVERY ISLE
CHILD DEVELOPMENT CENTER

CAL COAST
CREDIT UNION

rubio's

POTENTIALLY
AVAILABLE
B-105
±1,772 SF



79

TEMECULA PARKWAY

40,000 VPD

CHIPOTLE
MEXICAN GRILL



Walmart



VILLAGES AT PASEO DEL SOL

32120 HIGHWAY 79 SOUTH
TEMECULA, CA

VILLAGES AT PASEO DEL SOL

32120 HIGHWAY 79 SOUTH
TEMECULA, CA

DEMOGRAPHICS

3-mile radius

Population	92,286
Average Household Income	\$126,723
Households	29,055
Median Household Income	\$109,770
Daytime Population	45,198
Median Age	35.8



VILLAGES AT PASEO DEL SOL

32120 HIGHWAY 79 SOUTH
TEMECULA, CA

BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com

DRE #01269887

TED RIVENBARK

951.445.4512

trivenbark@leetemecula.com

DRE #01247098

 **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