

GATEWAY TO TEMECULA PAD

PRIME 1 ACRE RETAIL PAD FOR SALE, BTS OR LEASE!



PROPERTY HIGHLIGHTS

- Join LA, Chevron, Starbucks & Modern Lending
- Prime intersection of I-15 and Temecula Pkwy
- Easy freeway access and signalized entrance
- Ideal location for a sit-down restaurant!
- Median Household Income: \$115,404 (1 mile)
- Daytime Population: 76,400 (3 miles)



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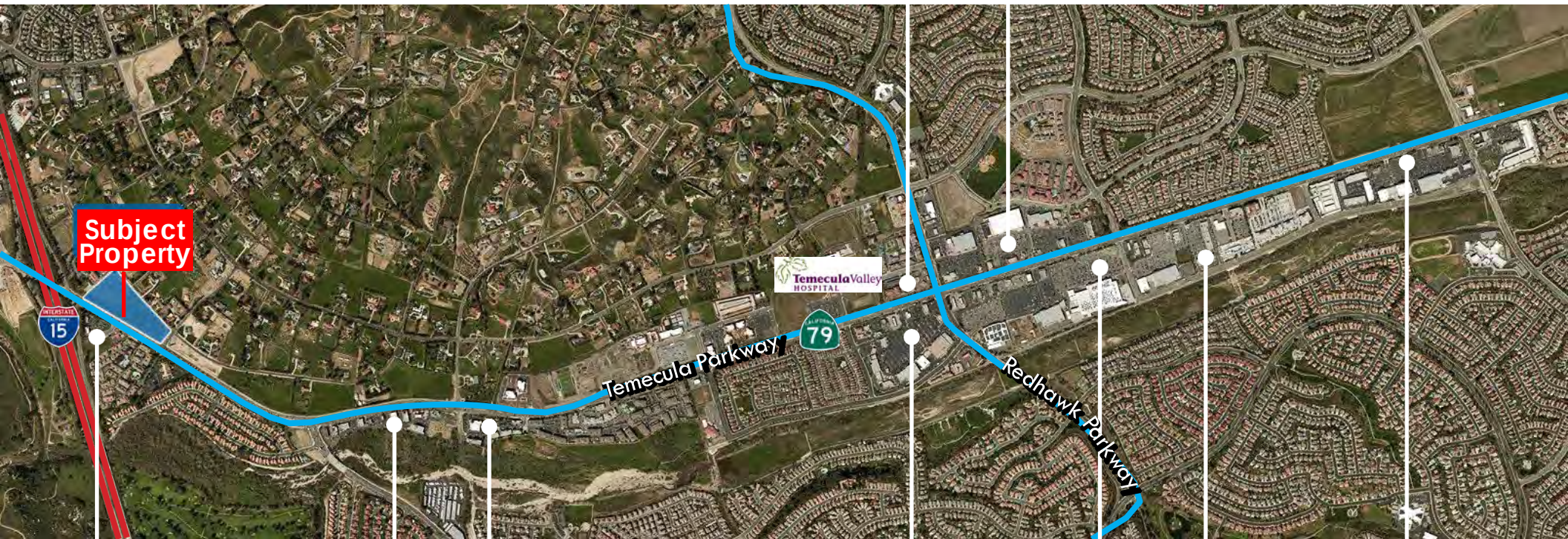
OPPORTUNITIES

- FULL-SERVICE RESTAURANT
- DRIVE THRU POTENTIAL
- MULTI-TENANT RETAIL CONDOS



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Demographics

	1 Mile	3 Miles	5 Miles
Population 2026:	4,002	66,290	130,373
Population 2031 (Est):	4,047	67,429	132,828
Daytime Employee Population:	4,215	76,400	148,937
2026 Average HH Income:	\$149,119	\$134,876	\$149,000

Traffic Counts

Temecula Parkway @ Bedford	71,832 ADT
I-15 @ Temecula Parkway	157,000 ADT

Source: Esri/COT



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INFORMATION FOR THE CITY OF TEMECULA	
County	Riverside
Mayor	Jessica Alexander
Incorporated	December 1, 1989
Website	www.temeculaca.gov



2026 DEMOGRAPHICS

Total Population	66,290
No. of Households	23,044
No. of Families	17,606
Average Household Size	2.87
Median Age	37.3
Median HH Income	\$112,120
Per Capita Income	\$47,0529
Median Net Worth	\$354,528

2026 EDUCATION

Bachelor's/Graduate/Professional Degree	39.8%
Some College	34.4%
High School Degree	20.2%
No High School Diploma	5.6%

Source: ESRI, 3 mile radius

2026 EMPLOYMENT

White Collar	63.6%
Blue Collar	14.4%
Services	22.0%
Unemployment Rate	5.2%