

RETAIL SUITES FOR LEASE

31754 TEMECULA PKWY.
TEMECULA, CA



±4,042 SF
AVAILABLE
(POTENTIALLY
DEMISABLE)

±1,456 SF
AVAILABLE



REDHAWK PKWY

TEMECULA PKWY (42,826 CPD)

MARGARITA RD (25,306 CPD)



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Join:



- ±4,042 SF 2nd Generation Café Endcap Suite Available (Potentially Demisable)
- ±1,456 SF Retail Suite Available
- 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

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FOR MORE INFORMATION, PLEASE CONTACT:

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