

# VILLAGES AT PASEO DEL SOL

32140 TEMECULA PKWY  
TEMECULA, CA

# VILLAGES AT PASEO DEL SOL

32140 TEMECULA PWKY  
TEMECULA, CA



## PROPERTY HIGHLIGHTS

- 1st Floor: ±1,600 SF 2nd Gen Restaurant – Potentially Available, Contact Broker For Details
- Excellent Exposure with Over 38,000 Cars per Day on Temecula Parkway
- Average Household Income Approximately \$126,723
- 474 New High Density Residential Units Within Walking Distance of Shopping Center
- 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

32140 TEMECULA PWKY  
TEMECULA, CA

SUITE 102 PHOTO

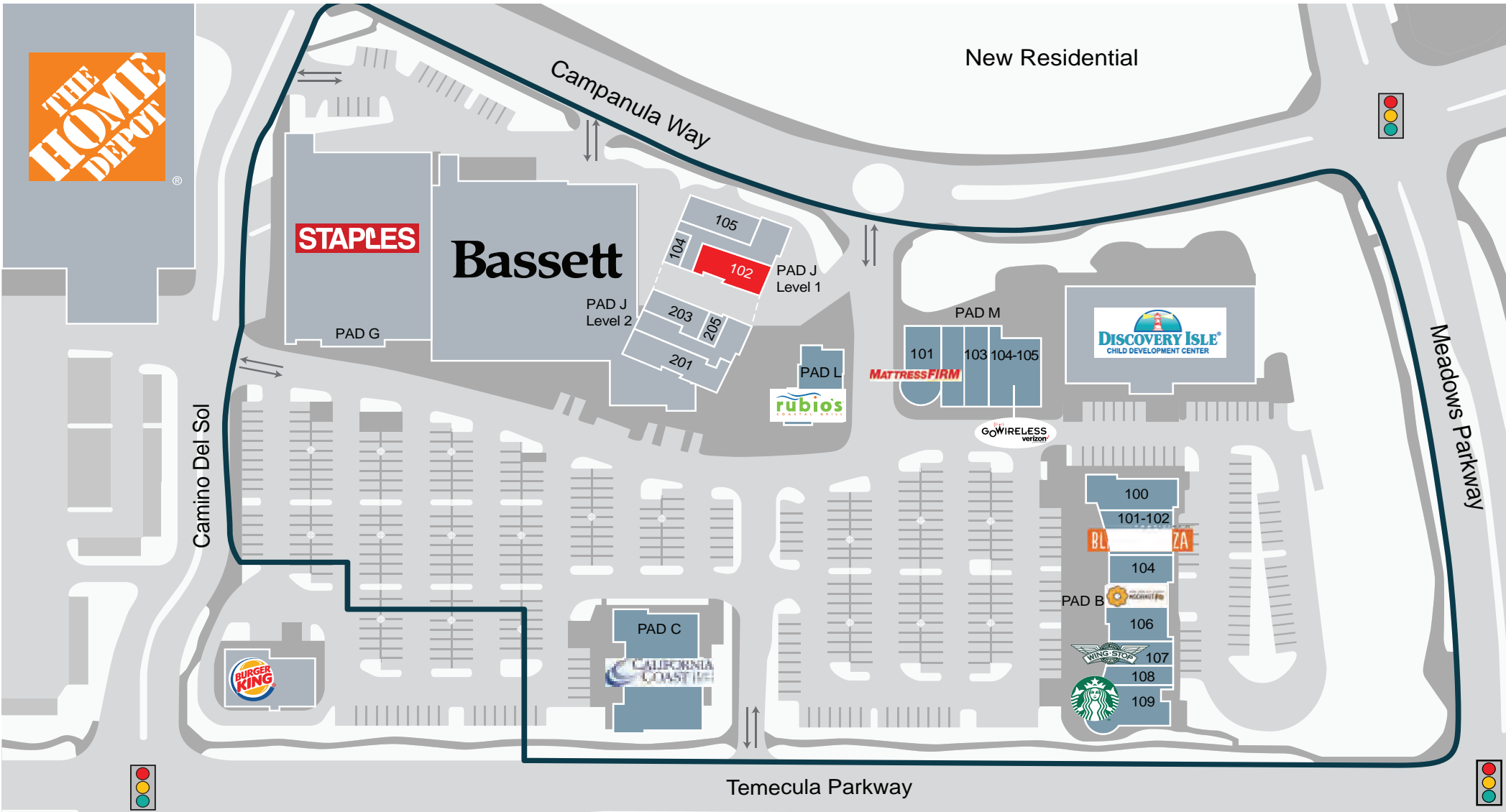


# VILLAGES AT PASEO DEL SOL

32140 TEMECULA PKWY  
TEMECULA, CA

## TENANT SUMMARY

Unit	Tenant	Square Feet	Unit	Tenant	Square Feet	Unit	Tenant	Square Feet
PAD B								
100	Best City Nails	1,682	109	Starbucks	1,600	PAD L	Rubio's	2,728
101-102	Blaze Pizza	2,960	PAD C	CA Coast Credit Union	7,220	PAD M		
104	Sushi Camp	1,600	PAD J			101	Mattress Firm	2,809
105	Mochinut	1,772	<b>102</b>	<b>2nd Gen. Restaurant Potentially Available</b>	<b>1,600</b>	103	Available	1,563
106	Yogurt Island	1,550	104	Leased	600	104-105	Go Wireless	2,100
107	Wingstop	1,550	205	Leased	600			
108	Magic Brow	812						





**VILLAGES AT PASEO DEL SOL**

Orange Julius	Starbucks	Staples
Blaze Pizza	Verizon	California Coast
Burger King	Bassett	Magie Brow
Del Taco	Habit	Rubios

TEMECULA SUB  
11 UNITS

SOL  
265 UNITS

TEMECULA CREEK N  
54 UNITS

MORGAN HILL  
1,126 UNITS

RIVERSIDE COUNTY S  
195 UNITS

WOLF CREEK SP  
1,707 UNITS

HEMINGWAY @ REDHAWK  
102 UNITS



ACE Hardware  
AMERICA'S FINEST DEL TACO  
IN-N-OUT

CVS pharmacy  
NANA Cosmetics

Temecula Valley HOSPITAL

Stain Mart  
RITE AID

KOHL'S  
expect great things  
Marshalls  
ROSS  
DRESS FOR LESS  
WAL-MART

PET SMART  
E6S FITNESS  
SPROUTS  
7-ELEVEN

FITNESS 19

Massage Envy  
BEST BUY

TRUCKER  
BIG  
TESLIE'S

Ralphs  
CVS pharmacy



Santiago Canyon

Pauba Rd

Margarita Rd

Jedediah Smith Rd

Redhawk

Pechanga Pkwy

Wolf Valley Rd

Anza Rd

Butterfield Sage Rd



Staples

2ND GEN.  
RESTAURANT  
POTENTIALLY  
AVAILABLE  
J-102  
±1,600 SF



Discovery Isle  
Preschool

MEADOWS PKWY

rubios

CALIFORNIA  
COAST  
CREDIT  
UNION



TEMECULA PARKWAY (55,887 CPD)



Walmart

# VILLAGES AT PASEO DEL SOL

32140 TEMECULA PWKY  
TEMECULA, CA

## BRIAN BIELATOWICZ

951.445.4515

[bbielatowicz@leetemecula.com](mailto:bbielatowicz@leetemecula.com)

DRE #01269887

## FAEEZ KANJI

951.445.4528

[fkanni@leetemecula.com](mailto:fkanni@leetemecula.com)

DRE #02162227

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES