



# FOR LEASE

## SHOPPES AT TEMECULA PARKWAY

31285 & 31333 TEMECULA PARKWAY | TEMECULA, CA



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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/apartments
- Directly across from Rancho Community Church & a block from Temecula Valley Hospital

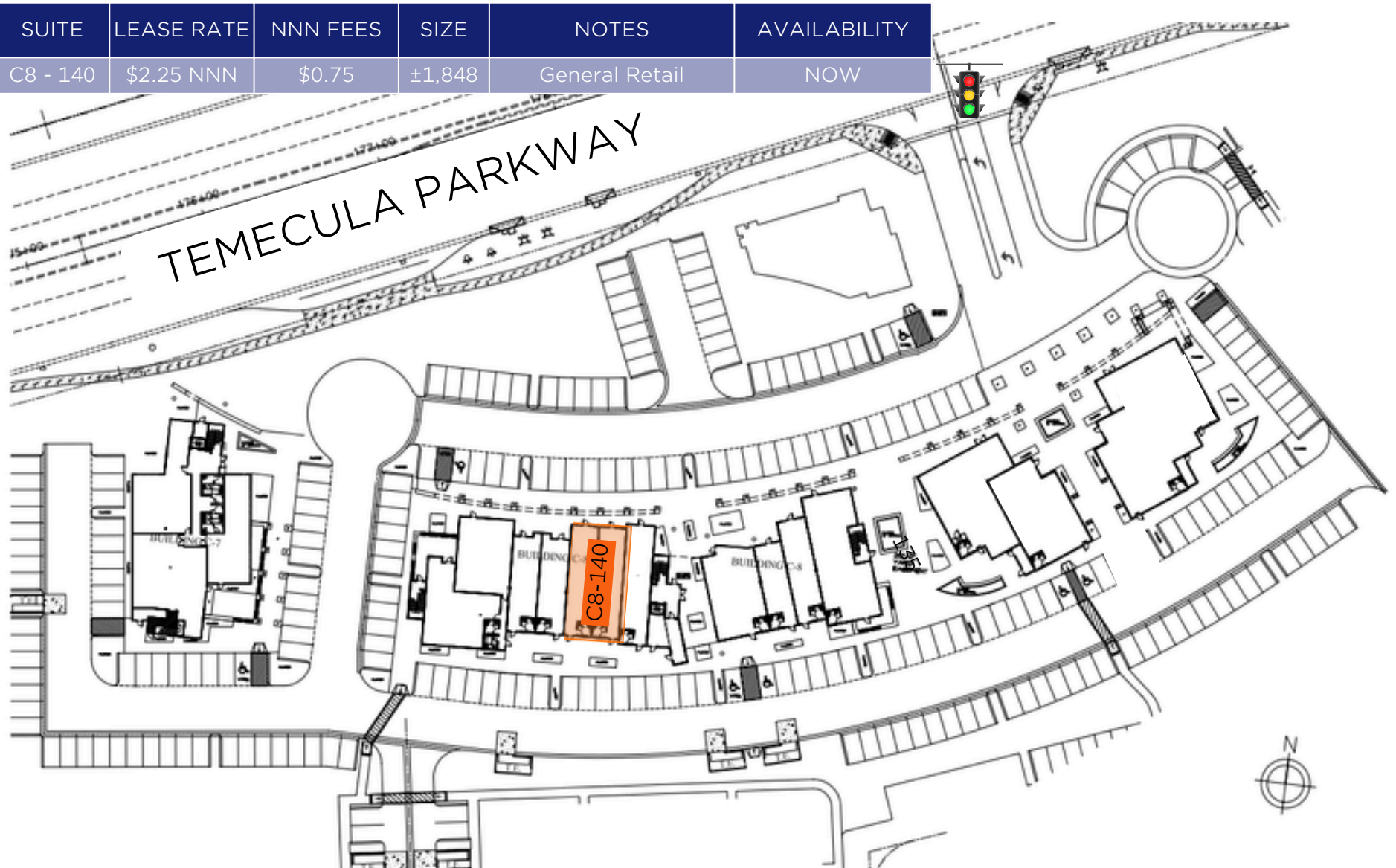
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# RETAIL SUMMARY

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



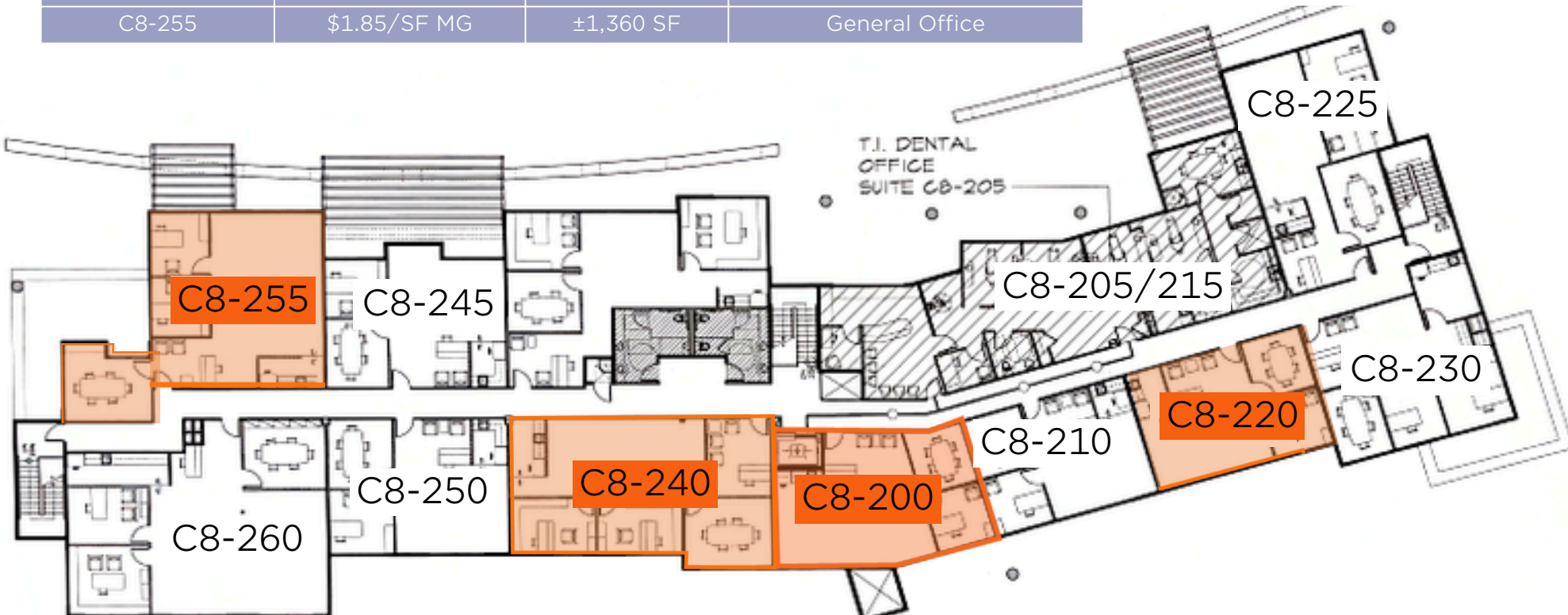
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# OFFICE SUMMARY

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SUITE	LEASE RATE	SIZE	NOTES
C8-200	\$1.85/SF MG	±935 SF	Small Office
C8-240	\$1.85/SF MG	±1,337 SF	General Office
C8-220	\$1.85/SF MG	±774 SF	Small Office
C8-255	\$1.85/SF MG	±1,360 SF	General 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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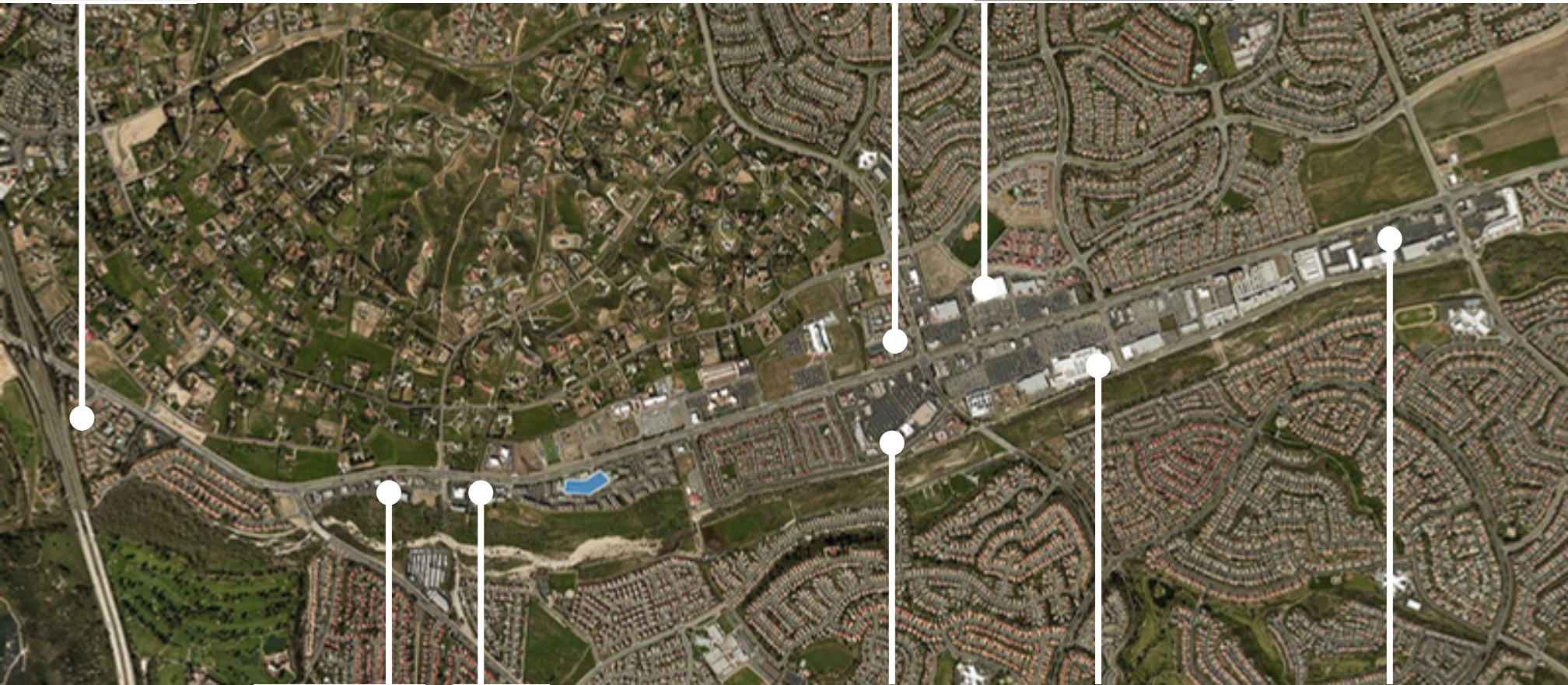


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# RETAILER MAP

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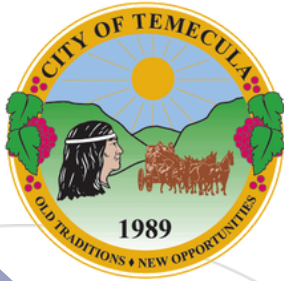






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# DEMOGRAPHICS

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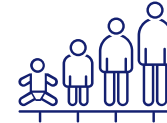


-  **State** California
-  **County** Riverside
-  **Mayor** Brenden Kalfus
-  **Website** [temeculaca.gov](http://temeculaca.gov)

## POPULATION



83,938  
POPULATION



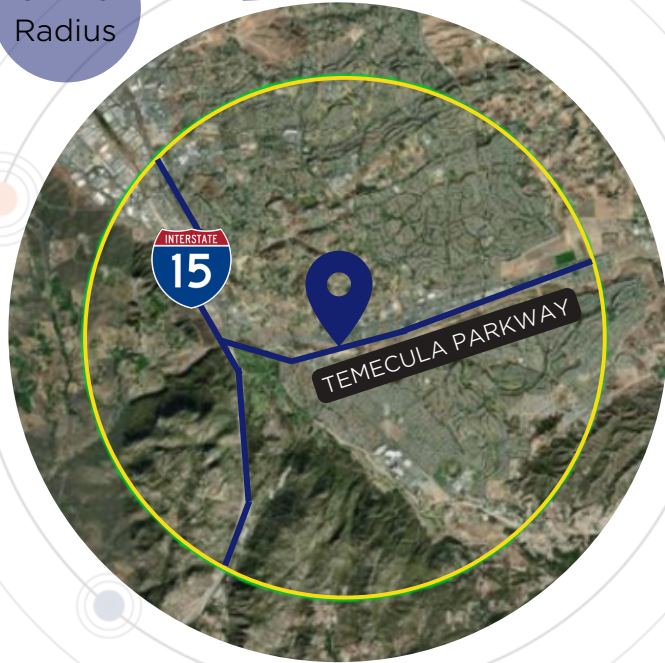
37.8  
MEDIAN AGE



27,521  
HOUSEHOLDS

Source: ESRI

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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