

RETAIL/OFFICE FOR LEASE

Par Crest Plaza Shopping Center

44535 Bedford Court

Temecula, California

±1,700 SF Suite Available



FEATURES

- Five Offices, Reception Area, Open Space
- Mixed Use Retail/Office Project
- Signalized Intersection
- Freeway Accessibility
- Freeway Visibility
- Located near some of Temecula's highly desirable residential areas, including Redhawk, Paloma Del Sol, Wolf Creek, Morgan Hill, and Paseo Del Sol developments
- Located near Pechanga Indian Casino, Redhawk Golf Course, and Temecula Creek Inn Golf Course
- Multi-tenant Building: Carl's Jr., 7-Eleven Convenience Market, Temecula Pizza Co., Siam Kitchen Thai Restaurant, and Dirty Paws Pet Grooming
- SUITE B IS AVAILABLE / ±1,700 SF AT \$1.65 PSF PER MONTH PLUS NNN (Currently \$0.65 PSF)

Excellent Traffic Counts:

I-15 at Temecula Parkway / 154,000 cars per day

East of I-15 at Temecula Parkway East of Bedford

Court /66,940 cars per day

Source: Cal Trans (Average Annual ADT)

For Information Contact:

D. L. Phares & Associates

David L. Phares

Cindy G. Domenigoni

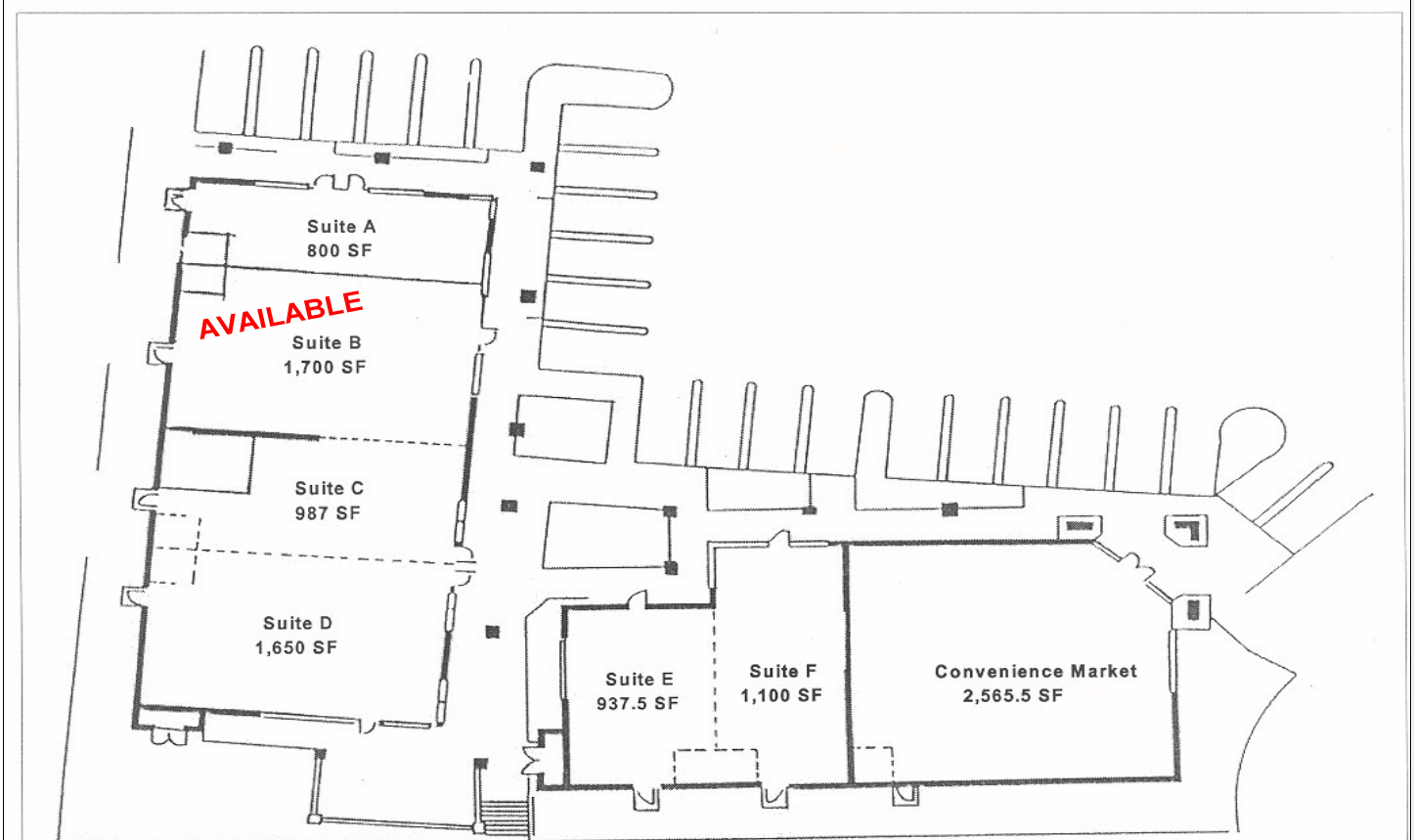
28410 Old Town Front Street, Suite 105, Temecula, CA 92590

Telephone: 951.695.7600

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

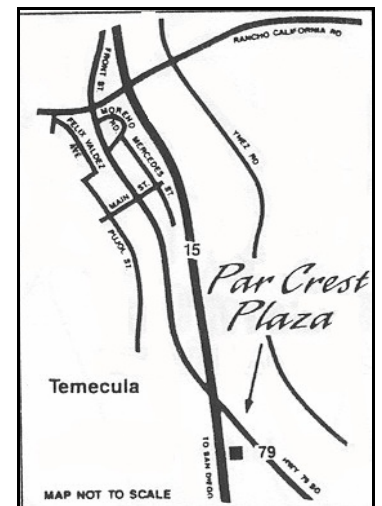
PAR CREST PLAZA SHOPPING CENTER

SITE MAP



| Suite | Square Footage | Price/SF | NNN |
|-------|----------------|----------|----------------------|
| B | ± 1,700 | \$1.65 | Currently \$0.65 PSF |

NNN charges: In addition to rent, Lessee will be responsible for NNN charges that will include, but may not be limited to, taxes, insurance, and maintenance. These charges are subject to annual adjustments.



For more information, please contact:

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