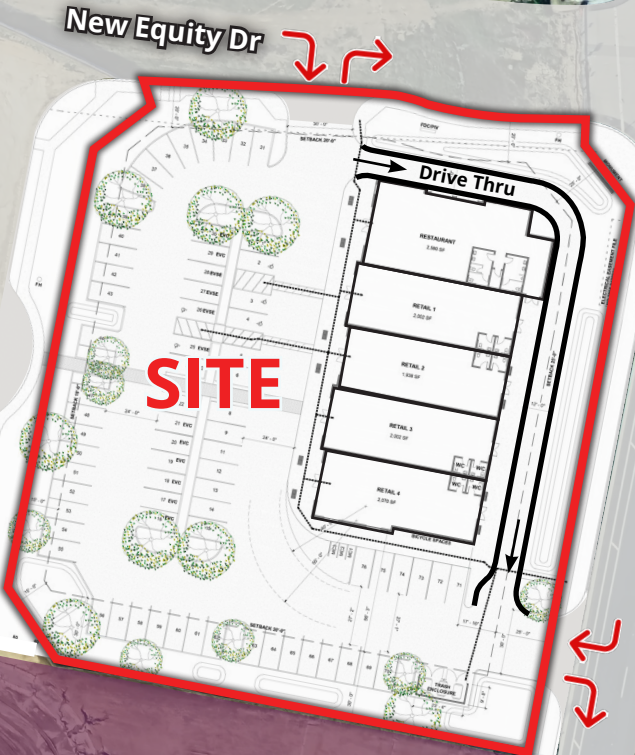


349 Units  
Under Construction



Ynez Rd 23,720 CPD

**FOR LEASE**

# Retail Shops Available | New Development

SWQ Ynez Rd & Equity Dr, Temecula, CA



# Retail Shops Available | New Development



SWQ Ynez Rd & Equity Dr, Temecula, CA

## AVAILABILITY

SUITE	SF (±)
A	2,580
B	2,002
C	1,938
D	2,002
E	2,070

## PROPERTY HIGHLIGHTS

- New +/-10,592 SF Multi-Tenant Building with a Drive Thru
- High Daytime Employment
- Hard Corner Signalized Intersection
- High Volume Retailers in the Immediate Trade Area
- Ideal for Quick Service Restaurants, Daily Needs, and Medical

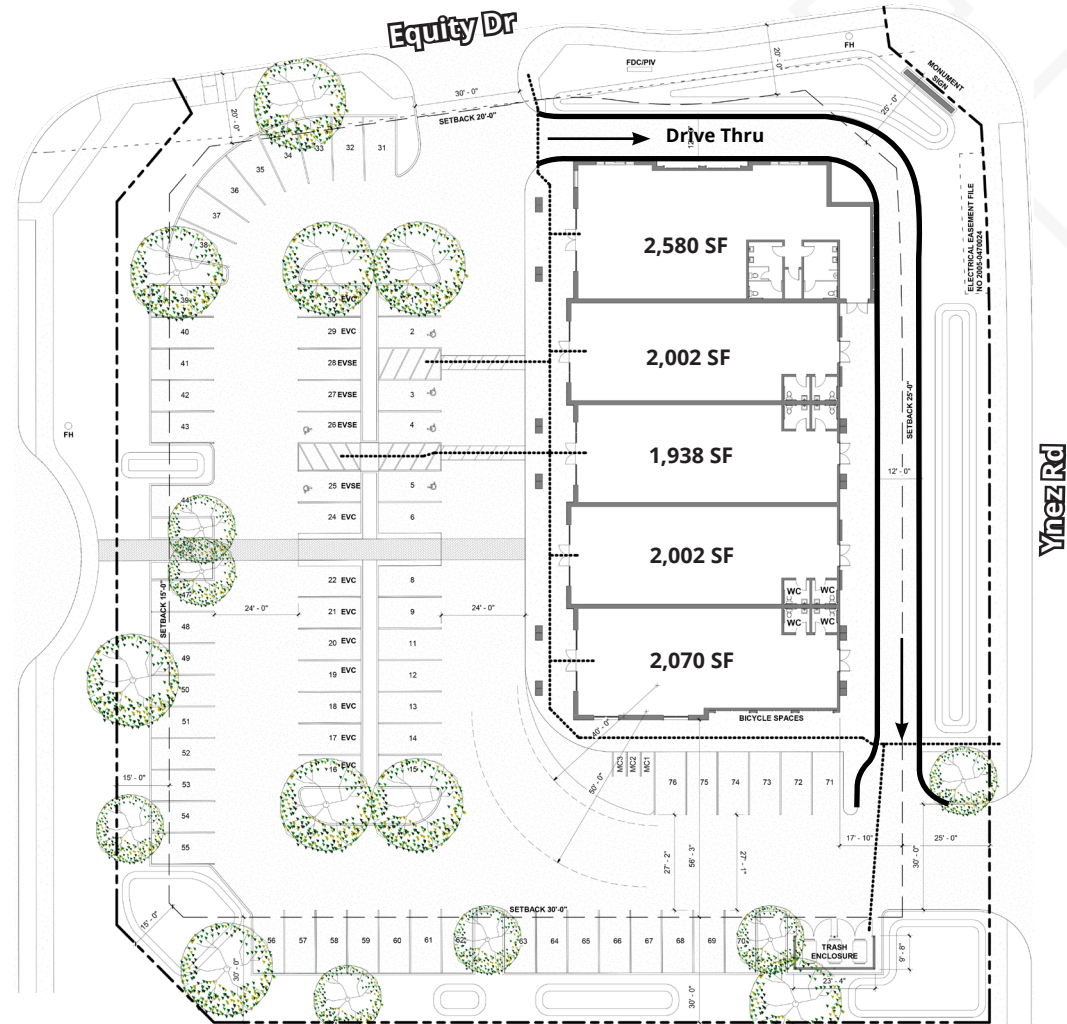
## 2025 3 MILE DEMOGRAPHICS

Population	84,532
Average HH Income	\$126,455
Daytime Population	117,248

## TRAFFIC COUNTS

Ynez Rd 23,720 CPD

Year: 2024 | Source: Esri



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# Retail Shops Available | New Development

SWQ Ynez Rd & Equity Dr, Temecula, CA



Mercedes Benz

Audi

Ynez Rd 23,720 CPD

321 Units Built

237 Units Built

494 Units Approved

349 Units Under Construction

**SITE**

Chaparral High School  
3,077 Students



Promenade Temecula  
4.1M Visitors

