

RETAIL/OFFICE SPACE FOR LEASE

SHOPPES AT TEMECULA PARKWAY

31285 & 31333 Temecula Parkway, Temecula, CA

ONE RETAIL
ENDCAP &
SMALL OFFICE
SPACES
AVAILABLE!



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INSIGHT
COMMERCIAL REAL ESTATE ADVISORS

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Office Information

- C8-200: ±935 sf
- C8-225: ±1,094 SF
- C8-235/245: ±2,113 SF
- C8-240: ±1,337 SF
- Asking Rate \$1.85 psf MG

Retail Information

- C8-180: ±1,450 SF
- Available Now
- Endcap Suite!
- Asking Rate: \$1.85 psf NNN
- Current nets: \$0.63 psf

Features

- Signalized entrance on Temecula Parkway at Kevin Place
- Upscale retail/office center surrounded by a planned residential community of 400+ condominiums/apartments
- Directly across from Rancho Community Church & a block from the new Temecula Valley Hospital
- Owner will consider 1-year terms

Join Nearby Retailers Including:



Demographics

	1 Mile	3 Miles	5 Miles
Population 2020:	10,577	85,591	121,613
Population 2025 (Estimated):	11,142	92,508	131,240
Daytime Employee Population:	2,520	24,512	55,262
2020 Average HH Income:	\$96,806	\$106,609	\$108,562

Traffic Counts

Temecula Parkway (Hwy 79 S.) 62,905 ADT

Source: Esri Apr 2020

RETAIL/OFFICE SPACE FOR LEASE

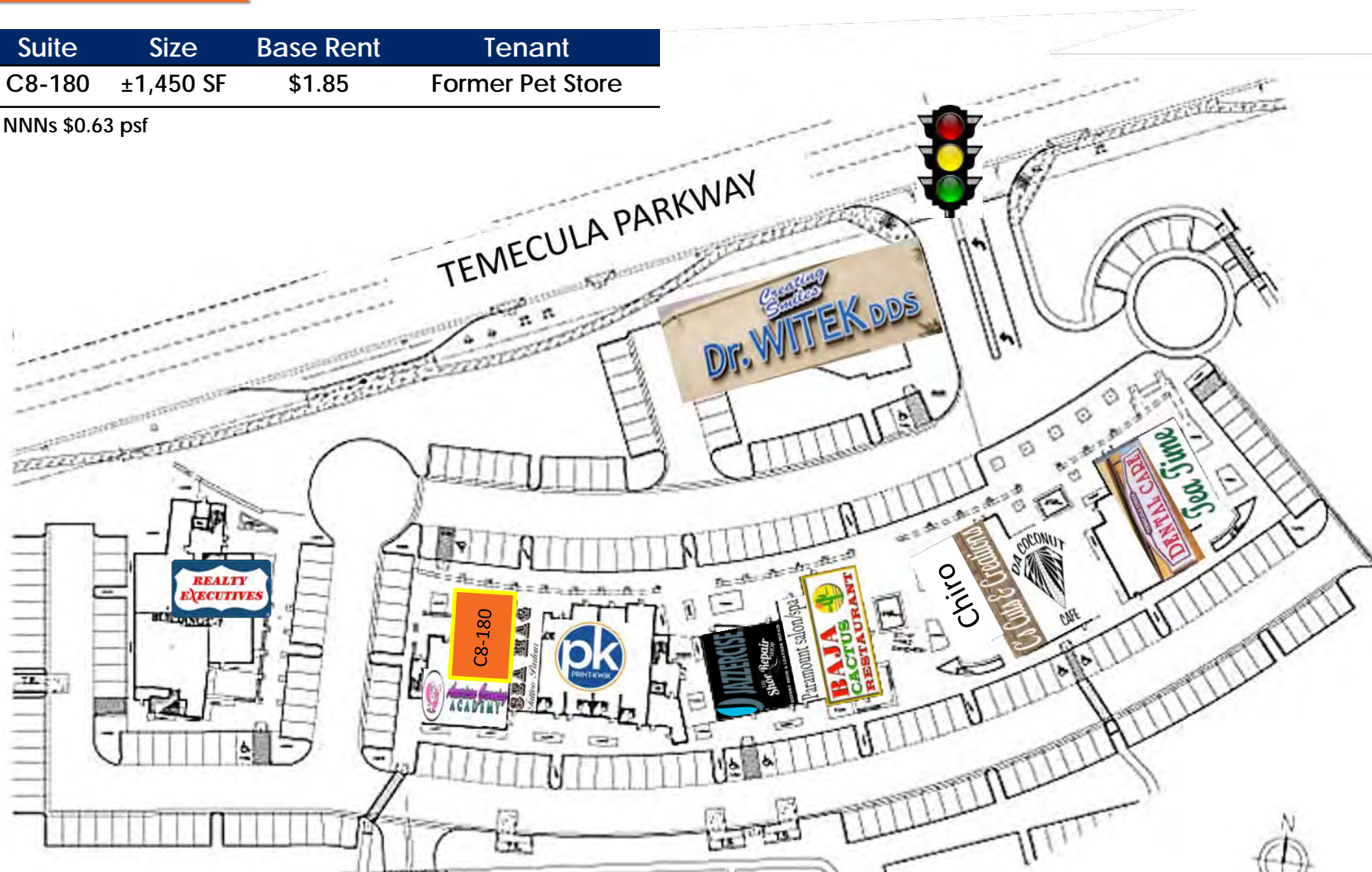
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RETAIL SPACE

Suite	Size	Base Rent	Tenant
C8-180	±1,450 SF	\$1.85	Former Pet Store

NNNs \$0.63 psf



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OFFICE SPACE AVAILABLE

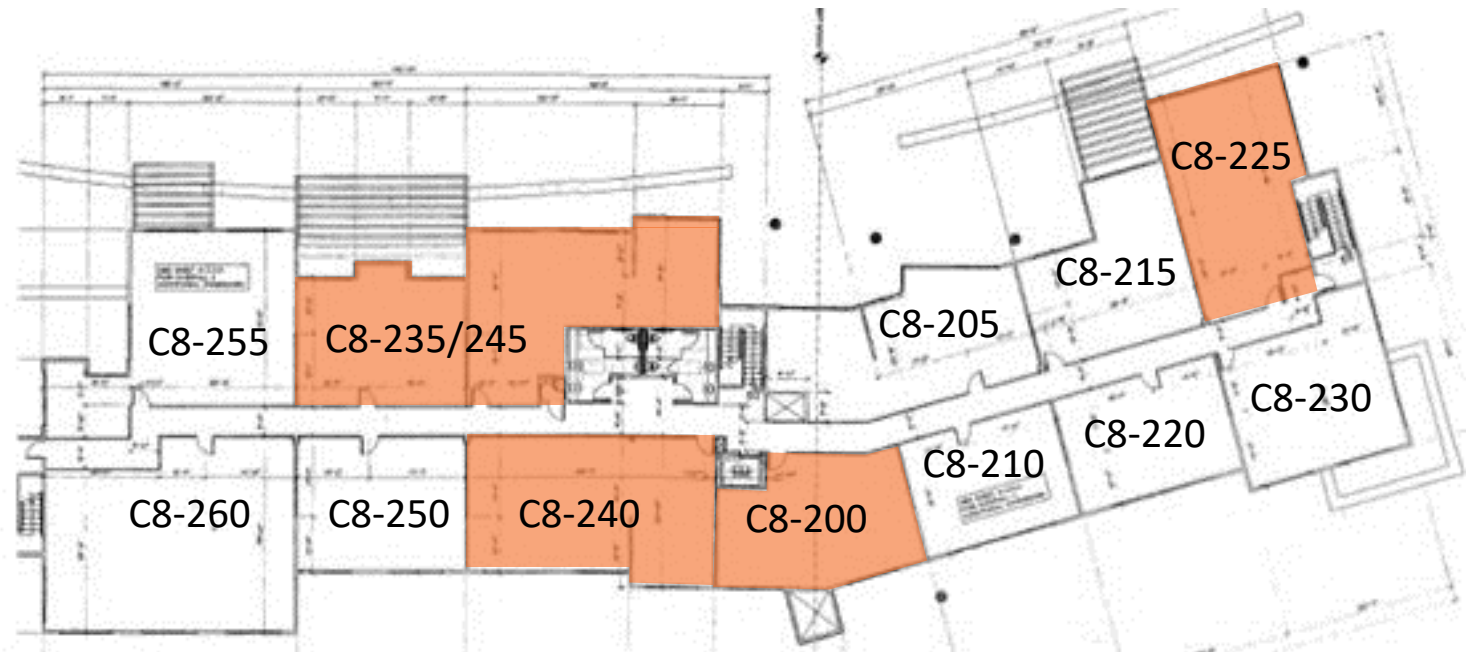


C8-235/245



C8-225

Suite	Size	Rent
C8-200	±935 SF	\$1.85 MG
C8-225	±1,094 SF	\$1.85 MG
C8-235/245	±2,113 SF	\$1.85 MG
C8-240	±1,337 SF	\$1.85 MG

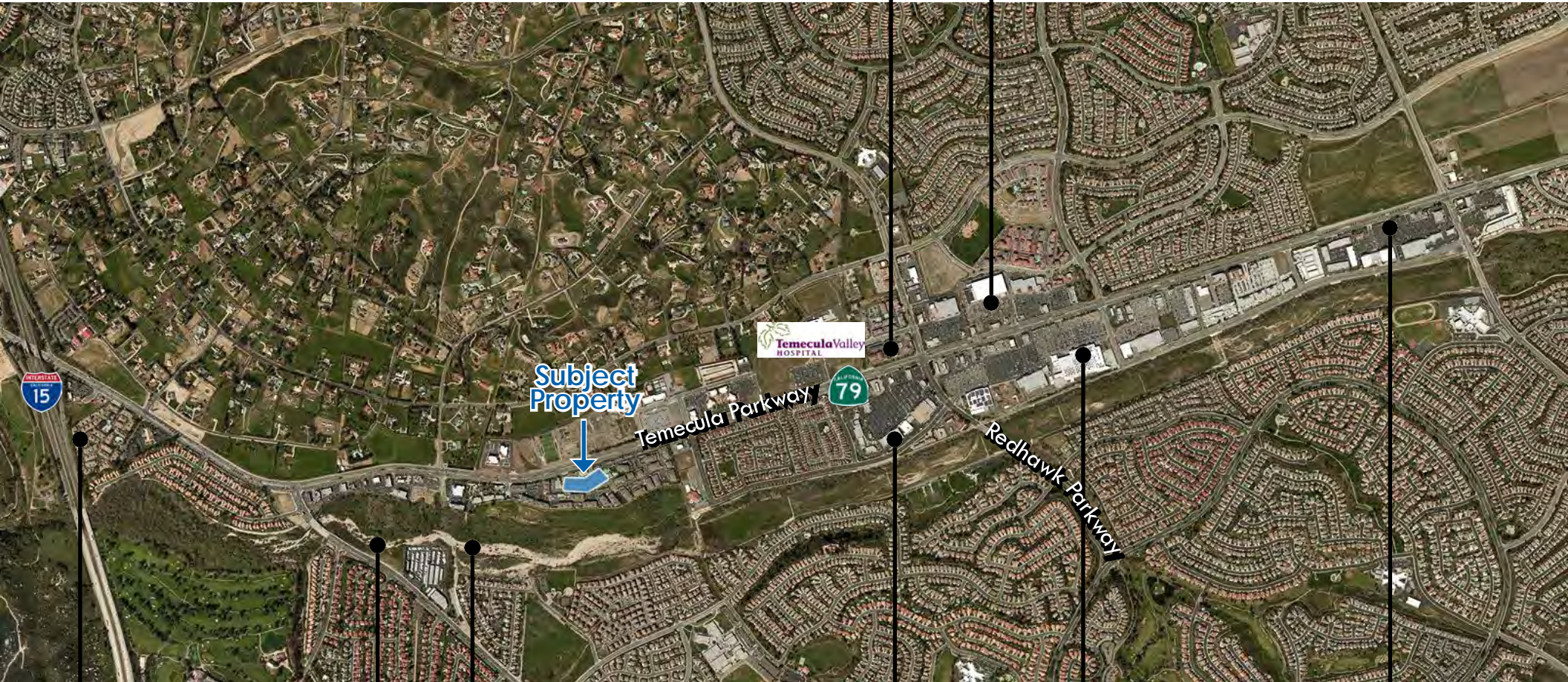


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SURROUNDING RETAIL



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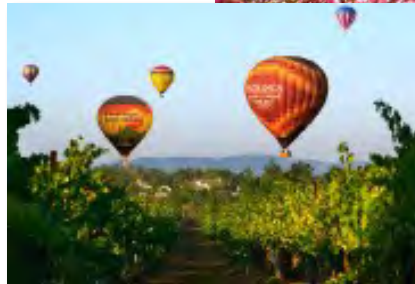
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INFORMATION FOR THE CITY OF TEMECULA

County	Riverside
Mayor Pro Tem	Maryann Edwards
Incorporated	December 1, 1989
Website	www.temeculaca.gov



2020 DEMOGRAPHICS

Total Population	112,628
No. of Households	35,638
No. of Families	29,002
Average Household Size	3.16
Median Age	34.8
Median HH Income	\$93,952
Per Capita Income	\$34,879
Median Net Worth	\$189,041

2020 EDUCATION

Bachelor's/Graduate/Professional Degree	34%
Some College	39%
High School Degree	20%
No High School Diploma	7%

Source: ESRI

2020 EMPLOYMENT

White Collar	66%
Blue Collar	15%
Services	19%
Unemployment Rate	6.0%

Total Population

