

VILLAGES AT PASEO DEL SOL

FOR LEASE

NWC TEMECULA PKWY/HWY 79 & MEADOWS PKWY - TEMECULA, CA



SHOPPING CENTER HIGHLIGHTS:

- » **Join:** Albertson's, Home Depot, Staples, Bank of America, WingStop, Blaze Pizza & Starbucks.
- » 1,772 SF 2nd Generation Restaurant - Potentially Available, Contact Broker for Details
- » Excellent Exposure with Over 38,000 Cars per Day on Temecula Parkway
- » Average Household Income Approximately \$99,000
- » 474 New High Density Residential Units Within Walking Distance of Shopping Center

DEMOGRAPHICS

	1	3	5
2018 Population:	18,224	84,464	122,491
Daytime Population:	6,288	16,723	48,460
Average HH Income:	\$108,064	\$117,443	\$109,102

Source: Regis Online

TRAFFIC COUNTS

Temecula Pkwy & Margarita Rd: ±38,468 CPD

Source: MPSI



BRIAN BIELATOWICZ
951.445.4515

bbielatowicz@leetemecula.com
DRE #01269887

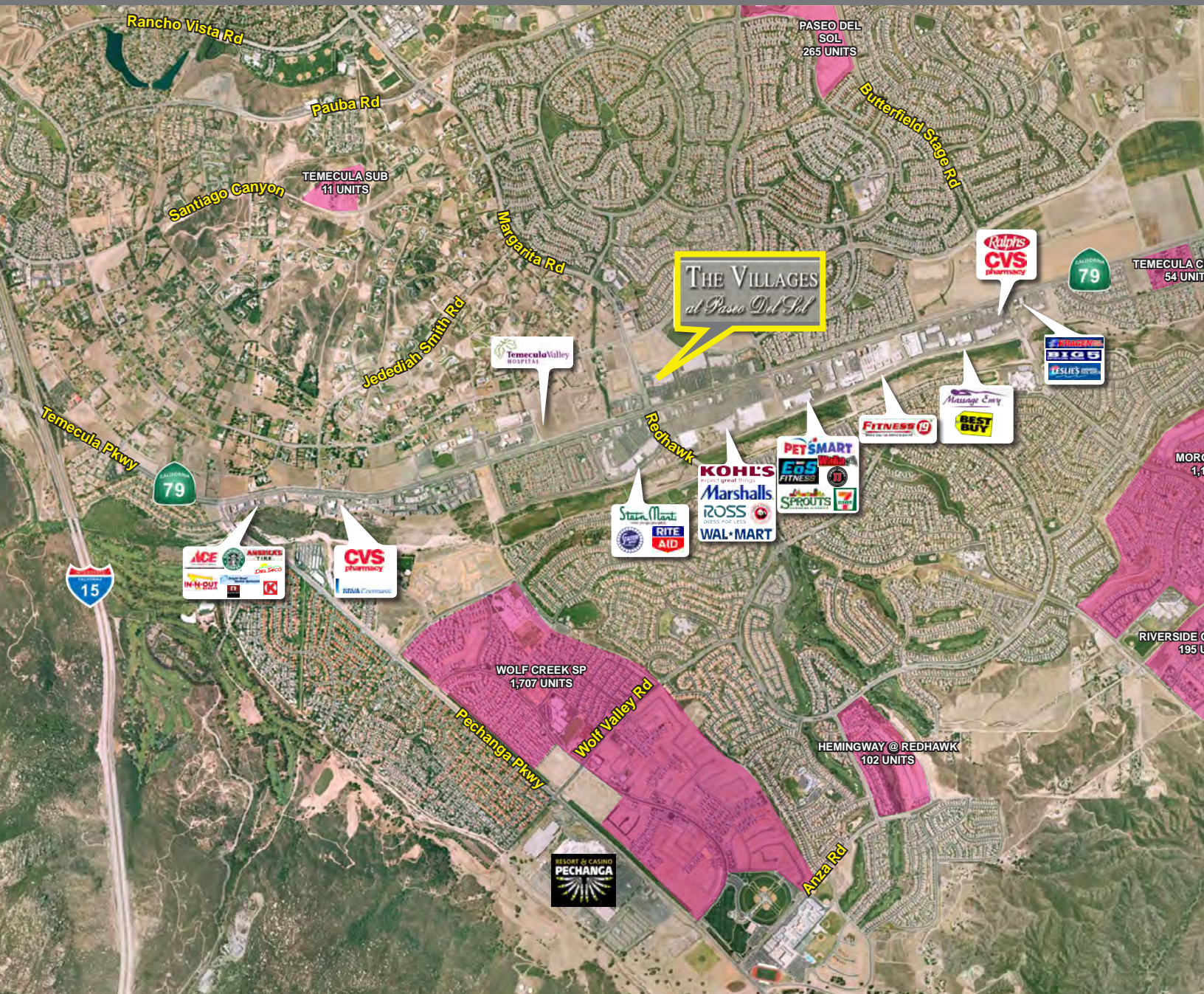
TED RIVENBARK
951.445.4512

trivenbark@leetemecula.com
DRE #01247098

VILLAGES AT PASEO DEL SOL

FOR LEASE

NWC TEMECULA PKWY/HWY 79 & MEADOWS PKWY - TEMECULA, CA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com

DRE #01269887

TED RIVENBARK

951.445.4512

trivenbark@leetemecula.com

DRE #01247098

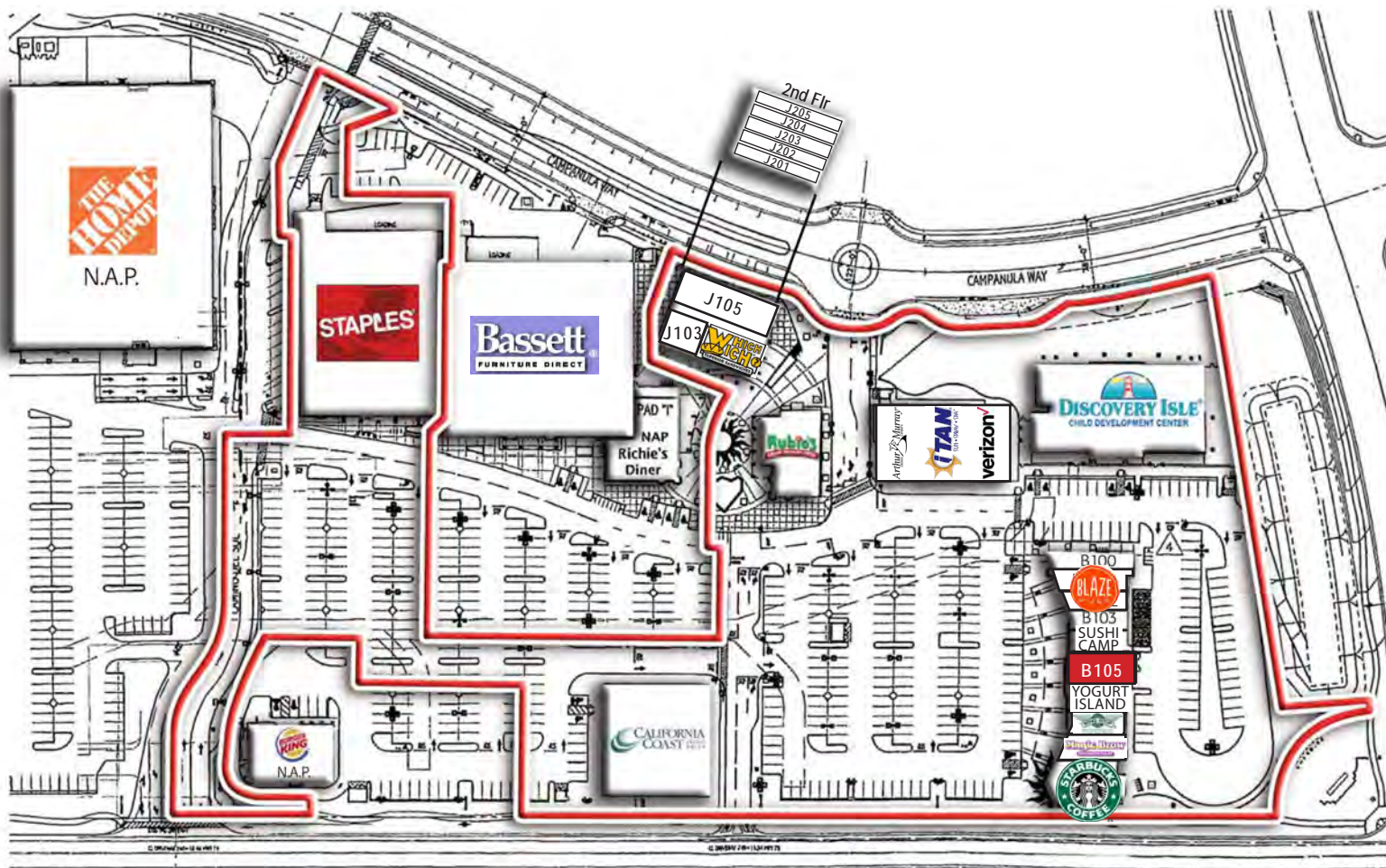
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

VILLAGES AT PASEO DEL SOL

FOR LEASE

NWC TEMECULA PKWY/HWY 79 & MEADOWS PKWY - TEMECULA, CA



AVAILABILITY

32200 TEMECULA PARKWAY

SUITE	APPROX. SIZE	DESCRIPTION
100% LEASED		

32240 TEMECULA PARKWAY

SUITE	APPROX. SIZE	DESCRIPTION
B105	1,772 SF	<i>Potentially Available - Contact Broker for Details</i> 2nd Generation Restaurant

32140 TEMECULA PARKWAY

SUITE	APPROX. SIZE	DESCRIPTION
100% LEASED		

REV. 11/07/19



BRIAN BIELATOWICZ
951.445.4515

bbielatowicz@leetemecula.com
DRE #01269887

TED RIVENBARK
951.445.4512

trivenbark@leetemecula.com
DRE #01247098

VILLAGES AT PASEO DEL SOL

FOR LEASE

NWC TEMECULA PKWY/HWY 79 & MEADOWS PKWY - TEMECULA, CA

Temecula, CA 92592		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	18,224	84,464	122,491
	2023 Projected Population	19,477	90,418	131,148
	2010 Census Population	15,629	72,669	105,121
	2000 Census Population	10,844	44,823	70,257
	Projected Annual Growth 2018 to 2023	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2018	3.8%	4.9%	4.1%
HOUSEHOLDS	2018 Median Age	34.2	35.8	35.5
	2018 Estimated Households	5,495	26,164	39,061
	2023 Projected Households	5,694	27,153	40,554
	2010 Census Households	4,728	22,485	33,344
	2000 Census Households	3,263	13,846	22,068
	Projected Annual Growth 2018 to 2023	0.7%	0.8%	0.8%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2018	3.8%	4.9%	4.3%
	2018 Estimated White	67.9%	68.1%	67.1%
	2018 Estimated Black or African American	4.6%	4.7%	4.8%
	2018 Estimated Asian or Pacific Islander	10.9%	11.6%	11.2%
	2018 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.2%
	2018 Estimated Other Races	15.5%	14.4%	15.7%
INCOME	2018 Estimated Hispanic	30.5%	27.4%	29.3%
	2018 Estimated Average Household Income	\$108,064	\$117,443	\$109,102
	2018 Estimated Median Household Income	\$99,185	\$106,141	\$97,000
EDUCATION (AGE 25+)	2018 Estimated Per Capita Income	\$32,589	\$36,388	\$34,805
	2018 Estimated Elementary (Grade Level 0 to 8)	3.1%	2.5%	3.1%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.7%	3.8%	4.4%
	2018 Estimated High School Graduate	18.7%	18.6%	20.4%
	2018 Estimated Some College	30.2%	28.5%	28.6%
	2018 Estimated Associates Degree Only	12.0%	10.8%	10.2%
BUSINESS	2018 Estimated Bachelors Degree Only	22.1%	24.3%	22.5%
	2018 Estimated Graduate Degree	10.3%	11.6%	10.7%
	2018 Estimated Total Businesses	746	1,636	4,916
	2018 Estimated Total Employees	6,288	16,723	48,460
	2018 Estimated Employee Population per Business	8.4	10.2	9.9
	2018 Estimated Residential Population per Business	24.4	51.6	24.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



BRIAN BIELATOWICZ
951.445.4515

bbielatowicz@leetemecula.com
DRE #01269887

TED RIVENBARK
951.445.4512

trivenbark@leetemecula.com
DRE #01247098