

# RETAIL SPACE FOR LEASE ALBERTSON'S CENTER

31940 & 31950 Temecula Parkway, Temecula, CA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## HIGHLIGHTS:

- ±1,800 SF Space Available for Immediate Occupancy (Formerly Massage Green)
- ±2,580 SF Restaurant Space Available May 1, 2018 (Do Not Disturb Tenant)
- Join Major Tenants: Albertson's, Coffee Bean, Tea Leaf, Home Depot, Staples and Bank of America
- Contact Broker for Lease Rate
- Located Just off Temecula Valley Parkway
- Excellent Exposure With Over 40,000 Cars Per Day at the Intersection of Temecula Parkway and Margarita Road.
- Busiest Neighborhood Center in South Temecula
- Ideal for Hair/Beauty Salon, Full Service Day Spa, Florist, Insurance, Jewelry, Travel and Service Commercial Uses.

### Brian Bielatowicz

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Population:	16,740	92,012	125,566
Daytime Population:	5,721	19,422	52,273
Avg. Household Income:	\$97,405	\$104,047	\$100,566

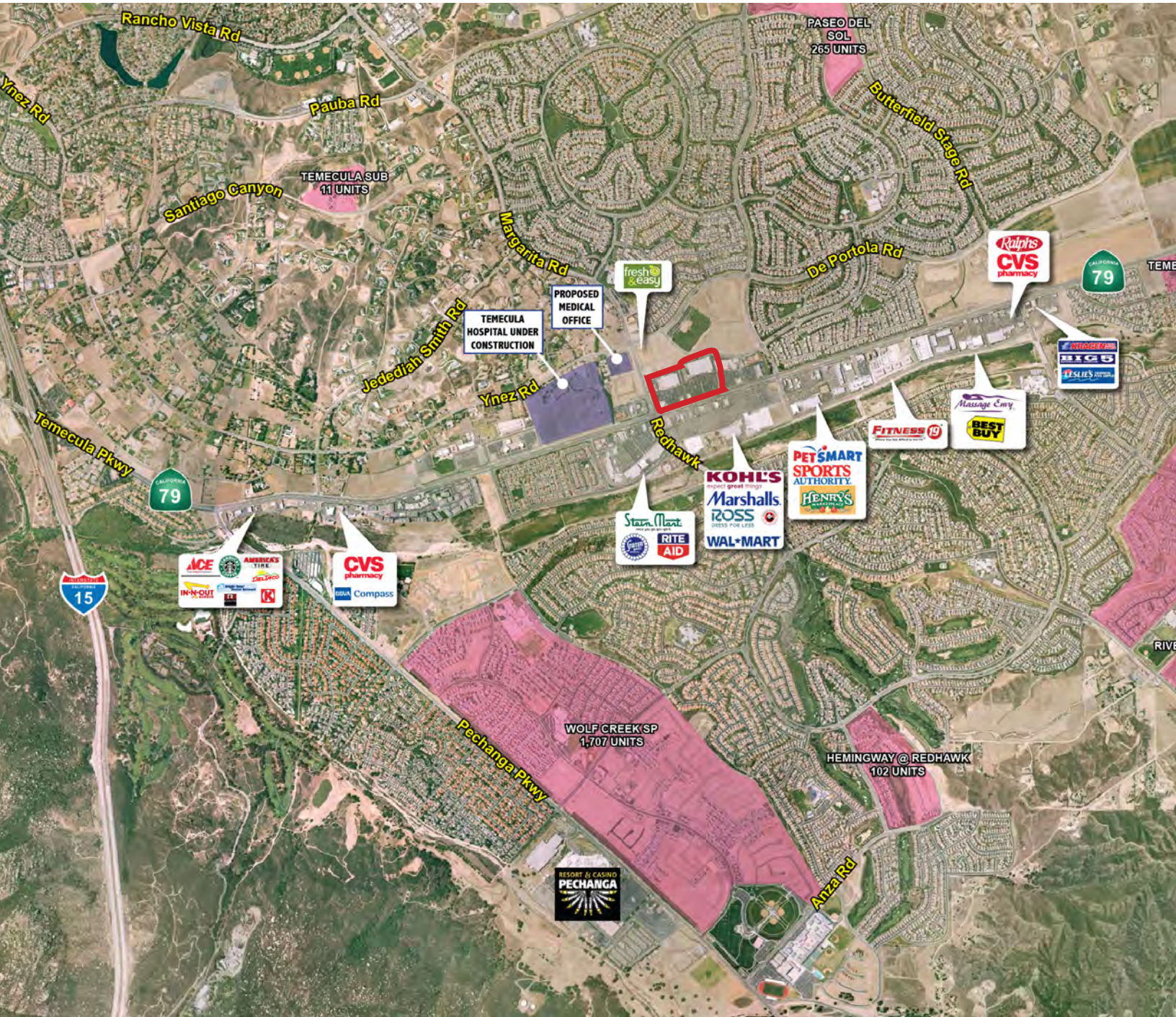
Source: Regis Online



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

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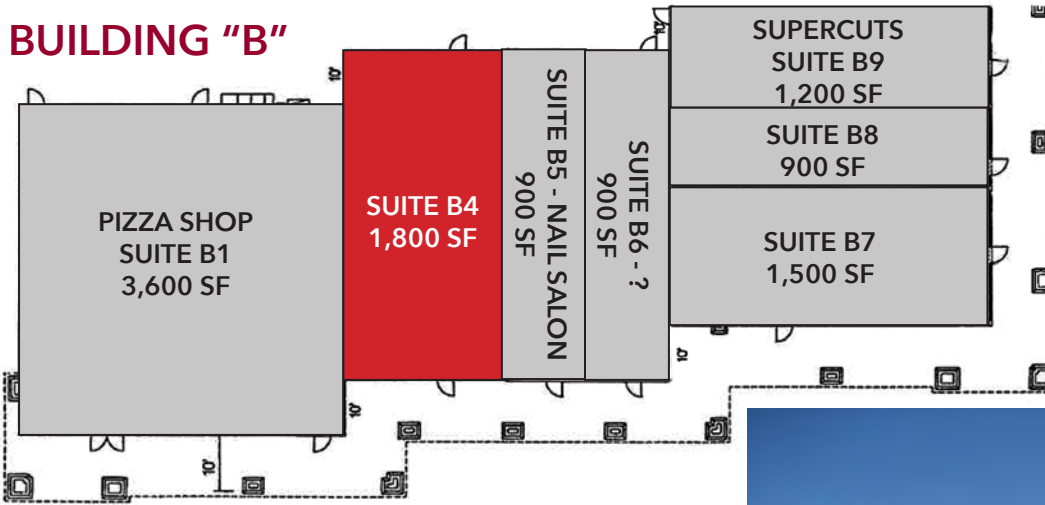
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## BUILDING "B"

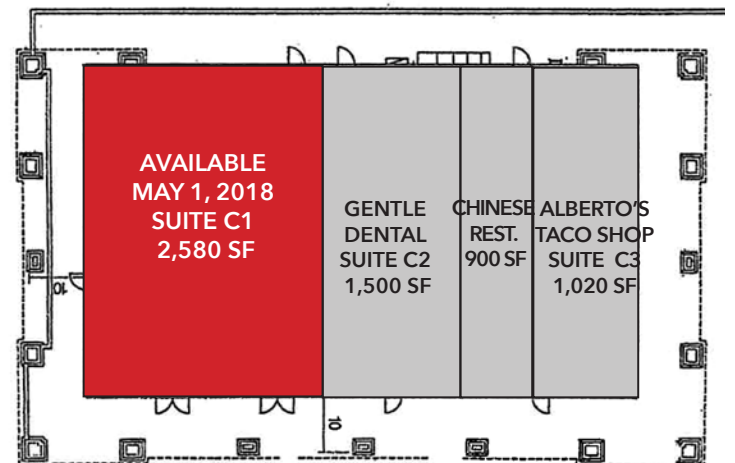


SUITE	SIZE	NOTES
B4	1,800 SF	Available
C1	2,580 SF	Available May 1, 2018

Rev 8/31/17



## BUILDING "C"



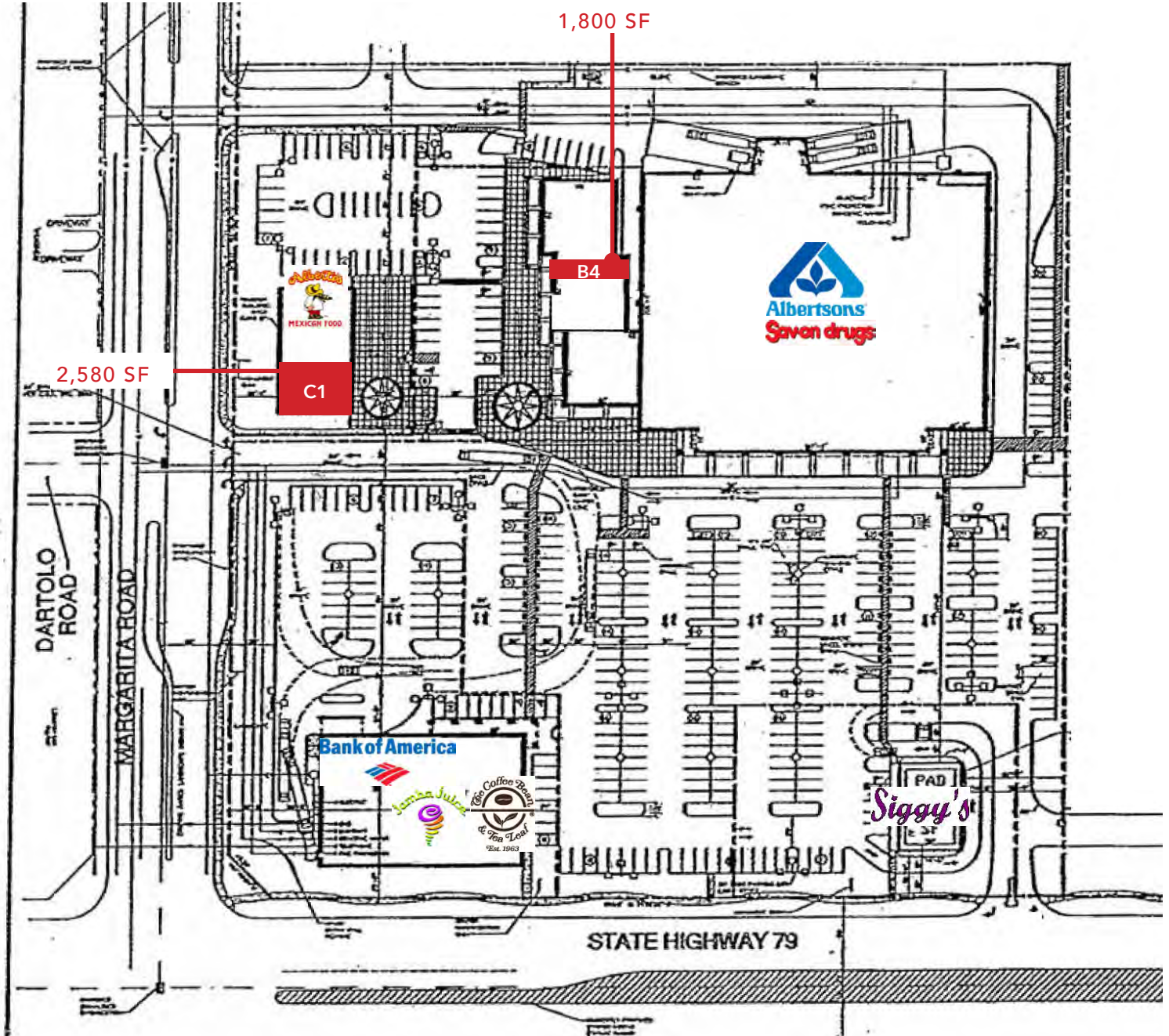
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31940 & 31950 Temecula Pkwy		1 mi radius	3 mi radius	5 mi radius
Temecula, CA 92592				
POPULATION	2017 Estimated Population	16,740	92,012	125,566
	2022 Projected Population	17,744	97,747	133,385
	2010 Census Population	14,062	78,939	108,626
	2000 Census Population	10,558	49,652	70,670
	Projected Annual Growth 2017 to 2022	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2017	3.4%	5.0%	4.6%
	2017 Median Age	33.6	34.9	35.1
HOUSEHOLDS	2017 Estimated Households	5,184	28,957	40,115
	2022 Projected Households	5,439	30,449	42,185
	2010 Census Households	4,354	24,738	34,506
	2000 Census Households	3,181	15,578	22,177
	Projected Annual Growth 2017 to 2022	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	3.7%	5.1%	4.8%
RACE AND ETHNICITY	2017 Estimated White	67.7%	67.8%	67.8%
	2017 Estimated Black or African American	4.7%	4.6%	4.7%
	2017 Estimated Asian or Pacific Islander	11.2%	11.7%	11.3%
	2017 Estimated American Indian or Native Alaskan	1.0%	1.2%	1.1%
	2017 Estimated Other Races	15.5%	14.7%	15.1%
	2017 Estimated Hispanic	29.0%	27.2%	27.8%
INCOME	2017 Estimated Average Household Income	\$97,405	\$104,047	\$100,566
	2017 Estimated Median Household Income	\$87,304	\$92,216	\$87,911
	2017 Estimated Per Capita Income	\$30,166	\$32,754	\$32,144
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	4.3%	3.3%	3.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.9%	3.9%	4.4%
	2017 Estimated High School Graduate	19.8%	20.3%	21.4%
	2017 Estimated Some College	31.3%	29.5%	29.1%
	2017 Estimated Associates Degree Only	10.6%	10.5%	10.1%
	2017 Estimated Bachelors Degree Only	20.1%	21.5%	20.6%
	2017 Estimated Graduate Degree	10.0%	11.1%	10.8%
BUSINESS	2017 Estimated Total Businesses	653	1,955	5,156
	2017 Estimated Total Employees	5,721	19,422	52,273
	2017 Estimated Employee Population per Business	8.8	9.9	10.1
	2017 Estimated Residential Population per Business	25.7	47.1	24.4

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