

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 fully improved restaurant space with a grease trap and large exterior patio
- » 1,661 sf space with monument signage available
- » Excellent Exposure with Over 38,000 Cars per Day on Temecula Parkway
- » Average Household Income Approximately \$97,000
- » 474 New High Density Residential Units Within Walking Distance of Shopping Center
- » Ideal for Restaurants, General Merchandise, Hair/Beauty Salons, Boutiques and Service Commercial Uses

DEMOGRAPHICS

	1	3	5
2016 Population:	15,073	75,185	111,186
Daytime Population:	6,182	19,982	42,630
Average HH Income:	\$96,277	\$95,712	\$89,633

Source: Regis Online

TRAFFIC COUNTS

Temecula Pkwy & Margarita Rd: ±38,468 CPD

Source: MPSI



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LICENSE #01269887

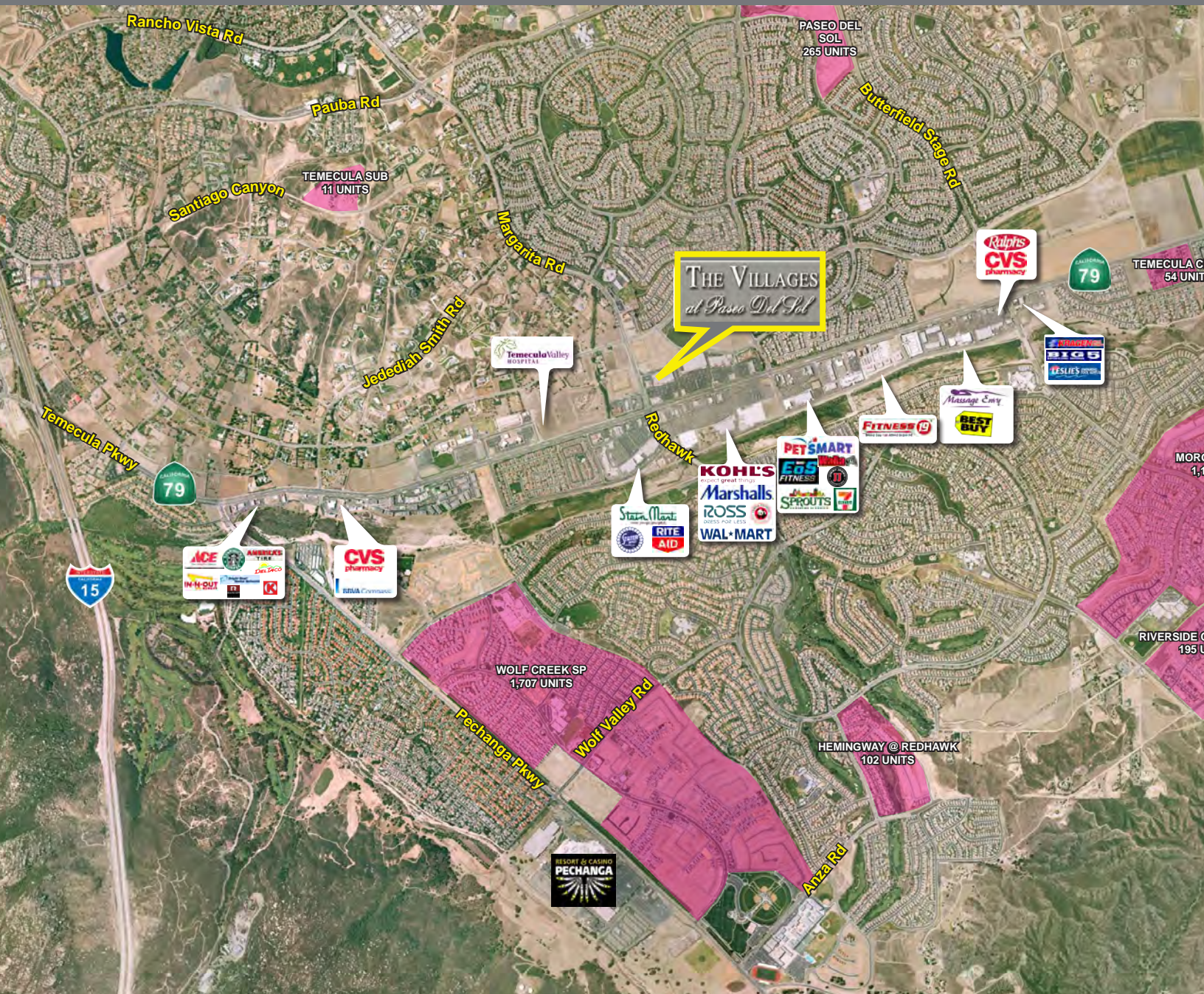
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Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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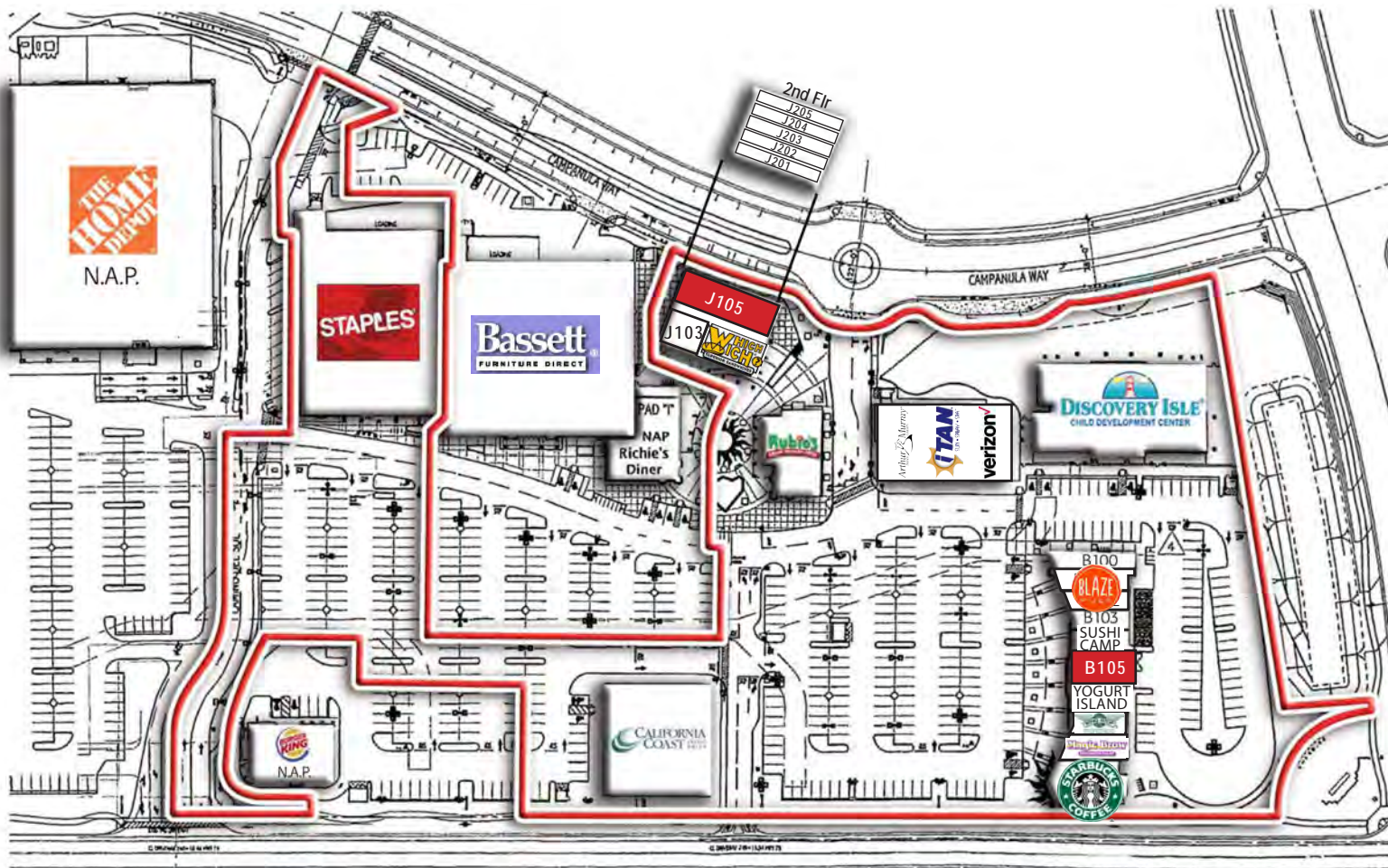
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AVAILABILITY

32240 TEMECULA PARKWAY

SUITE	APPROX. SIZE	DESCRIPTION
B105	1,772 SF	Available September 1, 2017 a fully improved restaurant space with a grease trap and large exterior patio

32140 TEMECULA PARKWAY

SUITE	APPROX. SIZE	DESCRIPTION
J105	1,661 SF	Monument Signage Available

REV. 06/13/17



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RS1

Temecula Parkway & Meadows Parkway Temecula, CA 92592		1 mi radius	3 mi radius	5 mi radius
POPULATION	2015 Estimated Population	15,073	75,185	111,186
	2020 Projected Population	15,752	78,907	116,658
	2010 Census Population	14,481	71,038	104,727
	2000 Census Population	10,021	43,442	70,212
	Projected Annual Growth 2015 to 2020	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2015	3.4%	4.9%	3.9%
	2015 Median Age	33	34.6	34.4
HOUSEHOLDS	2015 Estimated Households	4,522	23,247	35,339
	2020 Projected Households	4,698	24,243	36,836
	2010 Census Households	4,314	21,936	33,227
	2000 Census Households	3,014	13,411	22,054
	Projected Annual Growth 2015 to 2020	0.8%	0.9%	0.8%
	Historical Annual Growth 2000 to 2015	3.3%	4.9%	4.0%
RACE AND ETHNICITY	2015 Estimated White	69.7%	69.5%	68.5%
	2015 Estimated Black or African American	4.6%	4.4%	4.6%
	2015 Estimated Asian or Pacific Islander	11.2%	11.9%	11.3%
	2015 Estimated American Indian or Native Alaskan	0.9%	1.1%	1.1%
	2015 Estimated Other Races	13.6%	13.0%	14.4%
	2015 Estimated Hispanic	25.0%	23.5%	25.9%
INCOME	2015 Estimated Average Household Income	\$96,277	\$95,712	\$89,633
	2015 Estimated Median Household Income	\$87,409	\$85,097	\$78,326
	2015 Estimated Per Capita Income	\$28,893	\$29,603	\$28,504
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	4.8%	4.3%	5.4%
	2015 Estimated Some High School (Grade Level 9 to 11)	4.5%	6.4%	7.8%
	2015 Estimated High School Graduate	14.9%	17.5%	18.3%
	2015 Estimated Some College	28.6%	25.9%	25.7%
	2015 Estimated Associates Degree Only	12.2%	9.9%	9.1%
	2015 Estimated Bachelors Degree Only	16.9%	18.4%	17.3%
	2015 Estimated Graduate Degree	18.0%	17.6%	16.4%
BUSINESS	2015 Estimated Total Businesses	496	1,327	3,036
	2015 Estimated Total Employees	6,182	19,982	42,630
	2015 Estimated Employee Population per Business	12.5	15.1	14.0
	2015 Estimated Residential Population per Business	30.4	56.7	36.6

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



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