

# FOR LEASE

## Wolf Store Retail Park

32475 & 32483 Temecula Parkway (Hwy 79 S.), Temecula, CA

# Voit

REAL ESTATE SERVICES



# LEASE RATE REDUCED!

JOIN:



### PROPERTY INFORMATION

- Suites Available Now:
  - Bldg. G - Ste. 103a: ±1,704 SF - \$1.50-\$1.55 NNN PSF
  - Bldg. E - Ste. 114: ±1,330 SF - \$1.40 NNN PSF
  - Bldg. E - Ste. 116: ±1,347 SF \$1.40 NNN PSF
- Landlord Incentives for Qualified Tenants

### FEATURES

- Located along the highly vibrant commercial and residential corridor of Temecula Parkway (Hwy 79S).
- Situated in the center of numerous large specific plans in trade area including: Paseo del Sol (3,231 units), Crown Hill (1,054 units), Redhawk (4,105 units), Wolf Creek (2,158 units), and the 1,126± unit Morgan Hill Master Planned Community.
- Adjacent to Sports Authority, Sprouts, and PetSmart.
- Ample parking with approximately 426 spaces.



Other Surrounding Retailers Include:



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Project Availability				
Building	Address	Approx Square Feet	Asking Base Rent	Status
<b>32483 Temecula Parkway</b>				
<b>E</b>	E-108/109	2,588±	----	Starbuzz
	E-110	1,282±	----	Pro Happy Nails
	E-111	1,330±	----	Pro Happy Nails
	E-112	1,330±	----	Uncle Bob's Sports Bar
	E-113	1,269±	----	Uncle Bob's Sports Bar
	<b>E-114</b>	<b>1,330±</b>	<b>\$1.40 NNN</b>	<b>AVAILABLE - Former Salon</b>
	E-115	1,347±	----	Tutoring Club
	<b>E-116</b>	<b>1,347±</b>	<b>\$1.40 NNN</b>	<b>AVAILABLE</b>
	E-117	1,330±	----	Health-E Cigs
	E-118	1,330±	----	Amazing Massage
	E-119	1,396±	----	Dentist
	<b>TOTAL</b>		<b>15,879±</b>	

All leases are net, net, net. (2014 monthly NNN budget is \$0.58 PSF)

<b>32475 Temecula Parkway</b>				
<b>G</b>	G-101	4,513±	----	Killarney's Irish Pub
	G-102	2,175±	----	Tattoo Shop
	<b>G-103a</b>	<b>1,704±</b>	<b>\$1.55 NNN</b>	<b>AVAILABLE</b>
	G-103b	1,704±	----	So Good Gluten Free Foods
	G-104	2,473±	----	Bahama Buck's Original Shaved Ice
	<b>TOTAL</b>		<b>12,569±</b>	

All leases are net, net, net. (2014 monthly NNN budget is \$0.58 PSF)

### Demographics

Source: Claritas 2015	1 mile	3 mile	5 mile
2015 Population (Estimated )	12,186	81,751	149,775
2020 Population (Projected)	13,303	87,460	162,023
Daytime Employee Population	3,992	10,454	31,426
Average Household Income	\$71,766	\$79,901	\$80,448

### Traffic Counts

Source: City of Temecula 2013	ADT
Temecula Parkway/Hwy 79S (East of Meadows Parkway)	27,430
Meadows Parkway (North of Temecula Parkway/Hwy 79S)	11,412

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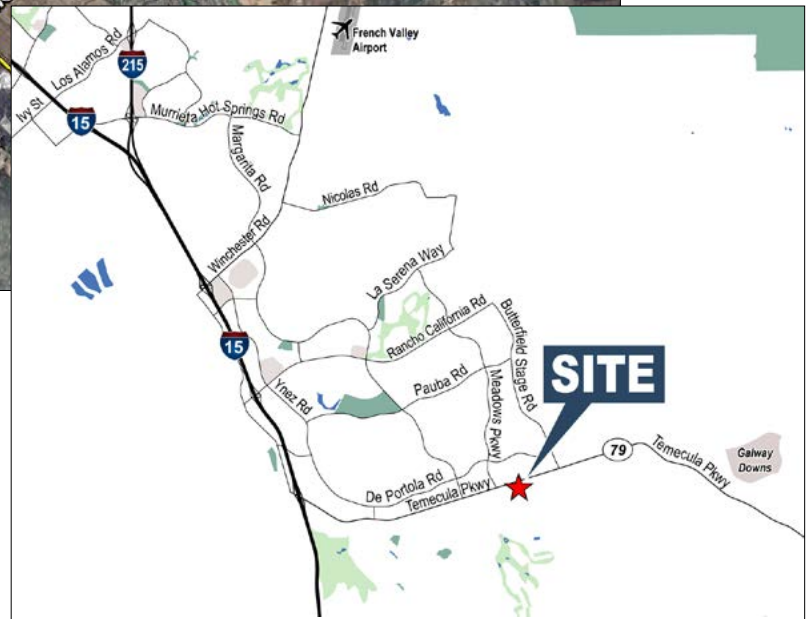
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