

# RETAIL SUITES FOR LEASE BUTTERFIELD STATION





32881, 32909, 32937 & 32965 TEMECULA PKWY. | TEMECULA, CA



JOIN:



## HIGHLIGHTS:

- ±1,893 SF - ±2,288 SF Spaces Available
- Located in S. Temecula, a dominant trade area for retail stores and services.
- Very strong demographics and traffic counts.
- Outstanding exposure to Temecula Parkway.
- Shadow Anchored by:    



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Population:	17,688	76,297	118,406
Daytime Population:	4,345	15,472	36,466
Avg. Household Income:	\$115,882	\$121,000	\$109,557

Source: Regis Online

## TRAFFIC COUNTS

**35,000 CPD**      **13,000 CPD**

On Temecula Pkwy.  
Source: Regis Online

On Butterfield Stage Rd.

**Brian Bielatowicz**

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DRE #01269887

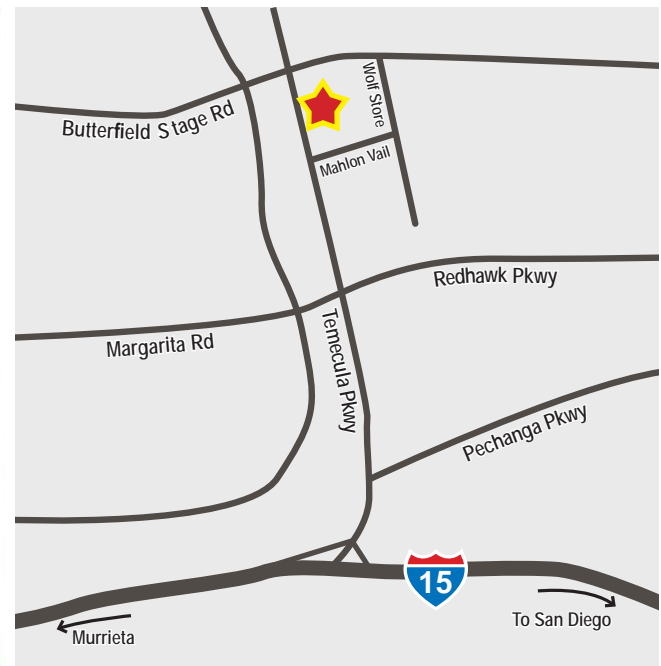
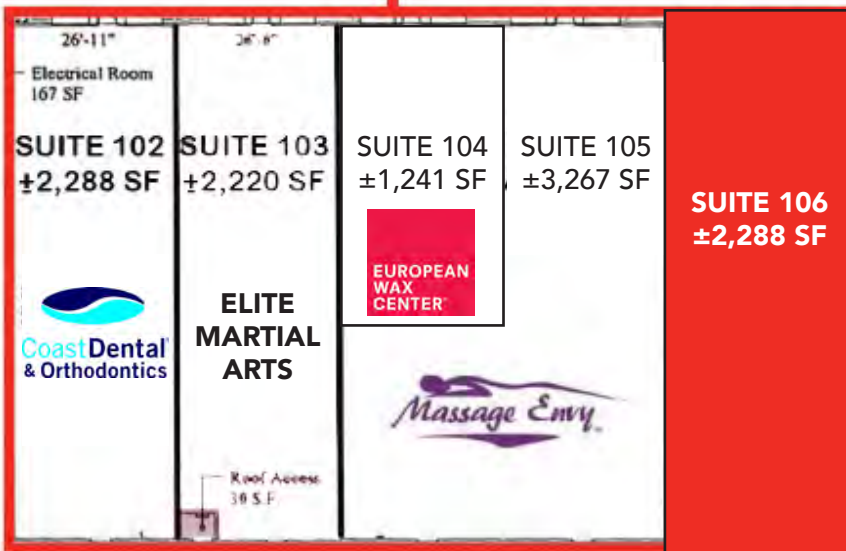
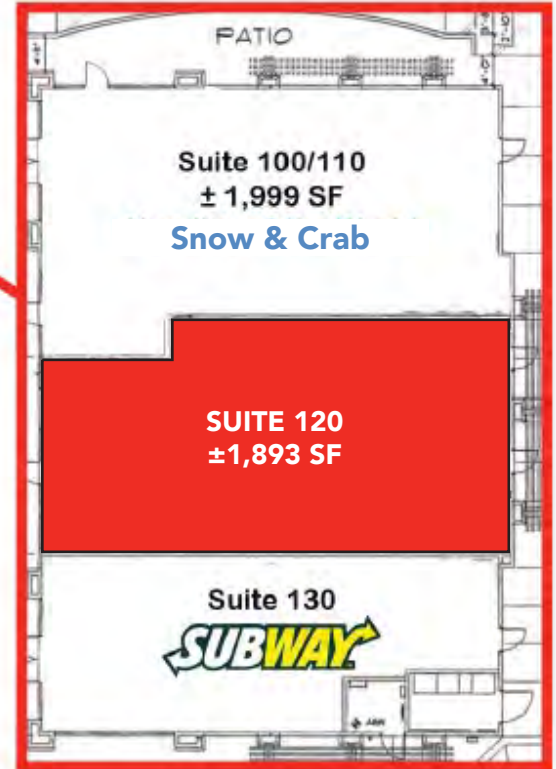
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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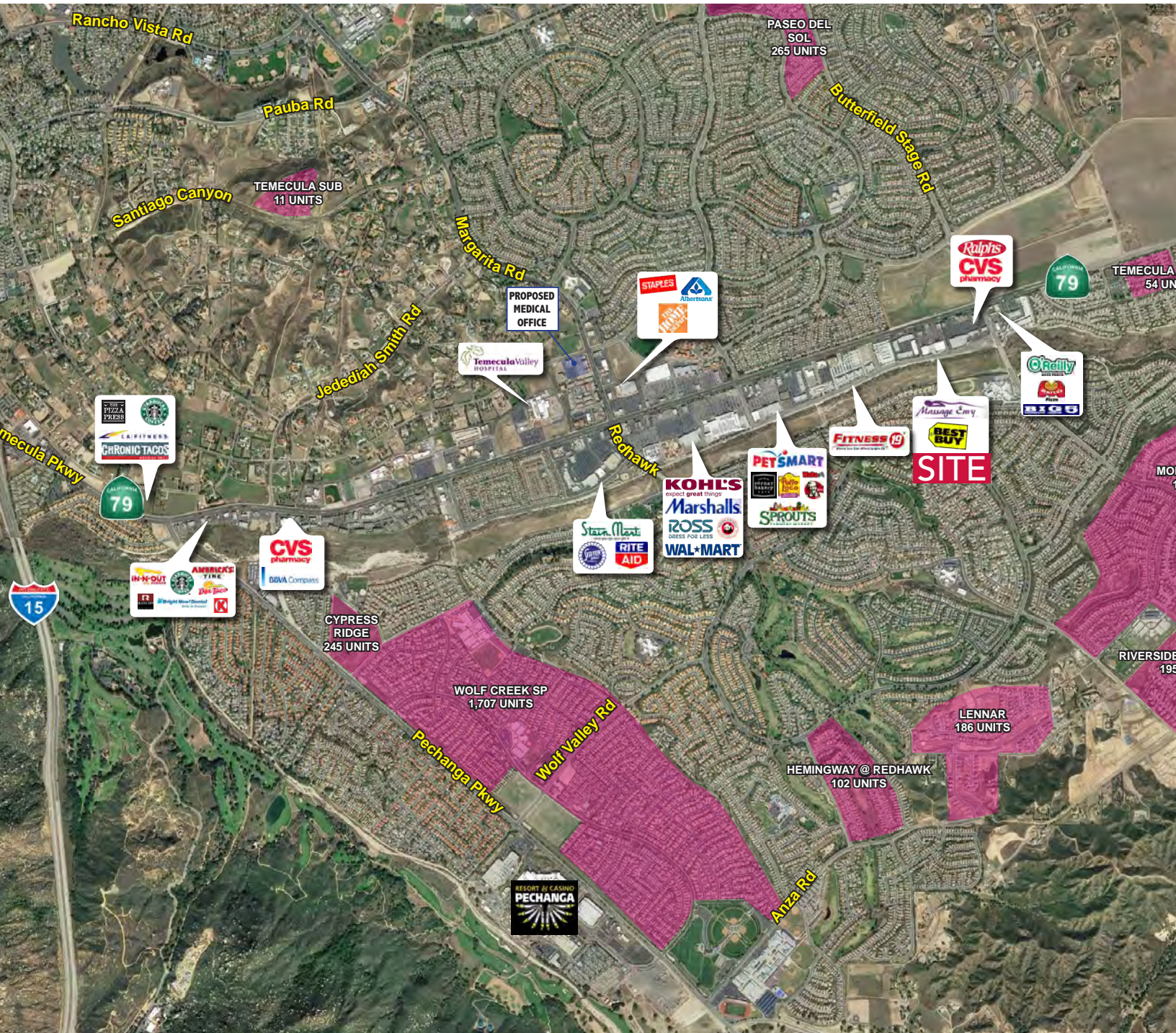
REV 10/25/19

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32881 Temecula Pkwy		1 mi radius	3 mi radius	5 mi radius
Temecula, CA 92592				
POPULATION	2018 Estimated Population	17,688	76,297	118,406
	2023 Projected Population	18,929	81,683	126,800
	2010 Census Population	15,425	65,177	101,291
	2000 Census Population	7,444	38,432	68,408
	Projected Annual Growth 2018 to 2023	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2018	7.6%	5.5%	4.1%
	2018 Median Age	34	35.8	35.5
HOUSEHOLDS	2018 Estimated Households	5,117	23,364	37,633
	2023 Projected Households	5,309	24,251	39,077
	2010 Census Households	4,453	19,940	32,014
	2000 Census Households	2,237	11,733	21,539
	Projected Annual Growth 2018 to 2023	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2018	7.2%	5.5%	4.2%
RACE AND ETHNICITY	2018 Estimated White	67.8%	68.1%	67.3%
	2018 Estimated Black or African American	4.9%	4.7%	4.8%
	2018 Estimated Asian or Pacific Islander	11.6%	12.0%	11.2%
	2018 Estimated American Indian or Native Alaskan	1.1%	1.3%	1.2%
	2018 Estimated Other Races	14.6%	13.9%	15.5%
	2018 Estimated Hispanic	29.7%	26.6%	29.1%
INCOME	2018 Estimated Average Household Income	\$115,882	\$121,000	\$109,557
	2018 Estimated Median Household Income	\$108,735	\$108,883	\$97,772
	2018 Estimated Per Capita Income	\$33,535	\$37,060	\$34,833
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.5%	3.1%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.3%	3.6%	4.5%
	2018 Estimated High School Graduate	16.9%	18.1%	20.0%
	2018 Estimated Some College	30.3%	28.3%	28.7%
	2018 Estimated Associates Degree Only	11.5%	11.0%	10.3%
	2018 Estimated Bachelors Degree Only	22.1%	24.7%	22.6%
	2018 Estimated Graduate Degree	11.8%	11.9%	10.8%
BUSINESS	2018 Estimated Total Businesses	479	1,453	3,793
	2018 Estimated Total Employees	4,345	15,472	36,466
	2018 Estimated Employee Population per Business	9.1	10.6	9.6
	2018 Estimated Residential Population per Business	36.9	52.5	31.2

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