

Villages @ PASEO del SOL

Temecula Pkwy & Meadows Parkway, Temecula

**10,040 SF
FOR LEASE**



PLEASE CONTACT

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- ADJACENT TO NEW ALDI GROCERY STORE
- GREY SHELL CONDITION
- JOIN TENANTS





Demographics

2023 estimates, Sites USA



Population

1 mile: 18,166
2 mile: 58,009
3 mile: 83,725

Daytime Population

1 mile: 5,951
2 mile: 10,614
3 mile: 15,174



Med. Household Income

1 mile: \$120,064
2 mile: \$127,949
3 mile: \$121,530



Traffic Count

Temecula Pkwy (west) 34,103 CPD
Temecula Pkwy (east) 26,038 CPD

Site Plan

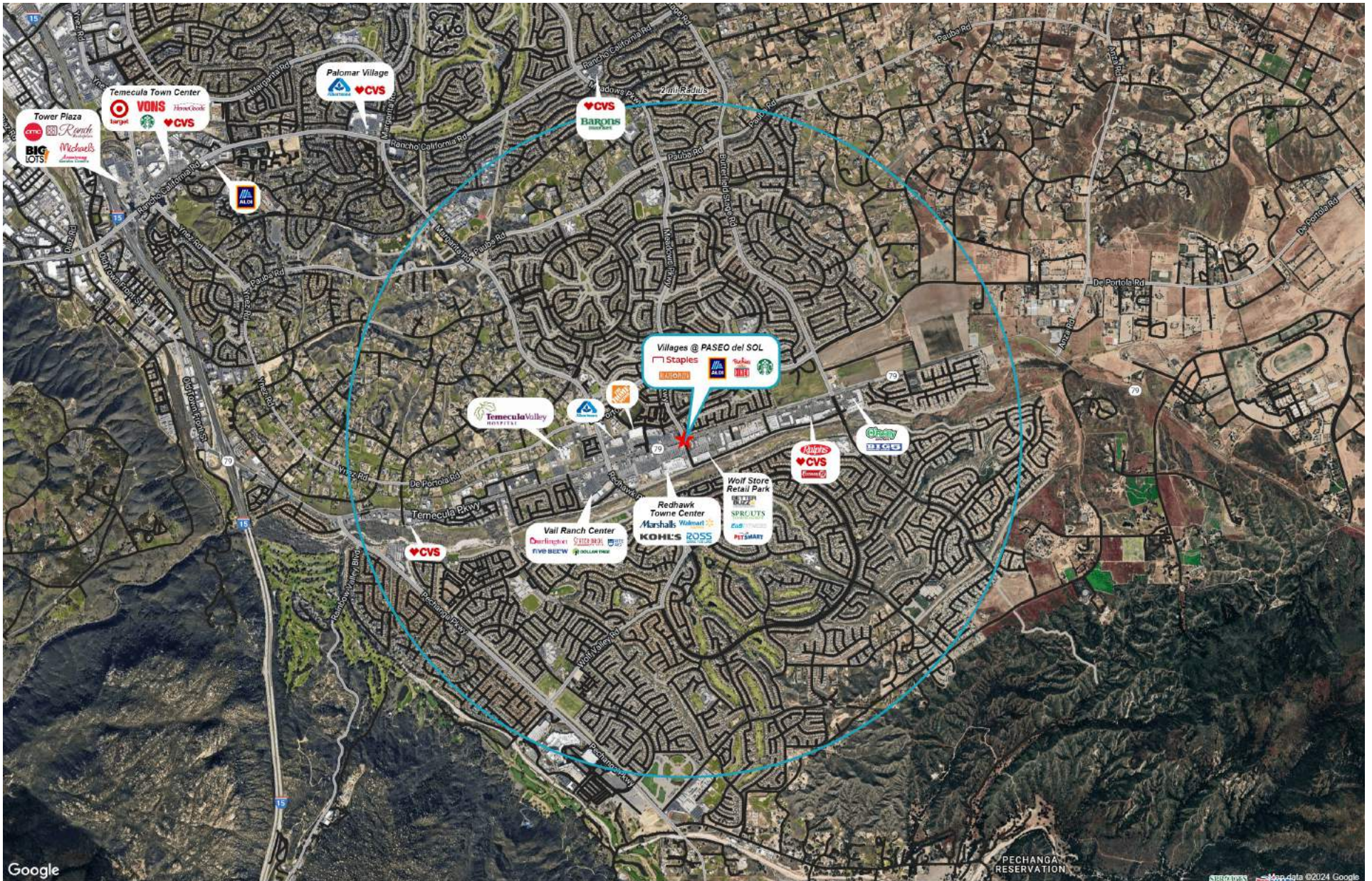


SITE FEATURES:

- 62' OF FRONTAGE
- STRONG CO-TENANCY
- NEW STORE FRONT & BUILDING SIGNAGE
- SIDE & REAR ACCESS WITH ROLL-UP & MAN DOORS
- OFFERED ON A LONG TERM LEASE
- DELIVERED IN A SHELL CONDITION



TRADE AERIAL



Floor Plan

