

Villages @ PASEO del SOL

Temecula Pkwy & Meadows Parkway, Temecula

10,040 SF FOR LEASE



PLEASE CONTACT

AUSTIN COLE

310.451.8171 X251

ACOLE@EPSTEEN.COM

BRE LIC: 02099736

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









Population Daytime Population

1 mile: 18,166 1 mile: 5,951 2 mile: 58,009 2 mile: 10,614 3 mile: 83,725 3 mile: 15,174



Med. Household Income

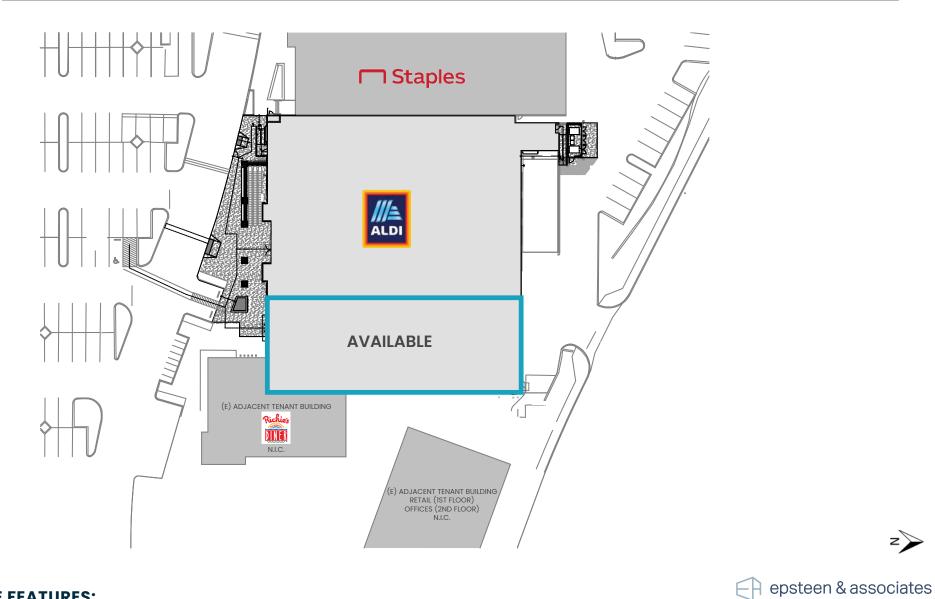
1 mile: \$120,064 2 mile: \$127,949 3 mile: \$121,530



Traffic Count

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

Site Plan





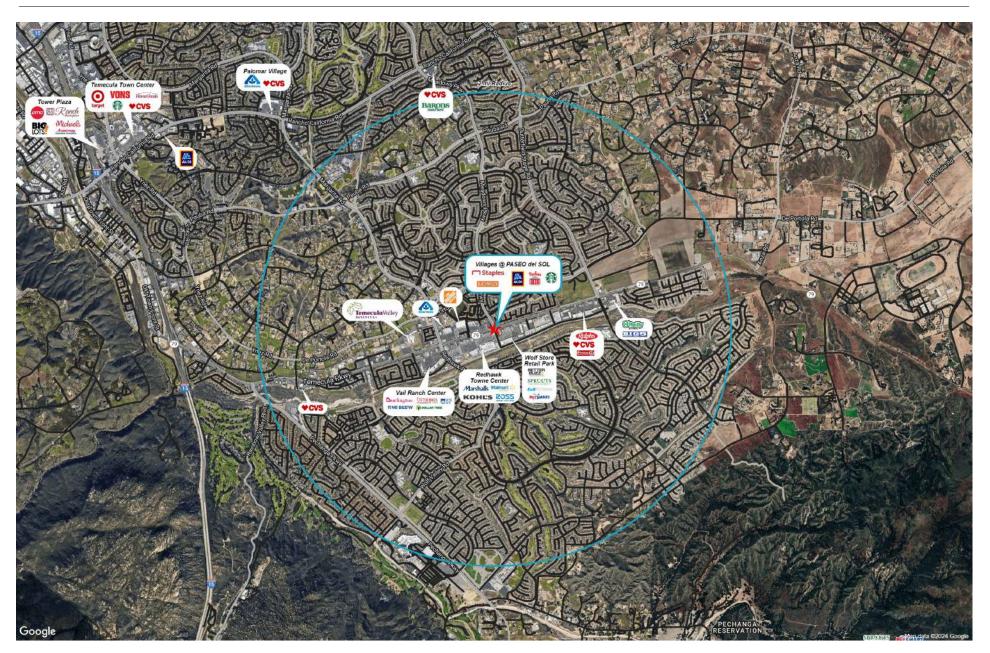
SITE FEATURES:

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

