

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





This aerial map of Temecula, CA, illustrates a blue circular service area centered on the PASEO del SOL shopping center. The map is overlaid with numerous callouts identifying local businesses and landmarks. Key retail locations include Target, Vons, CVS, Staples, Walmart, and Kohl's. Other notable features include the Temecula Valley Hospital, the Pechanga Reservation, and major roads such as I-15 and SR-79. The map also shows the surrounding landscape, including hills and residential areas.



# Floor Plan

