

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



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements, facts and drawings shown are approximate, subject to change, and should be independently verified, as they are not to be relied upon as a precise representation from this office.

Floor Plan

