

TEMECULA CREEK PLAZA

RETAIL/OFFICE SPACE FOR LEASE



31045 – 31165 Temecula Parkway, Temecula

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RETAIL/OFFICE SPACE FOR LEASE

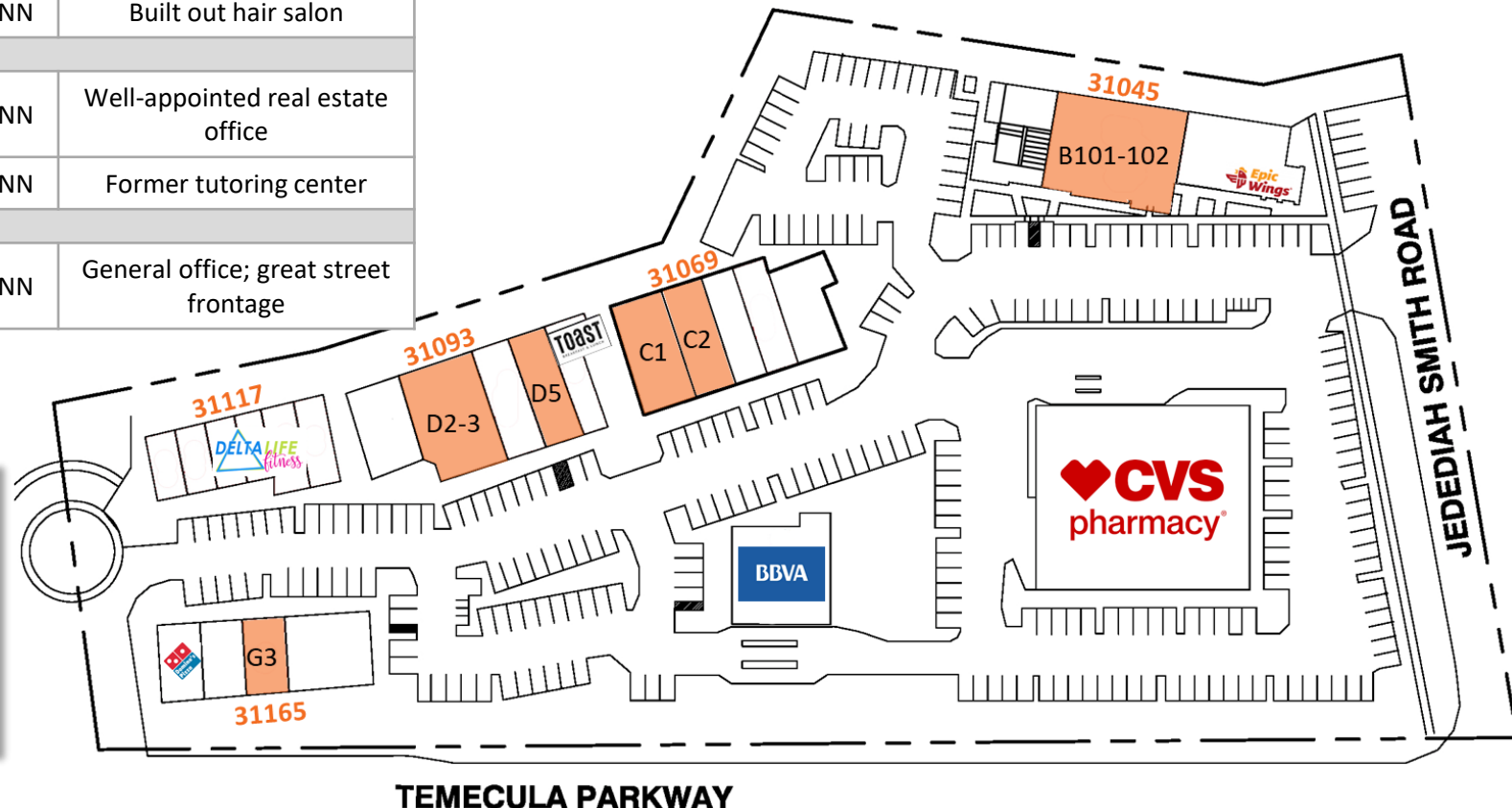
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Suite	Size	Rate PSF	Notes
31045 Temecula Parkway			
B101-102	±5,481 SF	\$1.75 NNN	Former restaurant with cooler, grease interceptor
31069 Temecula Parkway			
C1	±2,495 SF	\$1.85 NNN	Former flooring store; endcap unit; divisible
C2	±1,681 SF	\$1.85 NNN	Built out hair salon
31093 Temecula Parkway			
D2-D3	±3,162 SF	\$1.85 NNN	Well-appointed real estate office
D5	±1,078 SF	\$1.85 NNN	Former tutoring center
31165 Temecula Parkway			
G3	±1,075 SF	\$2.75 NNN	General office; great street frontage

Retail Space

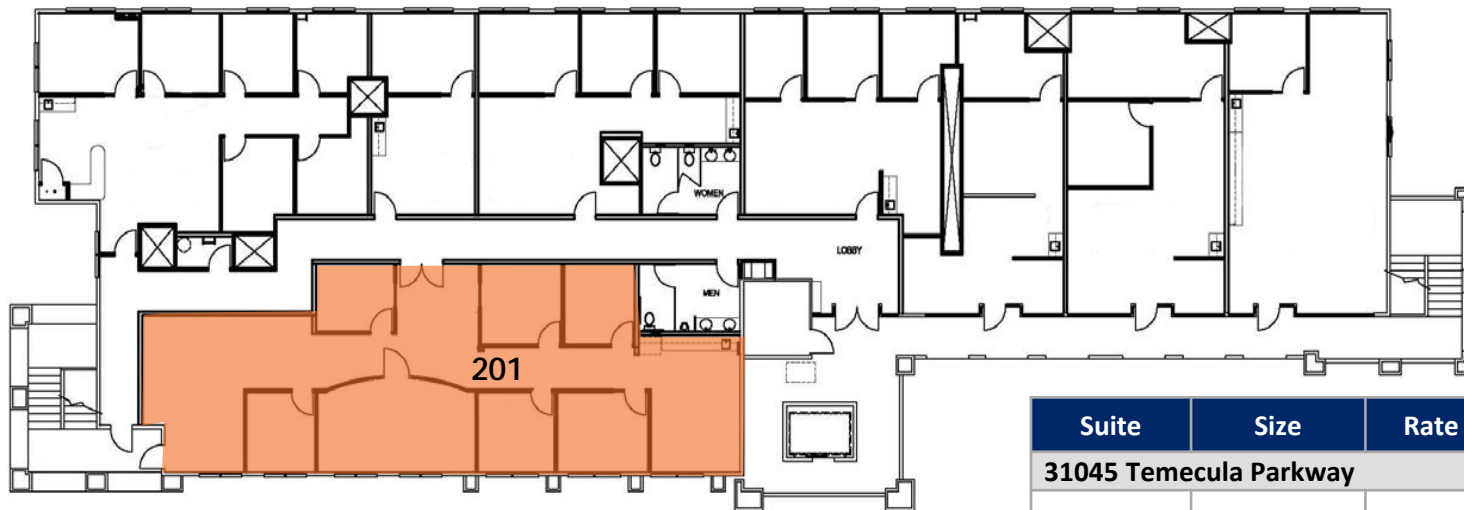
- Suites from ±1,075 SF - ±5,481 SF
- Well located on South Temecula's retail corridor
- Close proximity to new Temecula Valley Hospital and rapidly expanding Rancho Community Church / High School



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2nd Floor
Office Space

Suite	Size	Rate PSF	Notes
31045 Temecula Parkway			
201	±2,274	\$1.50 MG	Seven private offices, beautiful conference room, kitchen area, large bullpen

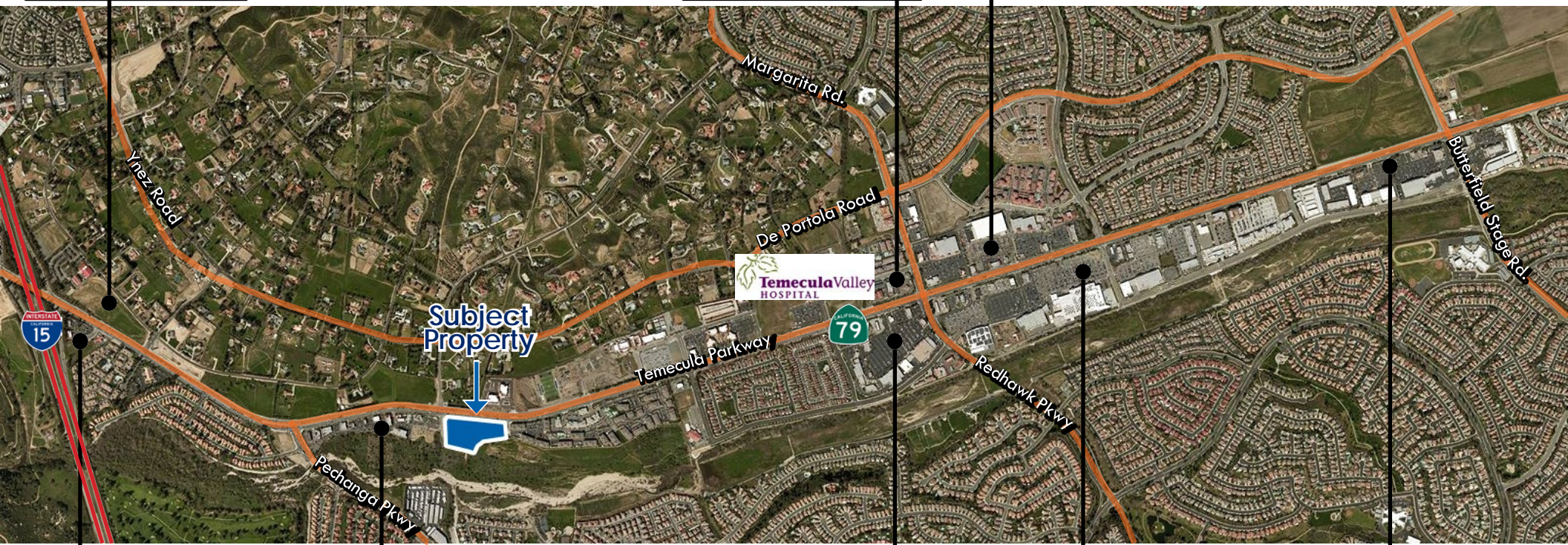


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Surrounding Retail



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Information for the City of Temecula

State	California
County	Riverside
Mayor	Matt Rahn
Incorporated	1989
Website	Temeculaca.gov



2018 Population

Total Population:	109,449
No. of Households:	24,496
No. of Families:	28,089
Median Age:	34
Average HH Size:	3
Average HH Income:	\$97,280

Source: ESRI

2018 Top Schools

Top School	API
Elementary: Rancho	923
Middle: Earl Stanley Gardner	895
High: Great Oak	861

Source: school-ratings.com

2018 Weather

Average High	71°
Average Low	43°

Source: weathercurrents.com

Total Population

