

# 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









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

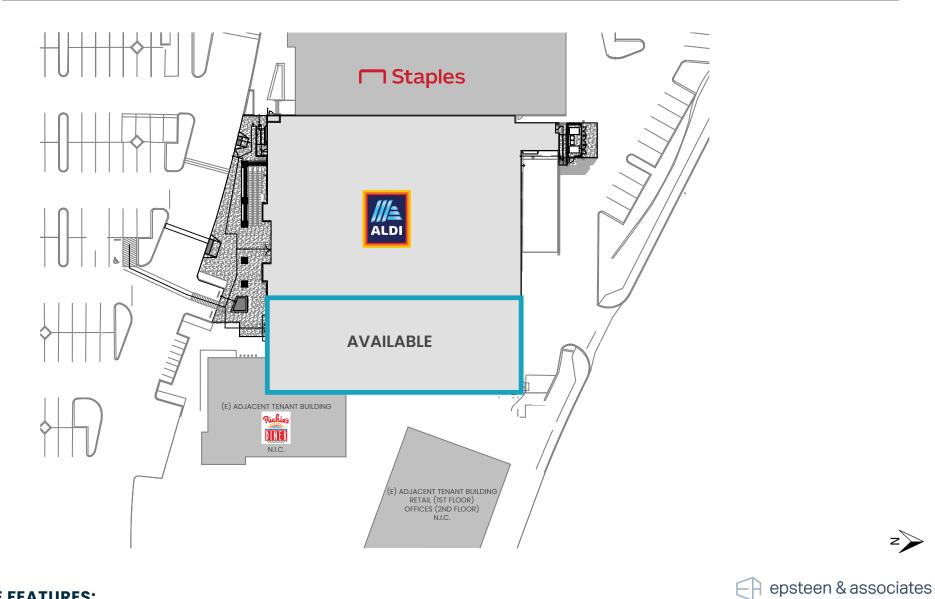
1 mile: \$120,064 2 mile: \$127,949 3 mile: \$121,530



Traffic Count

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

## Site Plan





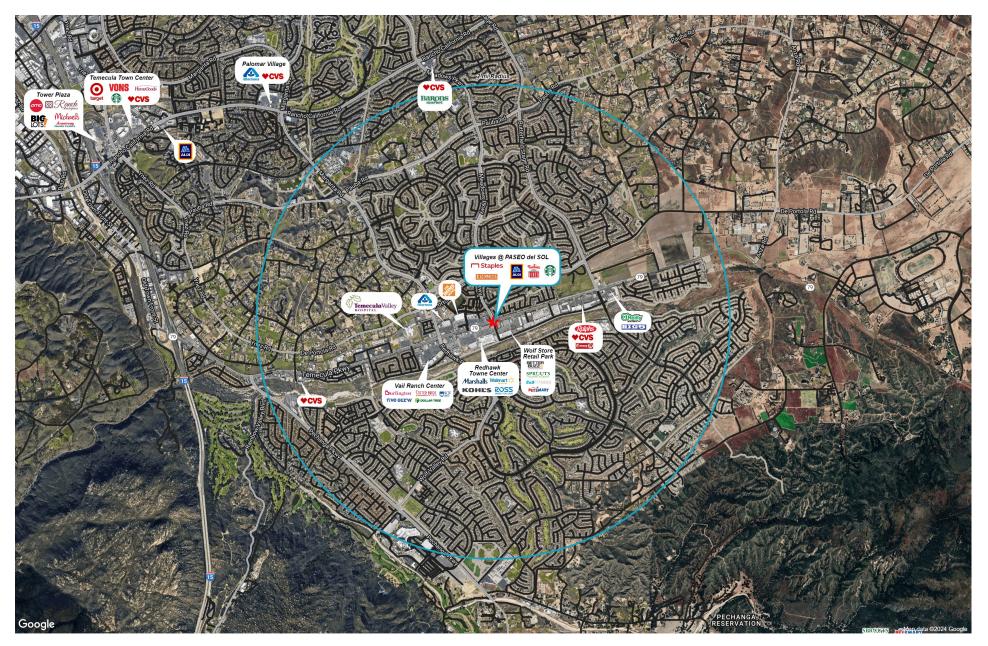
### **SITE FEATURES:**

**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

