

# NEQ PECHANGA PARKWAY & WOLF VALLEY ROAD

TEMECULA, CA 92592

40,341 SF Neighborhood Shopping Center  
Anchor Space, Shops & Pads Available



LEWIS  
RETAIL CENTERS

Nick Wirick | 951.669.1002 | [nick.wirick@srsre.com](mailto:nick.wirick@srsre.com) | DRE# 01304661



# OVERVIEW

- 40,341 SF of Neighborhood Shopping Center with Anchor Space, Pads and Shops Available
- Average Annual Household Income in Excess of \$155,000 Within 3 Miles
- Located Across the Street from Pechanga Resort Casino with over 5 Million Visitors a Year
- Average Daily Traffic Counts Exceeding 45,000 Cars Per Day at Pechanga Pkwy & Wolf Valley Rd



## TRADE AREA

The City of Temecula is located in the south western region of the Inland Empire, approximately 58 miles north of downtown San Diego and 85 miles southeast of downtown Los Angeles. It's neighboring cities include Murrieta to the North and the Pechanga Indian Reservation to the south.

## 5 MILE DEMOGRAPHICS



ESTIMATED POPULATION

**103,426**



TOTAL HOUSEHOLDS

**33,987**



AVERAGE HOUSEHOLD INCOME

**\$140,974**



TRAFFIC COUNTS @ PECHANGA & WOLF VALLEY RD

**112,173 CPD**



DAYTIME DEMOGRAPHICS

**36,746**

# SITE PLAN



AVAILABILITIES	
SUITE	SF
MARKET	20,000 SF
RETAIL	8,909 SF
RESTAURANT	11,432 SF
<b>TOTALS</b>	<b>40,341 SF</b>



# RETAIL AERIAL

