

SRS LEWIS RETAIL CENTERS

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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



36,746



AVERAGE HOUSEHOLD INCOME \$140,974

DAYTIME DEMOGRAPHICS

TOTAL HOUSEHOLDS **1** 33,987

TRAFFIC COUNTS @ PECHANGA & WOLF VALLEY RD <u>112,173</u> CPD



NEQ PECHANGA PARKWAY & WOLF VALLEY ROAD, TEMECULA, CA 92592

SITE PLAN

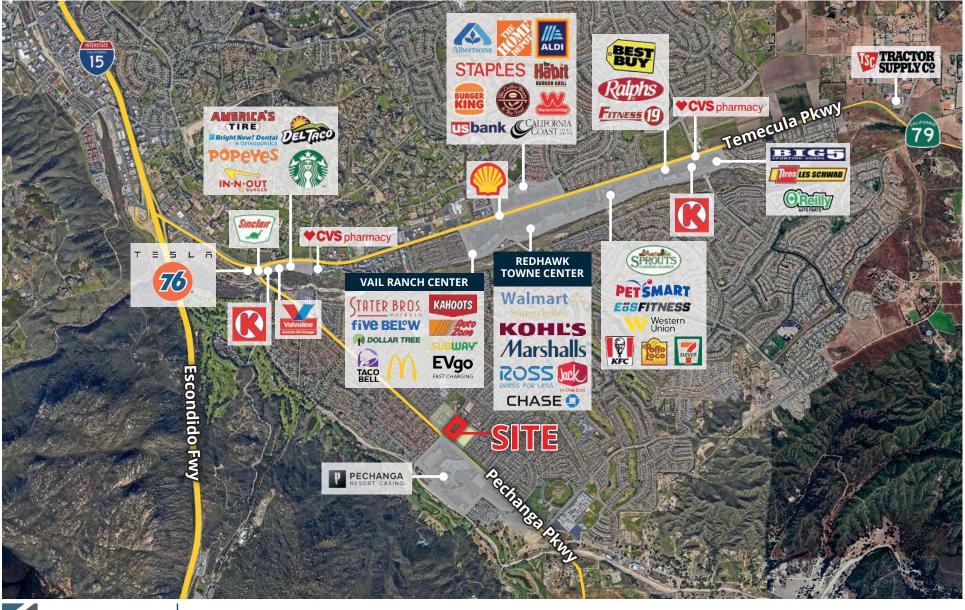
Wolf Greek Dr · 또 왜 도 짱 드 왜 드 것 말 SHOPS RETAIL 3,670 SF RESTAURANT (S) 2,000 SF MARKET 20,000 SF Wolf Valley Rd **1** PAD 1 RETAIL 5,239 SF RESTAURANT (S 2,432 SF PAD 2 RESTAURANT (S) 7,000 SF

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

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RETAIL AERIAL





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