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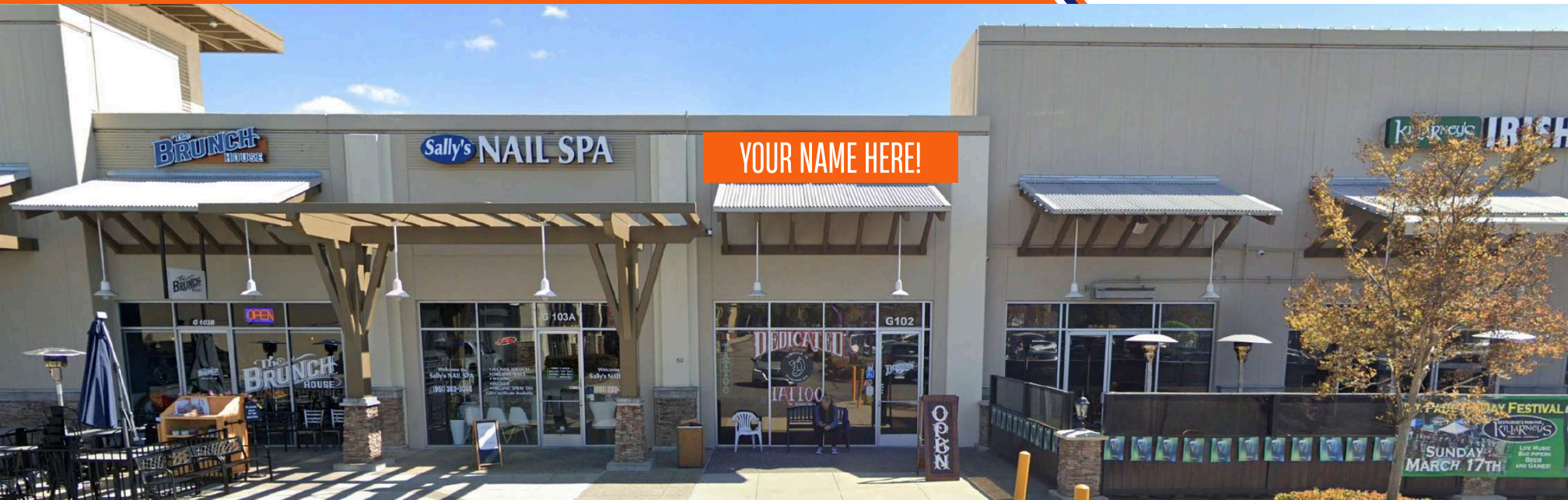
WOLF STORE RETAIL PARK

32475 Temecula Parkway, Temecula, CA 92592



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CalDRE #01351570





OFFERING SUMMARY

LEASE RATE:	\$2.25/SF/Month/NNN
NNN FEE:	\$0.80 PSF
AVAILABILITIES:	±2,175 SF Inline Retail Suite
ZONING:	Vail Ranch Specific Plan (SP-10)
MARKET:	Inland Empire



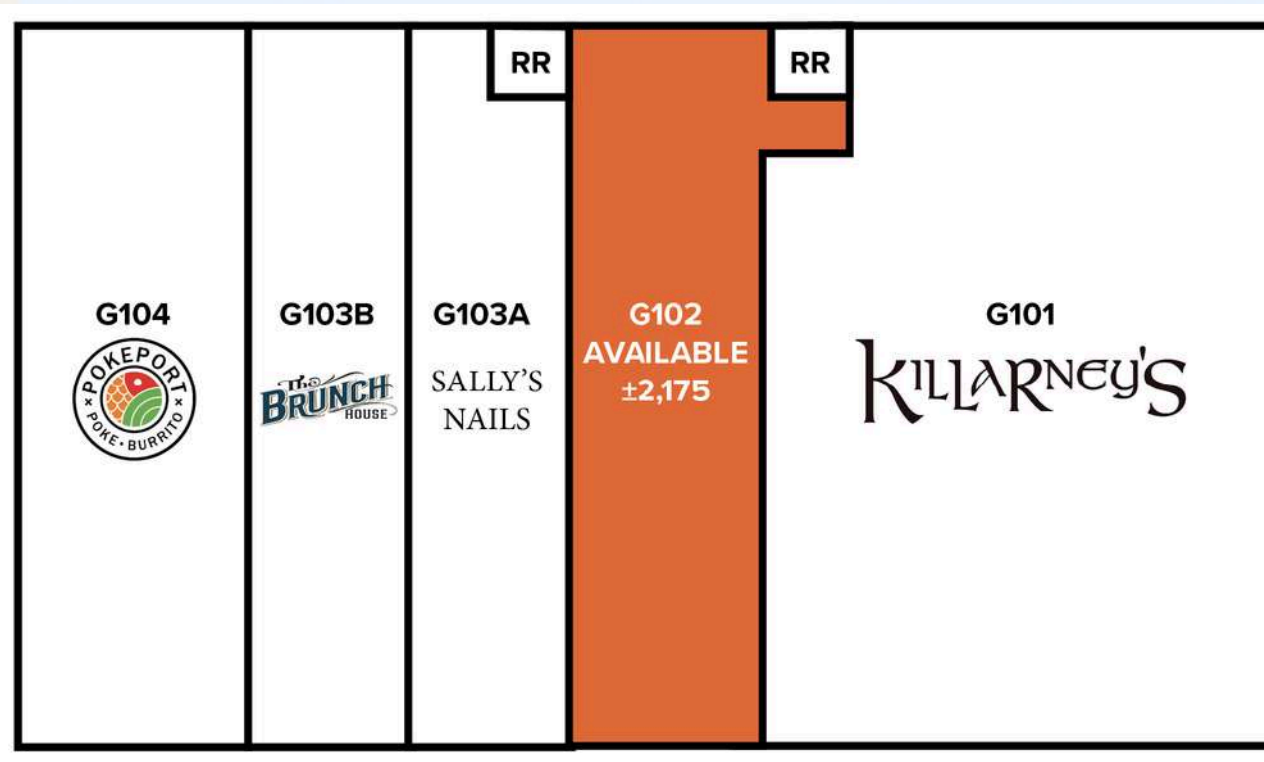
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PROPERTY HIGHLIGHTS

-  Prime retail suite available 10-1-26, former tattoo salon
-  Established shopping center with strong tenant mix
-  Located along the highly vibrant commercial and residential corridor of Temecula Parkway
-  Ample parking with +/-425 reciprocal parking spaces

JOIN NEIGHBORING RETAILERS:





SUITE	TENANT	SIZE
G101	KILLARNEY'S	±4,513
G102	AVAILABLE w/30 day notice	±2,175
G103A	SALLY'S NAILS	±1,704
G103B	THE BRUNCH HOUSE	±1,704
G104	POKEPORT	±2,469



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- State California
- County Riverside
- Website temeculaca.gov

POPULATION



75,624
POPULATION



38.9
MEDIAN AGE



24,458
HOUSEHOLDS

EMPLOYMENT



70%
WHITECOLLAR



13.5%
BLUECOLLAR



16.7%
SERVICES



4.6%
UNEMPLOYMENT RATE

EDUCATION



17%
HIGHSCHOOL
GRADUATE



33%
SOME COLLEGE



46%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$133,268
MEDIAN HOUSEHOLD PER CAPITA
INCOME



\$51,594
MEDIAN NET
WORTH



\$600,251
MEDIAN NET
WORTH

3-Mile
Radius



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Source: ESRI