

FOR LEASE - PROFESSIONAL OFFICE WITH SIGNAGE

INCOMPARABLE 1,558± SF BUILDING AT “MAIN & MAIN”

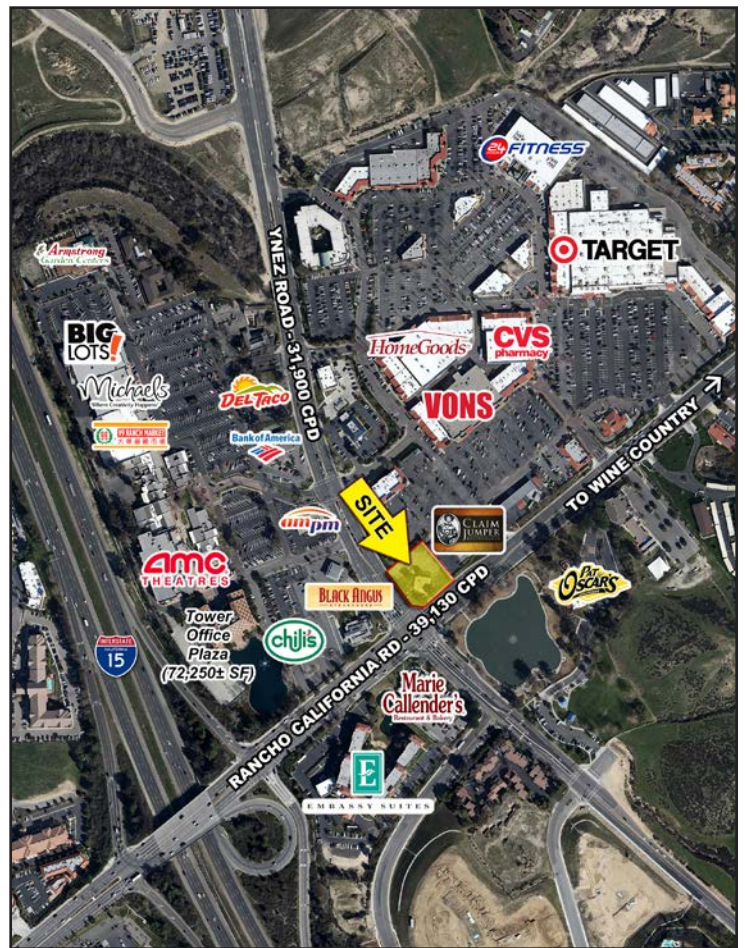
29398 RANCHO CALIFORNIA ROAD, TEMECULA, CA 92591



- Located at the “Main & Main” location in Temecula
- Signage visible to 70,000± cars per day
- Brand new construction
- Professional office or retail uses (no restaurants)
- Immediate access to I-15 freeway
- Monument sign availability
- Lease rate starting at \$3.25 PSF NNN



Local Retailers:



Demographics

Source: CoStar 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	15,002	69,316	168,782
2022 Population (Projected)	16,048	73,956	180,441
Daytime Employee Population	14,379	51,721	80,026
Average Household Income	\$64,769	\$88,214	\$94,595

Traffic Counts

Source: City of Temecula 2016*, Caltrans 2016**	ADT
Rancho California Road East of Ynez Road*	39,130
Ynez Road North of Rancho California Road*	31,900
Interstate 15 Between Rancho California Road and Winchester Road **	174,000

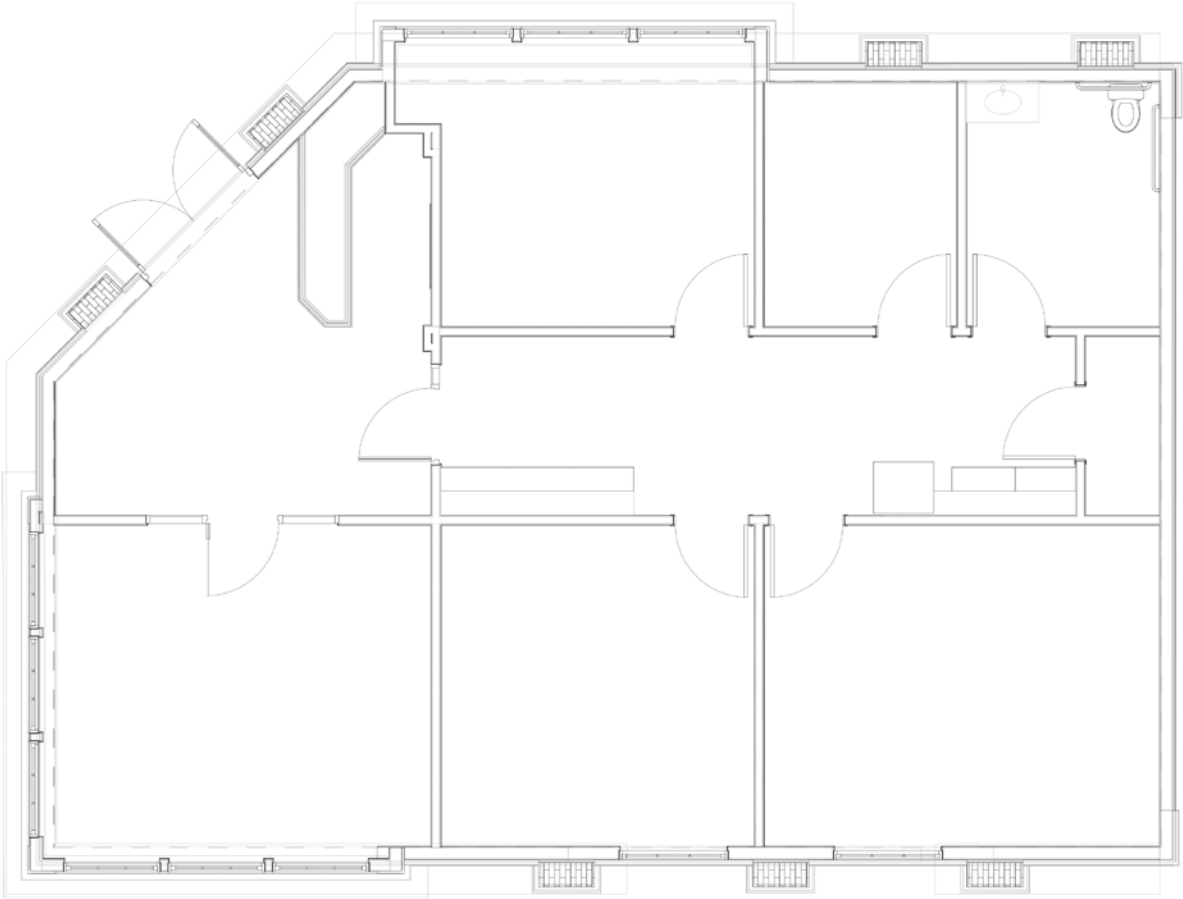
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

EXCLUSIVELY LISTED BY:

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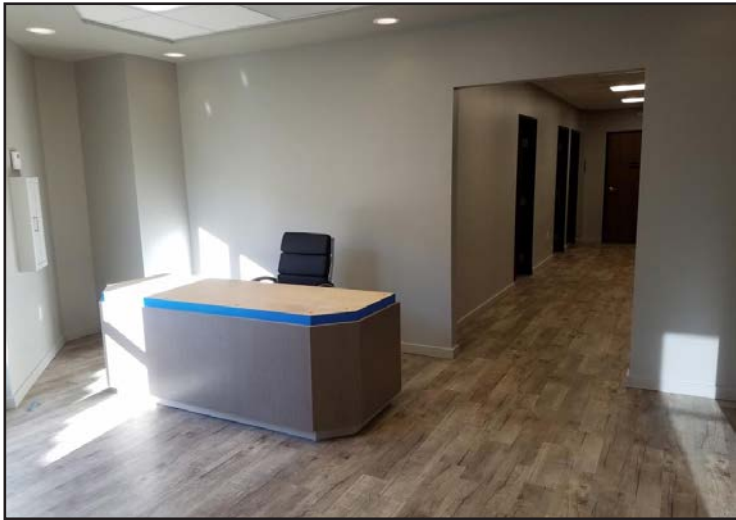
WestMar Commercial Real Estate
 Founded in 1988
 www.WestMarCRE.com

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