

# Great Oak Marketplace

45440 Pechanga Parkway, Temecula, CA

**DRIVE THRU ENDCAP  
FOR LEASE**



**2,950± SF  
DRIVE THRU  
ENDCAP  
AVAILABLE**



**Contact  
Broker for  
Details**



**JOIN:**




Coming  
Soon!



**Haute & Savvy Nails**



- Extremely rare fully built-out restaurant with grease interceptor and drive-thru now available for lease.
- 10,250± SF Retail Building at Pechanga Resort & Casino (Fronting Pechanga Parkway)
- Serves Communities of Wolf Creek (2,100+ homes) as Well as Redhawk, Vail Ranch, and Morgan Hill (3,000+ homes)
- Close to 44± Acre Patricia H. Birdsall Sports Park (5,000± Visitors Weekly) and Great Oak High School (3,600± Students)
- Only Commercial Development on Pechanga Parkway with Untapped Trade Area
-  More than 500,000 visitors per year (estimated), averaging 30,000 visitors per day on weekends and holidays
- Largest casino in California - 200,000 SF, with 1,100 rooms & suites
- Temecula's Largest Employer (4,100± Employees)
- Voted #1 Casino in the Country by USA Today 2015
- AAA Four Diamond Rating since 2002
- Champion 18 hole, 7,219± yard, Arthur Hills designed Golf course

## Demographics

Source: CoStar 2022	1 mile	3 mile	5 mile
2022 Population (Estimated)	10,826	53,146	104,028
2027 Population (Projected)	11,632	56,891	111,179
Daytime Employee Population	973	11,009	29,596
Average Household Income	\$150,181	\$135,486	\$125,265

## Traffic Counts

Source: CoStar 2022	ADT
Pechanga Parkway South of Wolf Valley Road	27,253
Temecula Parkway East of Pechanga Parkway	69,220



## Exclusively Marketed By:

**Scott Forest**

WestMar Commercial Real Estate  
CA License # 01396577  
(951) 491-6300  
sforest@westmarcre.com

**Chad Iafrate, CCIM**

Cushman & Wakefield  
CA License # 01484290  
(760) 431-4234  
chad.iafrate@cushwake.com

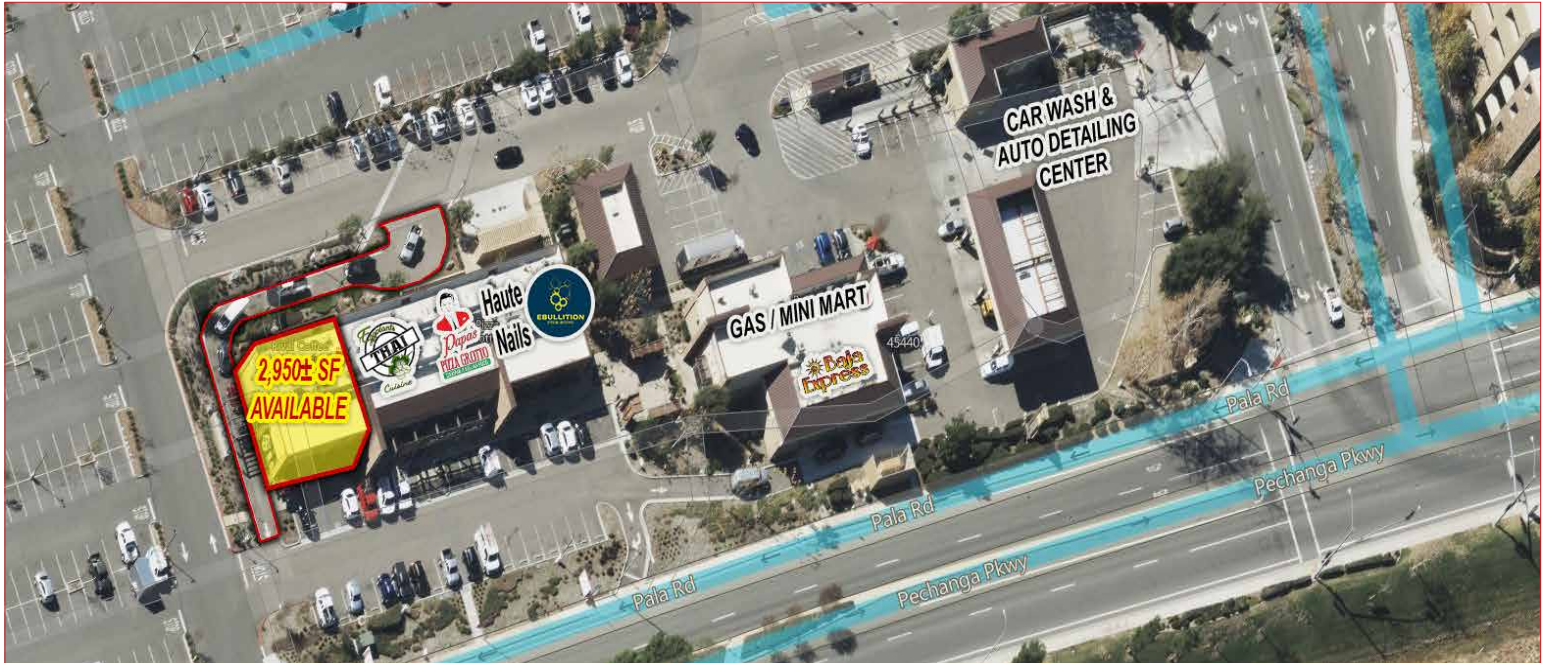


41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com  
The above information, while not guaranteed, has been secured from sources we believe to be reliable.  
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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## AVAILABILITY

Suite	Sq. Ft.	Rate/PSF/Month Plus NNN	Tenant
A/B	2,735±	----	Ebullition Brewery ( <i>Coming Soon</i> )
C	1,485±	----	Haute Nails
D	1,485±	----	Papa's Pizza Grotto
E	1,485±	----	Eggplants Thai Restaurant
<b>F &amp; G</b>	<b>2,950±</b>	<b>Contact Broker for Details</b>	<b>AVAILABLE</b>



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**PECHANGA RESORT & CASINO**

**Pechanga Resort & Casino**

- Over 5,000,000± visitors per year, and over 30,000± visitors per day on weekends and holidays
- Largest casino in California - 200,000± square feet, with 517 luxury rooms
- Sold out most weekends and holidays
- Over 5,000± employees
- AAA Four Diamond rating since 2002
- Champion 18 hole, 7,219 yard, Arthur Hills designed Golf Course
- 500± room expansion underway

**Pat Birdsall Sports Park**

- Average 5,000± visitors/week that use the park
- 1,500±-2,000± visitors/week for baseball/softball tournaments
- 500± visitors/week for adult softball/adult soccer/adult flag football tournaments
- 3,000± visitors/week for soccer tournaments

**Great Oak High School**

- Opened in 2004
- 3,600± students enrolled in 2016

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