

FOR LEASE

WINCHESTER MEADOWS - FORMER SUBWAY SHOP

40315 WINCHESTER ROAD, TEMECULA, CA 92591



Join These Retailers:



- Planet Fitness Just Signed!
- 1,200± SF Retail Suite Available (Former Subway Shop)
- \$2.50 PSF/Month NNN
(NNN's Approximately \$0.75 PSF)
- Located at the major signalized intersection of Winchester Road and Margarita Road
- Close proximity to I-15 freeway across from Temecula Promenade Mall, Nordstrom Rack, Lowes, WinCo, etc.
- Adjacent to Chaparral High School (3,216± students)
- Monument signage available
- Existing equipment available for purchase. (Call Broker for details)



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
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WESTMAR
COMMERCIAL REAL ESTATE

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Demographics

| Source: CoStar 2017 | 1 mile | 3 mile | 5 mile |
|-----------------------------|----------|----------|----------|
| 2017 Population (Estimated) | 14,011 | 95,502 | 188,598 |
| 2022 Population (Projected) | 14,924 | 102,037 | 201,236 |
| Daytime Employee Population | 12,016 | 59,439 | 82,603 |
| Average Household Income | \$89,107 | \$87,021 | \$91,839 |

Traffic Counts

| Source: City of Temecula, 2015 | ADT |
|---|--------|
| Margarita Road North of Winchester Road | 20,760 |
| Winchester Road East of Margarita Road | 55,970 |

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