

WINCHESTER CENTER

27452-27470 Jefferson Avenue, Temecula, CA 92590

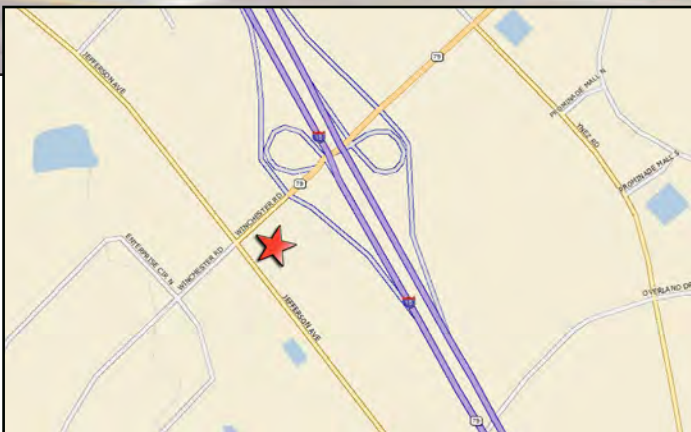
JOIN:



- Suites Available from 1,310± SF:
 - Excellent showroom suites with high ceilings
- Low Net, Net Net fees (2022 NNN budget: \$0.58 PSF/Month)

Features:

- 37,726± Square Foot Shopping Center
- Excellent Mix of National, Regional, and Local Tenants
- Located at I-15 and Winchester Road Freeway On/Off Ramps
- Excellent Interstate 15 Freeway Showroom Exposure
- Southeast Corner Winchester Road and Jefferson Avenue
- High parking ratio (257 spaces - approximately 1 per 161 SF)



Demographics

Source: CoStar 2022	1 mile	3 mile	5 mile
2022 Population (Estimate)	4,353	77,028	183,958
2027 Population (Projection)	4,706	82,532	197,120
Average Household Income	\$95,611	\$113,157	\$116,312

Traffic Counts

Source: CoStar 2022	
Winchester Road West of Jefferson Avenue	29,594
Winchester Road East of Jefferson Avenue	42,790
Jefferson Avenue South of Winchester Road	24,799

EXCLUSIVELY LISTED BY:

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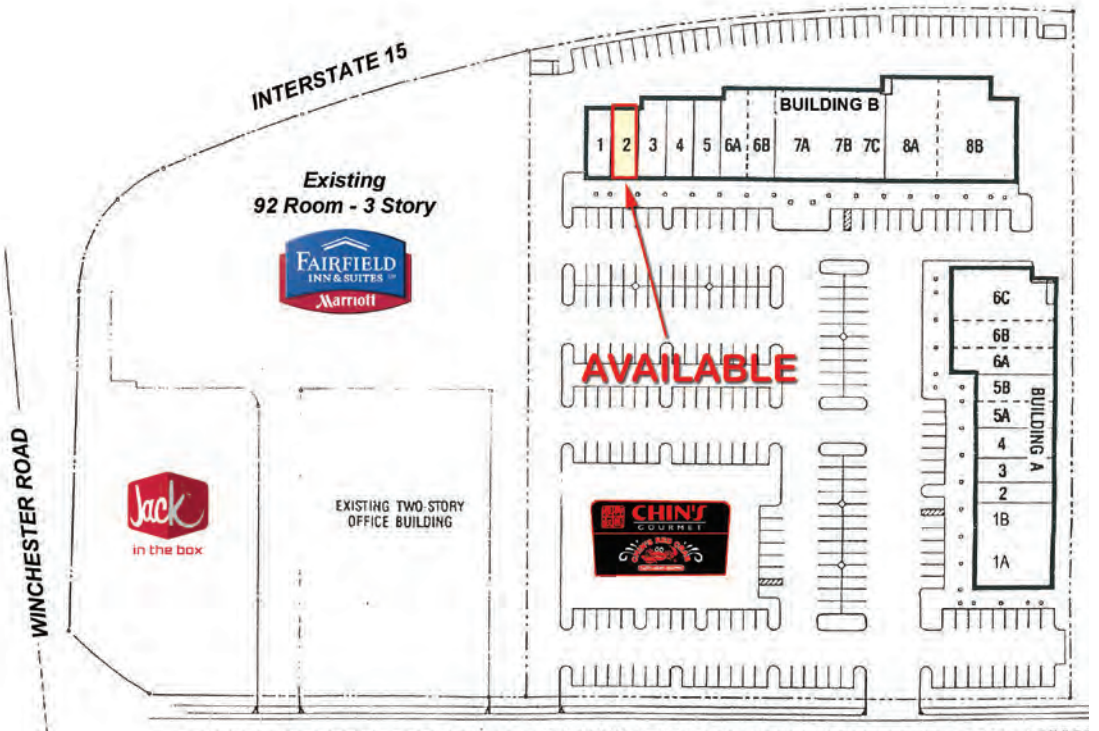
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BUILDING/ SUITE	SQUARE FEET	APPROX. DIMENSIONS	RENT/PSF	TENANT
27470 JEFFERSON AVENUE - Building A				
1 A	2,607	Irregular	————	Patsy's Country Kitchen
1 B	1,308	Irregular	————	Temecula Catering
2	900	15 X 60	————	Temecula Catering
3	1,080	18 X 60	————	Massage Salon
4	1,320	22 X 60	————	Outlaw Tattoo Studio
5 A & B	2,400	40 X 60	————	Primerica Financial Services
6 A & B	3,200	40 x 80	————	Arthur Murray Dance Studio
6 C	2,961	40 x 80	————	Sofia's Party Supply
27452 JEFFERSON AVENUE - Building B				
1	1,115	20 X 55	————	The Kitchen Station
2	1,310	20 X 55	\$1.45	AVAILABLE
3	1,040	20 X 62 Irregular	————	The Kitchen Station
4	1,250	20 X 62	————	Hertz Car Rental
5	1,250	20 X 62	————	Sanctuary Hair Salon
6 A & B	2,800	40 X 70	————	Audio Addiction
7 A & B	4,200	80 X 70	————	Bestwei Trading (Asian Market)
7 C	1,397	20 X 70	————	Precision Flooring
8 A	4,738	60 X 80	————	Patio World
8 B	2,850	Irregular	————	Precision Flooring
TOTALS	37,727			

*Note: 2022 estimated NNN budget is approximately \$0.58 per square foot per month.
Rates, terms and tenant mix subject to change.*



The above information, while not guaranteed, has been secured from sources we believe to be reliable.



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