

RETAIL/OFFICE SPACE FOR LEASE

WINCHESTER PLACE

41669 WINCHESTER ROAD, TEMECULA, CA



- Suite 103: 1,954± SF
\$2,931/Month
(\$1.50 PSF MG)
- Available Immediately
- Lease Term:
3 Year Minimum
- Modified Gross Lease - No CAMS

Features:

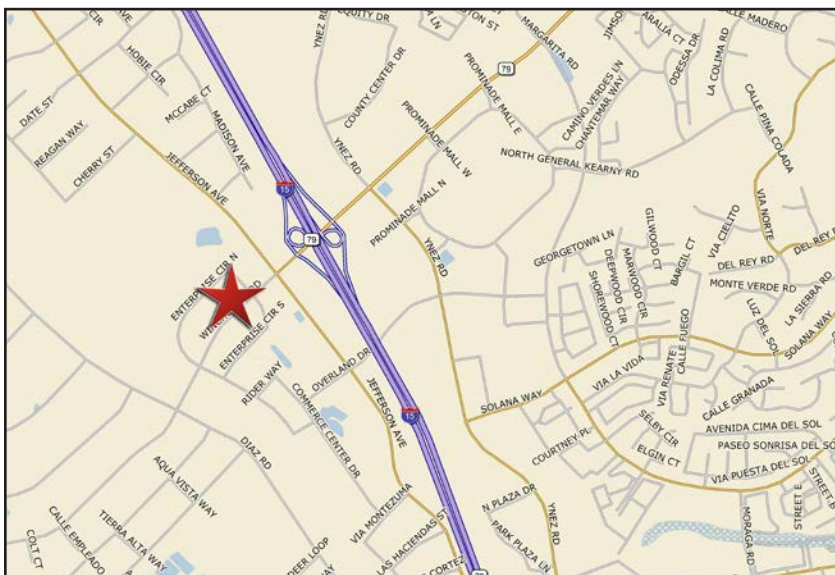
- Signage on busy Winchester Road
- 4:1,000 parking ratio
- Located 1/2 mile from Interstate 15 interchange
- Within walking distance to banks and restaurants

Demographics

| Source: CoStar 2017 | 1 mile | 3 mile | 5 mile |
|-----------------------------|----------|----------|----------|
| 2017 Population (Estimated) | 1,811 | 69,686 | 171,909 |
| 2022 Population (Projected) | 1,967 | 74,463 | 183,414 |
| Daytime Employee Population | 26,412 | 56,229 | 80,923 |
| Average Household Income | \$54,045 | \$83,684 | \$90,936 |

Traffic Counts

| Source: City of Temecula 2017 | ADT |
|--|--------|
| Winchester Road west of Jefferson Avenue | 29,850 |



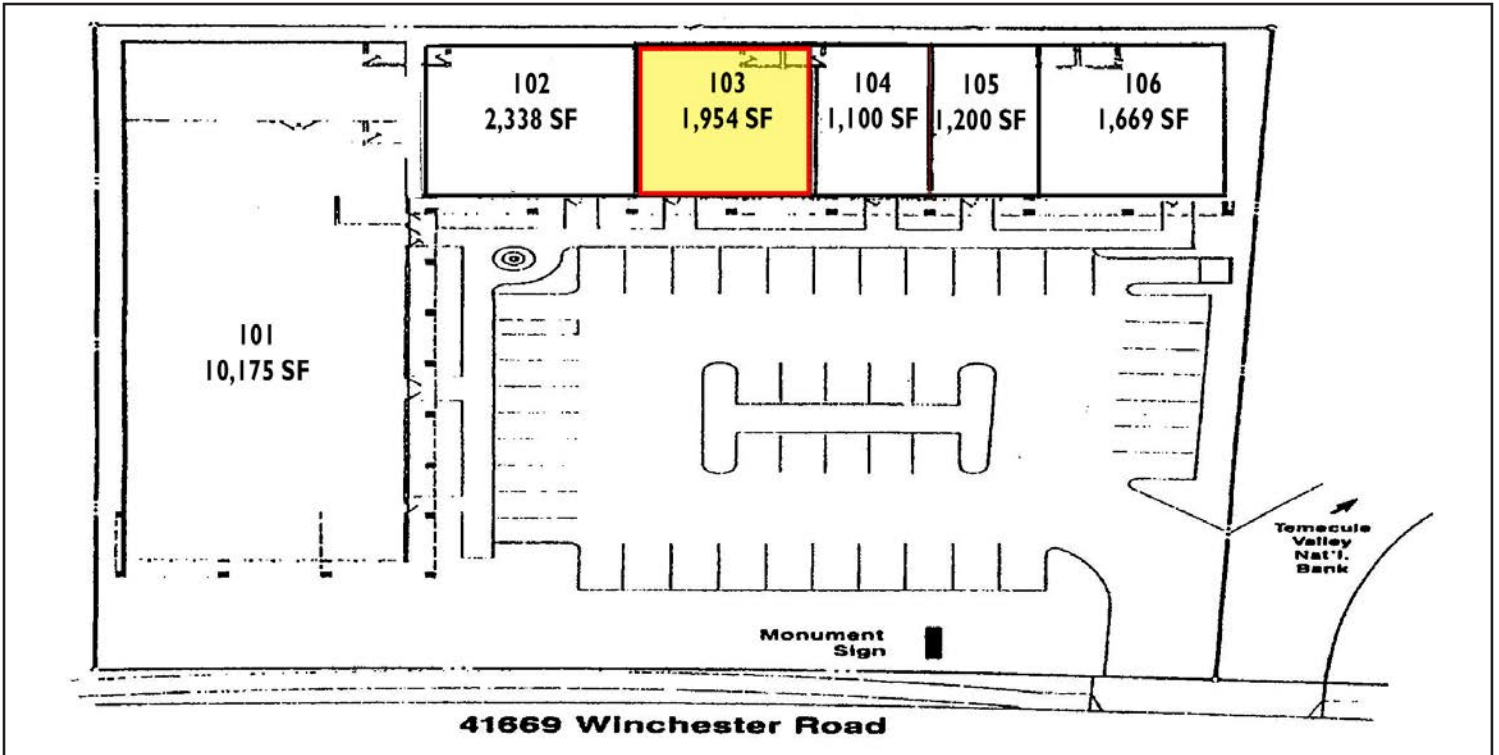
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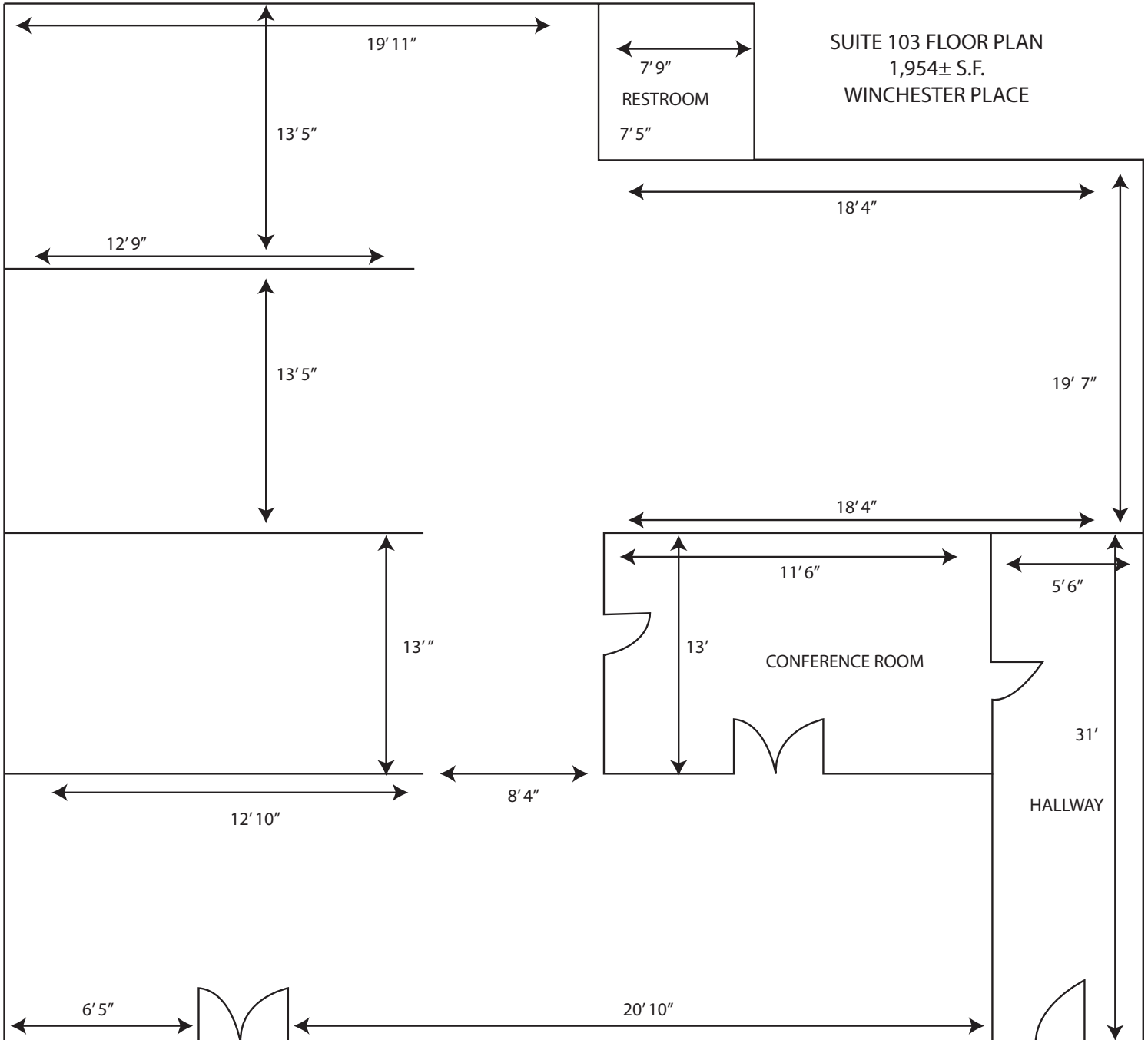
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