

FOR LEASE

WINCHESTER PLAZA

39209 WINCHESTER ROAD, MURRIETA, CA 92563

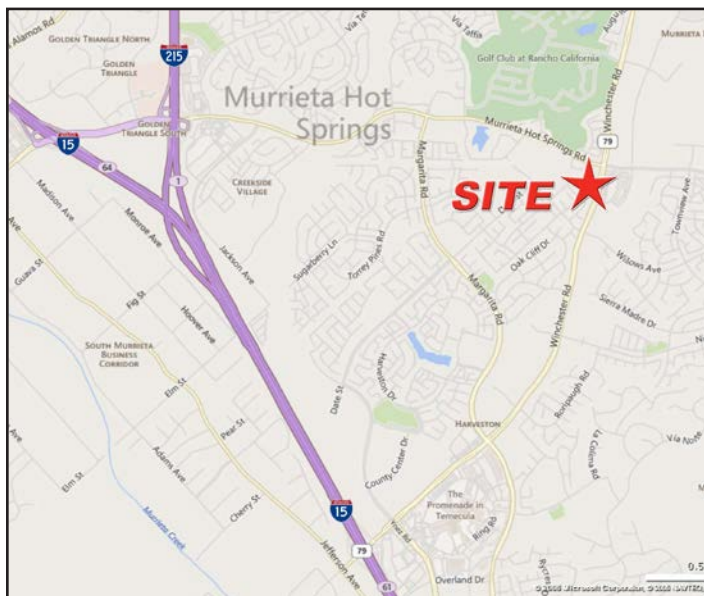


Just Signed:



Features:

- 1,104± SF Available
- 9,389± SF Retail Building including:
 - Little Caesars
 - EAST MURRIETA DENTAL GROUP
- Shadow Anchored by:
 - Albertsons
 - McDonald's
 - TACO BELL
 - Bank of America
- Highly sought after signalized access and excellent visibility from Winchester Road
- Rapidly expanding area including last remaining specific plan in Temecula (currently under construction): Roripaugh Ranch (2,015 single family residences)
- Ideally located to service Murrieta, Temecula, and French Valley.



Demographics

Source: CoStar 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	18,580	98,133	199,317
2022 Population (Projected)	19,855	104,669	212,921
Daytime Employee Population	4,114	44,668	77,787
Average Household Income	\$79,671	\$88,450	\$92,616

Traffic Counts

Source: City of Temecula 2015* and City of Murrieta 2017**	ADT
Winchester Road Northeast of Nicolas Road*	47,200
Murrieta Hot Springs Road West of Winchester Road**	37,633

EXCLUSIVELY LISTED BY:

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.

WestMar Commercial Real Estate

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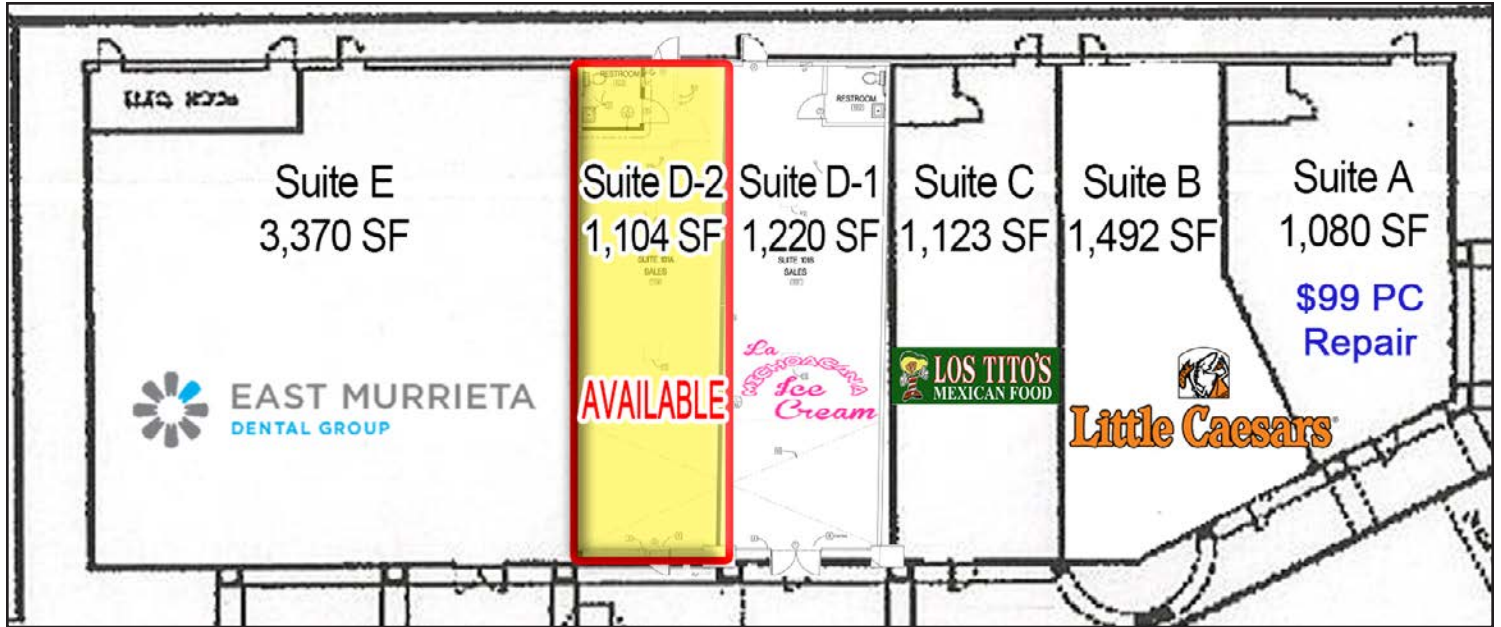
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Cushman Wakefield

Chad Iafrate, CCIM

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Suite	Approximate Rentable Sq. Ft.	Rate/PSF/ Month	Comments
A	1,080±	---	\$99 PC Repair
B	1,492±	---	Little Caesars
C	1,123±	---	Los Tito's Mexican Food
D	2,324±	---	La Michoacana Ice Cream
D-2	1,104±	\$2.75 PSF NNN	AVAILABLE
E	3,370±	---	East Murrieta Dental Group

2017 NNN estimated at \$1.15 PSF



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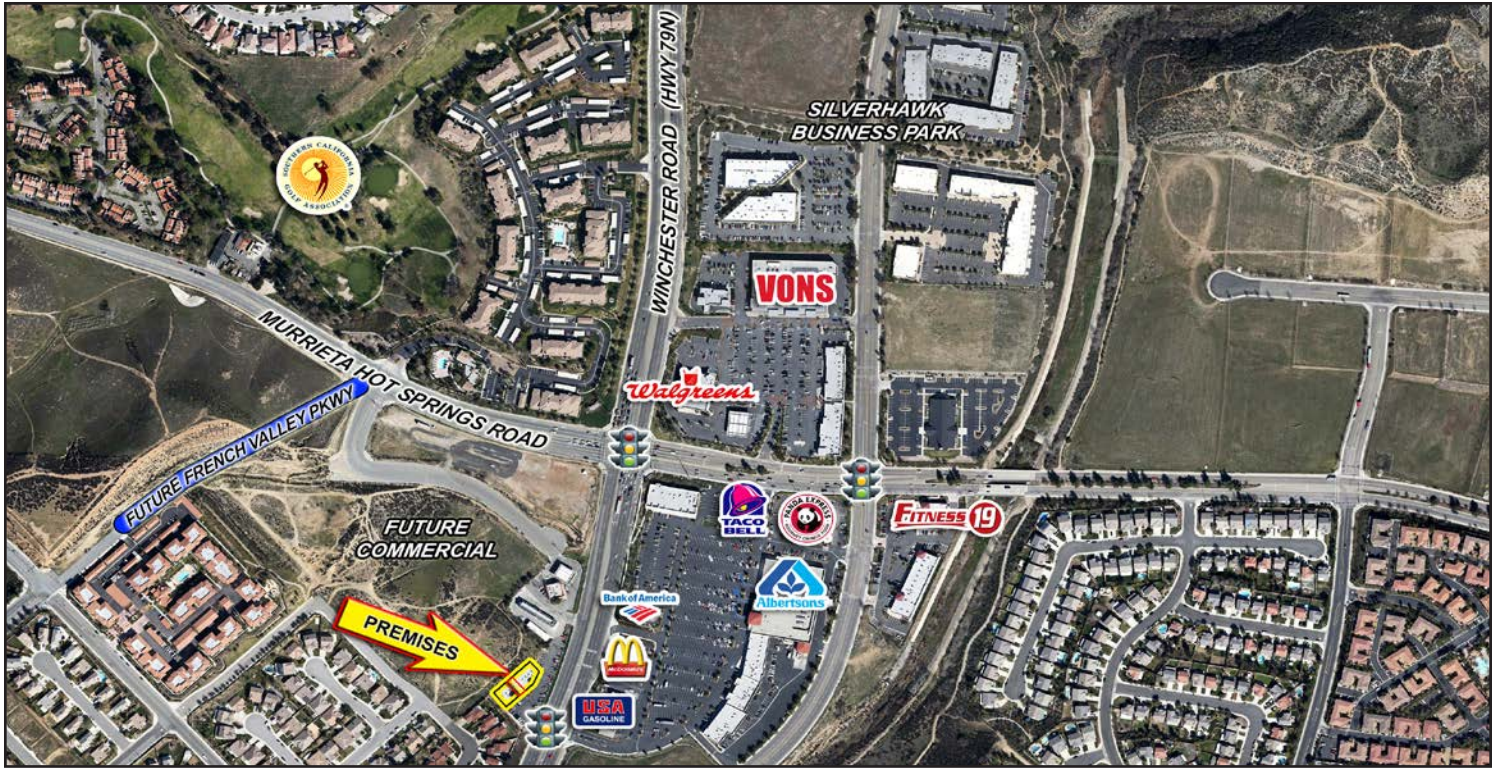
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