

FOR LEASE

# WINCHESTER PLAZA

39209 WINCHESTER ROAD, MURRIETA, CA 92563



**Reduced Lease Rate!**

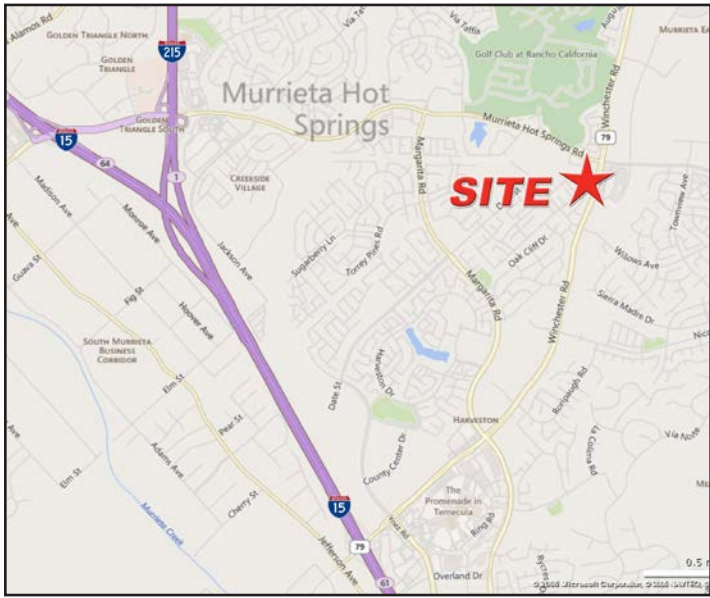


Just Signed:



Features:

- 1,104± SF Available
- Asking Lease Rate: \$2.25 PSF Plus NNN
- 9,389± SF Retail Building including:
  - Shadow Anchored by:
    - Little Caesars
    - Albertsons
    - McDonald's
    - TACO BELL
    - EAST MURRIETA DENTAL GROUP
    - Bank of America
- Highly sought after signaled 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 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	18,189	101,185	205,275
2023 Population (Projected)	19,365	108,117	219,575
Daytime Employee Population	4,069	41,736	74,666
Average Household Income	\$83,304	\$92,857	\$97,865

### Traffic Counts

Source: City of Temecula 2017* and City of Murrieta 2017**	ADT
Winchester Road East of Nicolas Road*	50,740
Murrieta Hot Springs Road West of Winchester Road**	37,633

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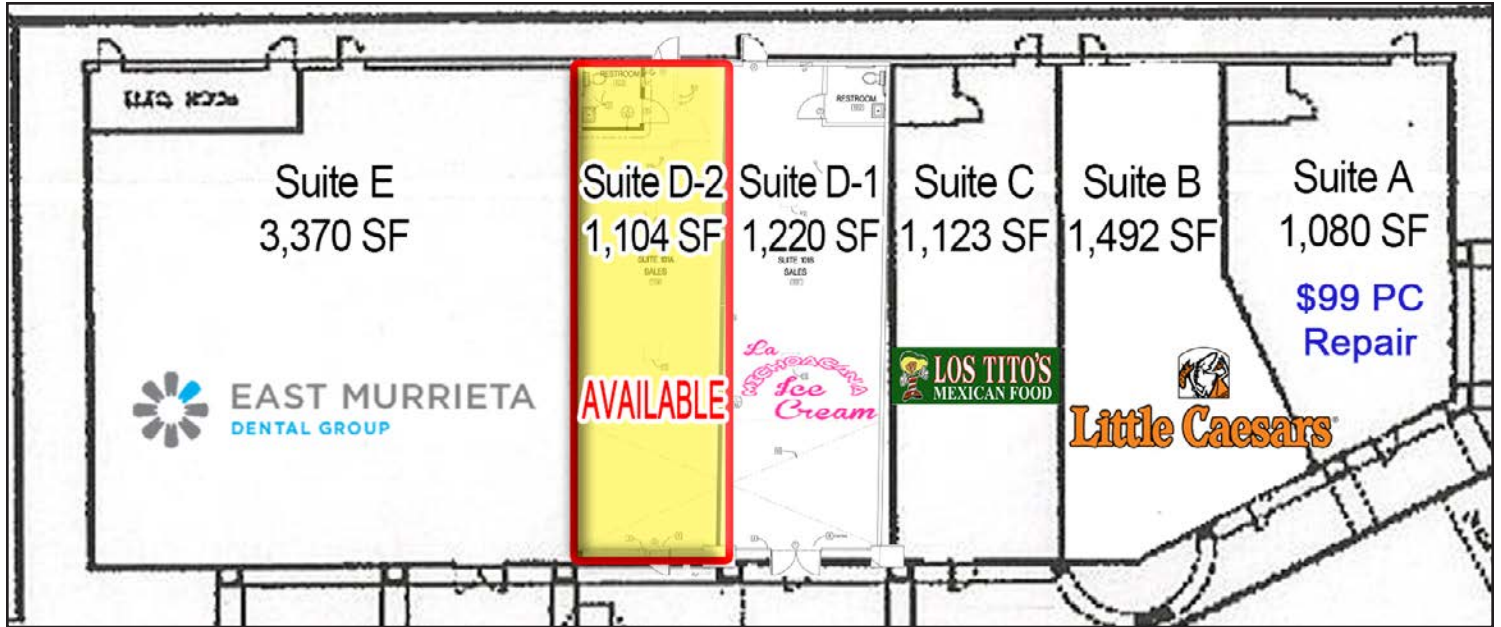
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

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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
<b>D-2</b>	<b>1,104±</b>	<b>\$2.25 PSF NNN</b>	<b>AVAILABLE</b>
E	3,370±	---	East Murrieta Dental Group

2018 NNN estimated at \$1.15 PSF



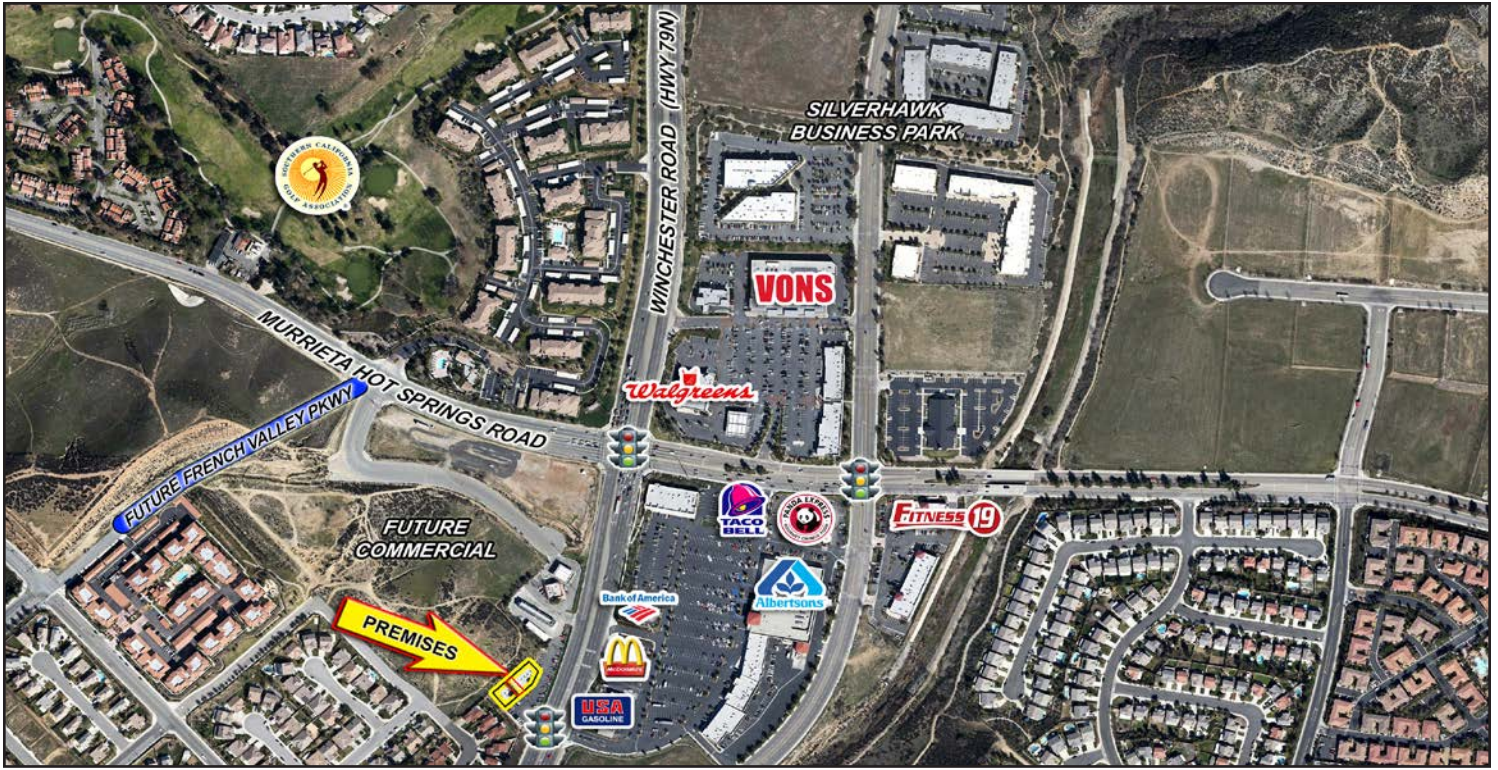
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