

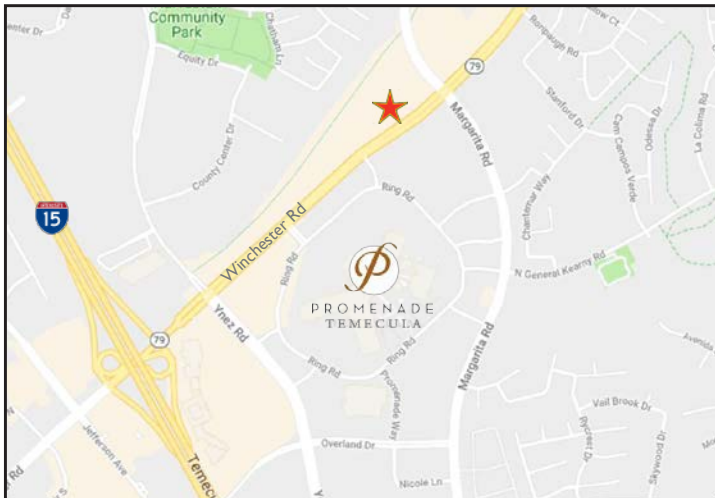
FOR LEASE

WINCHESTER ROAD FREESTANDING BUILDING

40515 WINCHESTER ROAD, TEMECULA, CA 92591



Join the following prominent retailers on Winchester Road Corridor:



- 4,500± SF Freestanding building (divisible)
- Monthly asking rent: \$3.50 PSF plus NNN (\$0.71 PSF)
- Former Mattress Firm
- Highly sought after Winchester Road freestanding presence directly across the Temecula Promenade Mall
- Multiple access points to Winchester Road

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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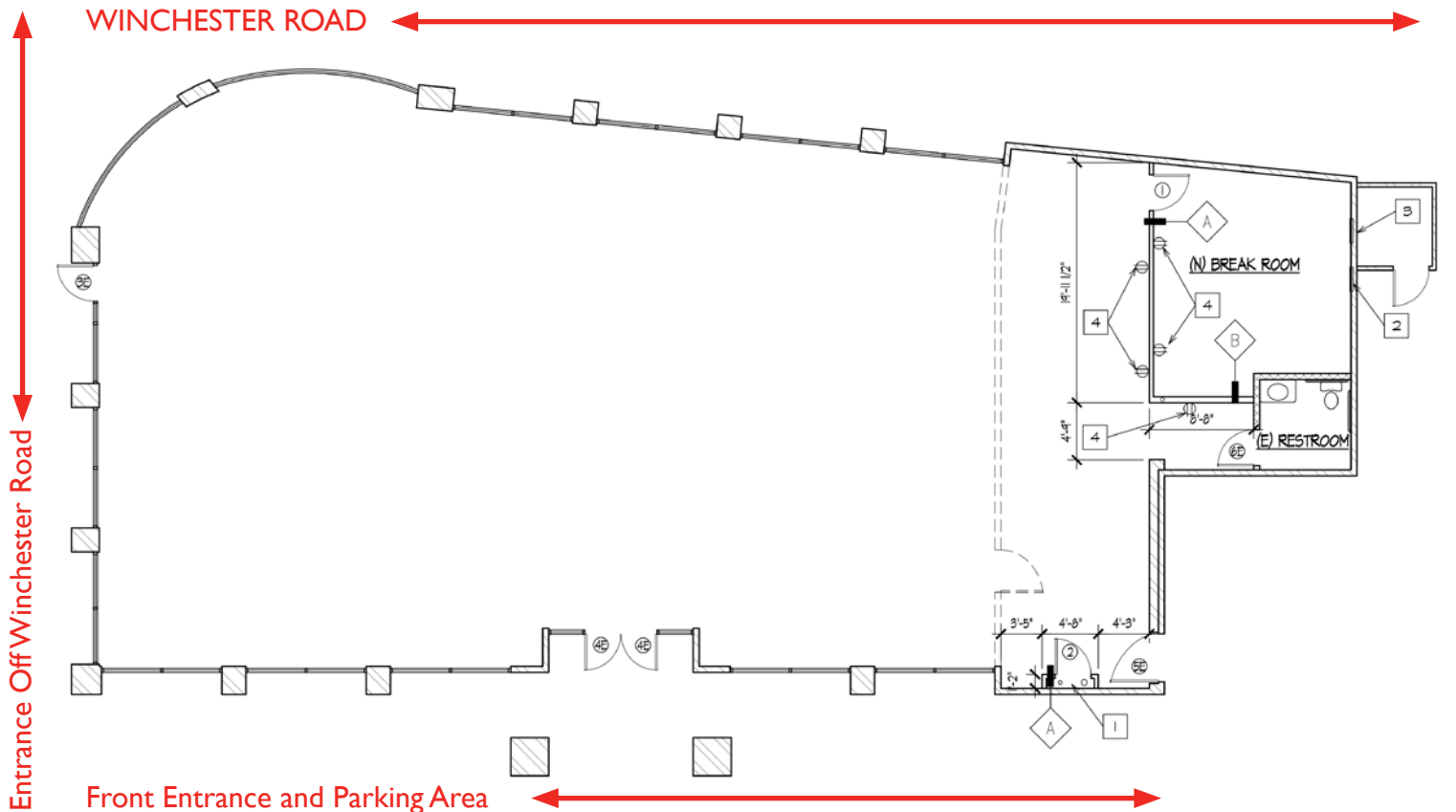
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FLOOR PLAN



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Demographics

Source: CoStar 2017	1 mile	3 mile	5 mile
2018 Population (Estimated)	12,466	93,460	189,707
2023 Population (Projected)	13,287	99,802	202,508
Daytime Employee Population	13,882	56,037	79,309
Average Household Income	\$89,636	\$90,860	\$95,900

Traffic Counts

Source: City of Temecula, 2017	ADT
Winchester Road	±54,610
Margarita Road	±21,730



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