

RANCHO CROSSROADS PLAZA

41115-41125 Winchester Road, Temecula, CA 92591

Join These Retailers in The Immediate Area:



Demographics

Source: CoStar 2022	1 mile	3 mile	5 mile
2022 Population (Estimate)	6,408	82,833	187,601
2027 Population (Projection)	6,882	88,749	201,096
Average Household Income	\$113,799	\$112,163	\$116,442

Traffic Counts

Source: CoStar 2022	ADT
Winchester Road West of Ynez Road	71,066
Ynez Road South of Winchester Road	35,423

EXCLUSIVELY LISTED BY:

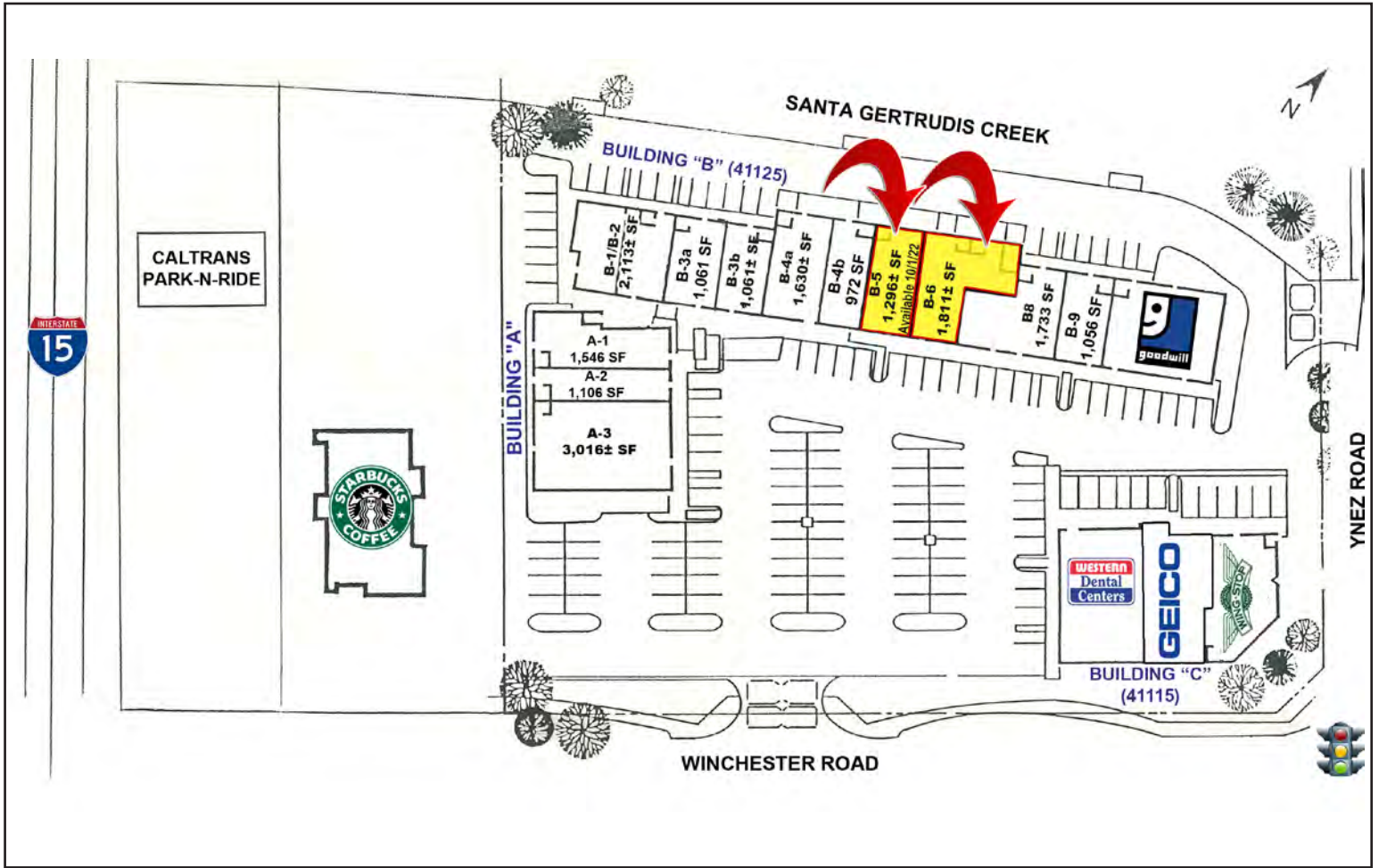
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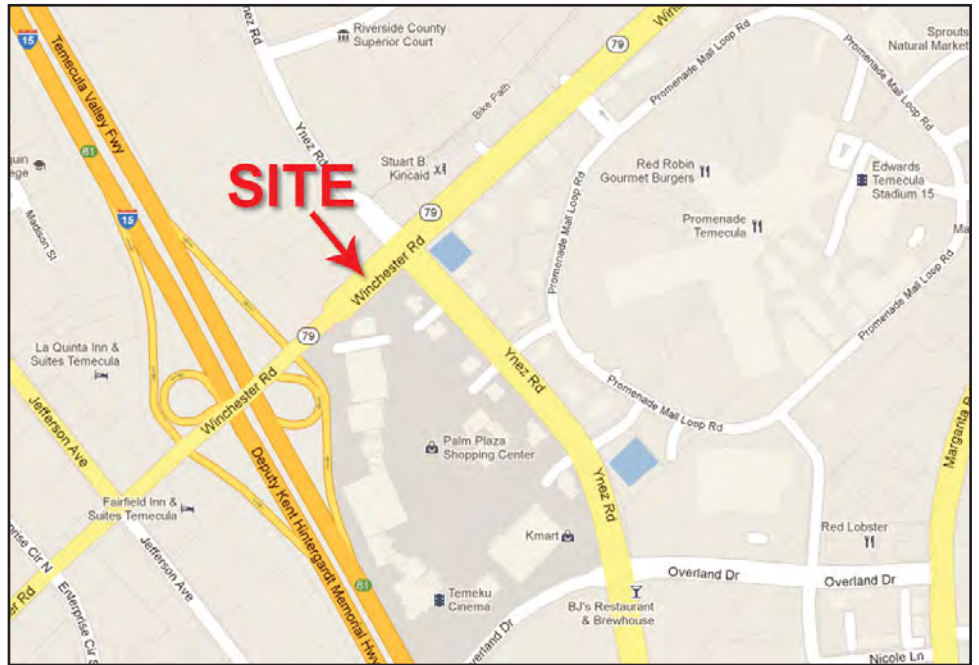
Features:

- 1,296± to 3,107± Contiguous SF Available for Lease
- Suite B-6 Available for Immediate Occupancy
- 28,000± SF Shopping Center
- Located on the corner of Winchester Road and Ynez Road, along the I-15 northbound freeway on-ramp
- Adjacent to busy Starbucks
- Signalized intersection
- Across from 1,200,000± SF Promenade Regional Mall, anchored by J.C. Penny, Cheesecake Factory, P.F. Changs, Yard House, Macy's, Edwards Cinemas
- Located across from 425,000± SF Palm Plaza power center, anchored by At Home, Food 4 Less, Hobby Lobby, TJ Maxx, Dollar Tree, Auto Club
- Parking Ratio: Approximately 5/1,000
- Monument sign panels available fronting Winchester Road and Ynez Road
- Lease Rate: From \$2.25 PSF NNN

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Winchester Road Monument Sign



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

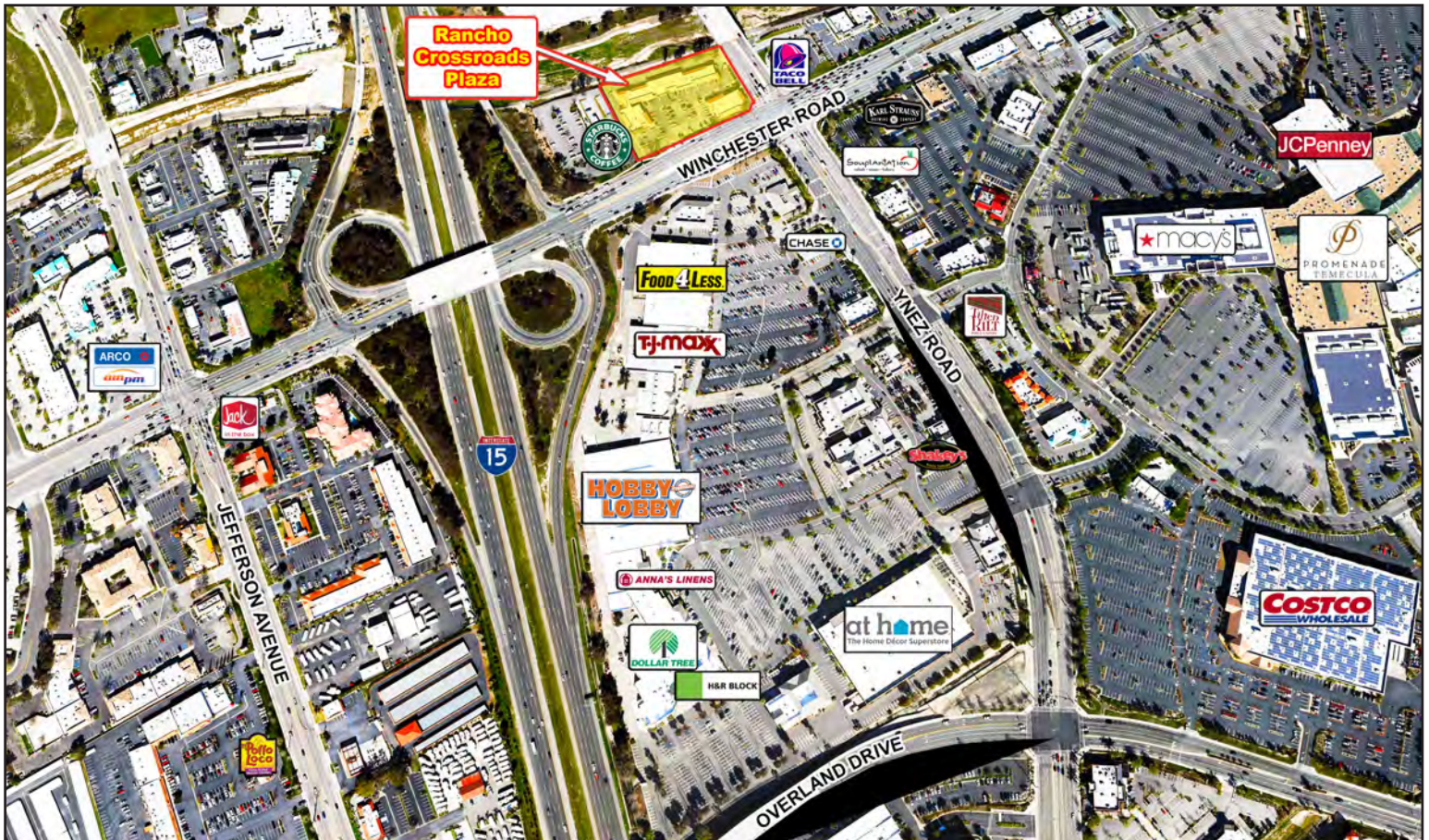
**Rancho Crossroads Plaza
41115 - 41125 Winchester Road, Temecula, CA**

Building	Address/ Suite	Approximate	Approximate	Status	
A	41115 Winchester Road				
	101A	1,780	-----		
	101B	1,790	-----	Geico Insurance Office	
	102	3,351	-----	Western Dental	
A	41125 Winchester Road				
	A-1/2	2,652	-----	Salon Centric	
	A-3	3,016	-----	T-Shirt Mart	
B	B-1/2	2,113	-----	Captain Tattoo	
	B-3a	1,061	-----	Barber Shop	
	B-3b	1,061	-----	Smoke Express	
	B-4a	1,630	-----	JPC Health Center	
	B-4b	972	-----	Donut Shop	
	B-5	1,296	\$2.75	Currently We Fix (Available 10/01/2022)	
	B-6	1,811	\$2.25	AVAILABLE	
	B-7/8	1,733	-----	Burritos Santana	
	B-9	1,056	-----	Pancha Thai Cuisine	
	B-10	2,508	-----	Goodwill	

All leases are net, net, net. (2022 monthly NNN budget is approximately \$0.72 PSF per month.)



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