

WINCHESTER MARKETPLACE

40515-40825 Winchester Road, Temecula, CA 92591



FOR LEASE
60,108± SF Shopping Center



2,961± SF
SUITE AVAILABLE

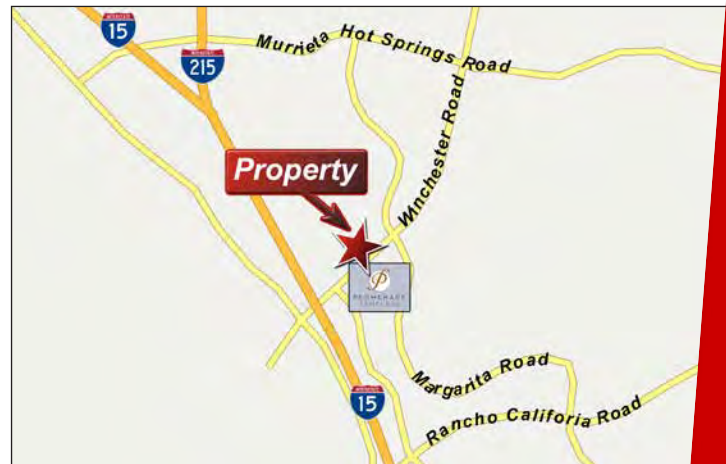


\$3.50 PSF NNN
STARTING MONTHLY
LEASE RATE



PROPERTY HIGHLIGHTS:

- **Suite A102 Available**
2,961± SF Suite Located Adjacent to FedExKinko's
- Located directly across Winchester Road from the 1,000,000± SF Regional Promenade Mall (Anchored by Macy's, Round 1 Entertainment, JC Penney, Edward's Cinemas, Apple, Williams Sonoma, etc.)
- Highly sought after Winchester Road exposure!



Exclusively Marketed By:

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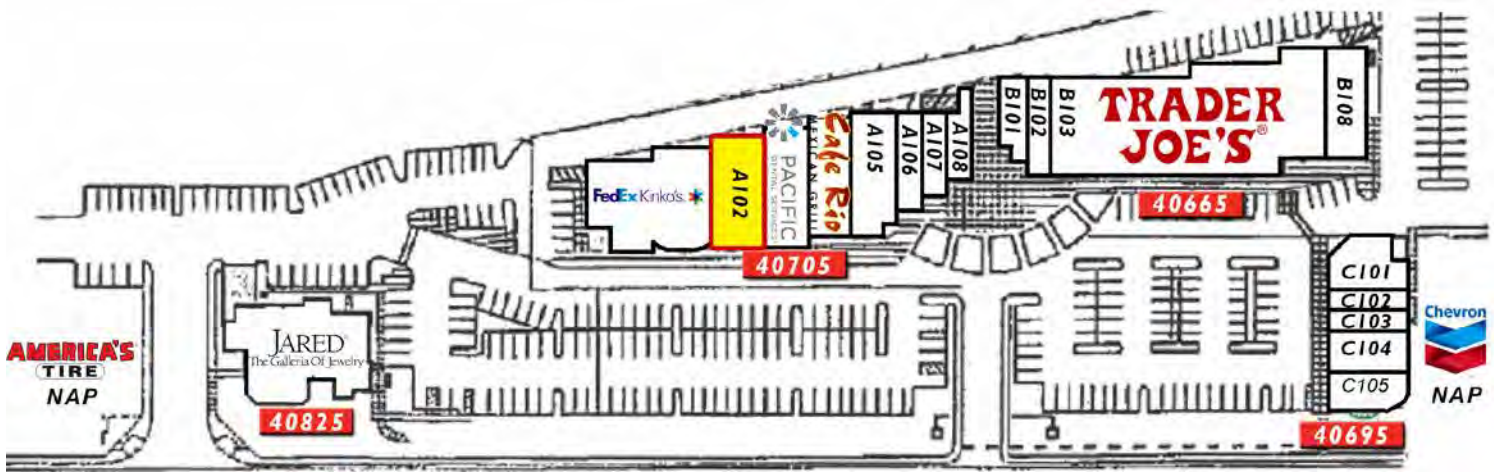
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The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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40705 Winchester Road

SUITE	TENANT	SF	\$PSF
A101	FedEx/Kinkos	6,520	---
A102	Deal Pending	2,961	\$3.50
A103	Pacific Dental	2,586	---
A104	Cafe Rio	3,732	---
A105	Friar Tux	1,900	---
A106	Provident Bank	1,296	---
A107	Provident Bank	1,147	---
A108	Triple Beverage	975	---

40665 Winchester Road

SUITE	TENANT	SF	\$PSF
B101	Bushfire Grill	1,130	---
B102	Diamonds by Monet	1,381	---
B103	Massage Green	1,820	---
B104-107	Trader Joe's	12,229	---
B108	American Cancer Society	3,028	---

40695 Winchester Road

SUITE	TENANT	SF	\$PSF
C101	Earth Bistro	1,333	---
C102	The Press Espresso	1,256	---
C103	Nekter Juice Bar	1,155	---
C104	Nail & Spa Salon	1,010	---
C105	Burger Lounge	1,500	---

***Note: All leases are net, net, net. (NNN estimated at \$0.86 PSF).**

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Demographics

Source: CoStar 2022	1 mile	3 mile	5 mile
2022 Population (Estimated)	9,668	90,763	193,549
2027 Population (Projected)	10,263	97,261	207,515
Daytime Employee Population	16,656	58,220	83,891
Average Household Income	\$128,340	\$113,016	\$116,889

Traffic Counts

Source: CoStar 2022	ADT
Winchester Road West of Margarita Road	47,829
Margarita Road North of Winchester Road	24,028
Winchester Road at Promenade Mall West	51,402
Winchester Road at Ynez Road (off I-15)	71,066

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Bldg A

40705 Winchester Rd, Temecula, CA 92591

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **21,084 SF**
 Year Built: **1985**

Total Available: **2,961 SF**
 % Leased: **85.96%**
 Rent/SF/Mo: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	10,263	97,261	207,515
2022 Estimate	9,668	90,763	193,549
2010 Census	8,798	77,282	164,141
Growth 2022 - 2027	6.15%	7.16%	7.22%
Growth 2010 - 2022	9.89%	17.44%	17.92%
2022 Population by Hispanic Origin	2,624	30,567	62,455
2022 Population	9,668	90,763	193,549
White	6,739 69.70%	67,253 74.10%	144,139 74.47%
Black	627 6.49%	5,681 6.26%	11,962 6.18%
Am. Indian & Alaskan	140 1.45%	1,337 1.47%	2,777 1.43%
Asian	1,545 15.98%	11,059 12.18%	22,864 11.81%
Hawaiian & Pacific Island	36 0.37%	511 0.56%	1,089 0.56%
Other	581 6.01%	4,922 5.42%	10,719 5.54%
U.S. Armed Forces	73	739	1,531
Households			
2027 Projection	3,282	32,023	65,774
2022 Estimate	3,098	29,943	61,502
2010 Census	2,841	25,617	52,627
Growth 2022 - 2027	5.94%	6.95%	6.95%
Growth 2010 - 2022	9.05%	16.89%	16.86%
Owner Occupied	1,923 62.07%	18,564 62.00%	41,276 67.11%
Renter Occupied	1,175 37.93%	11,379 38.00%	20,226 32.89%
2022 Households by HH Income			
Income: <\$25,000	363 11.72%	2,952 9.86%	5,257 8.55%
Income: \$25,000 - \$50,000	341 11.01%	4,003 13.37%	7,699 12.52%
Income: \$50,000 - \$75,000	379 12.23%	4,884 16.31%	9,549 15.53%
Income: \$75,000 - \$100,000	420 13.56%	4,747 15.85%	9,495 15.44%
Income: \$100,000 - \$125,000	329 10.62%	4,239 14.16%	9,219 14.99%
Income: \$125,000 - \$150,000	288 9.30%	2,553 8.53%	5,694 9.26%
Income: \$150,000 - \$200,000	443 14.30%	2,890 9.65%	6,983 11.35%
Income: \$200,000+	535 17.27%	3,673 12.27%	7,607 12.37%
2022 Avg Household Income	\$128,340	\$113,016	\$116,889
2022 Med Household Income	\$103,495	\$91,491	\$96,712