



# WINCHESTER SQUARE

39140 Winchester Road, Murrieta, CA 92563



**Features:**

- 1,105± SF Former T-Mobile
- Prominent Retail Location at the SEC of Winchester Road (Hwy 79N) and Murrieta Hot Springs Road
- Adjacent to Roripaugh Ranch Specific Plan - New Homes Now Under Construction and Selling! (2,015± Units)
- Excellent Winchester Road Signalized Access and Visibility
- Strategically Located to Service the Areas of French Valley, Temecula and Murrieta
- Murrieta Hot Springs Road Now Extends to Butterfield Stage Road, Allowing Circulation from Central/South Temecula 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  
 Scott Forest  
 sforest@WestMarCRE.com  
 CA License: #01396577

Mark Esbensen  
 mesbensen@WestMarCRE.com  
 CA License: #00173990

Cushman & Wakefield  
 Chad Iafrate, CCIM  
 chad.iafrate@cushwake.com  
 CA License: #01484290



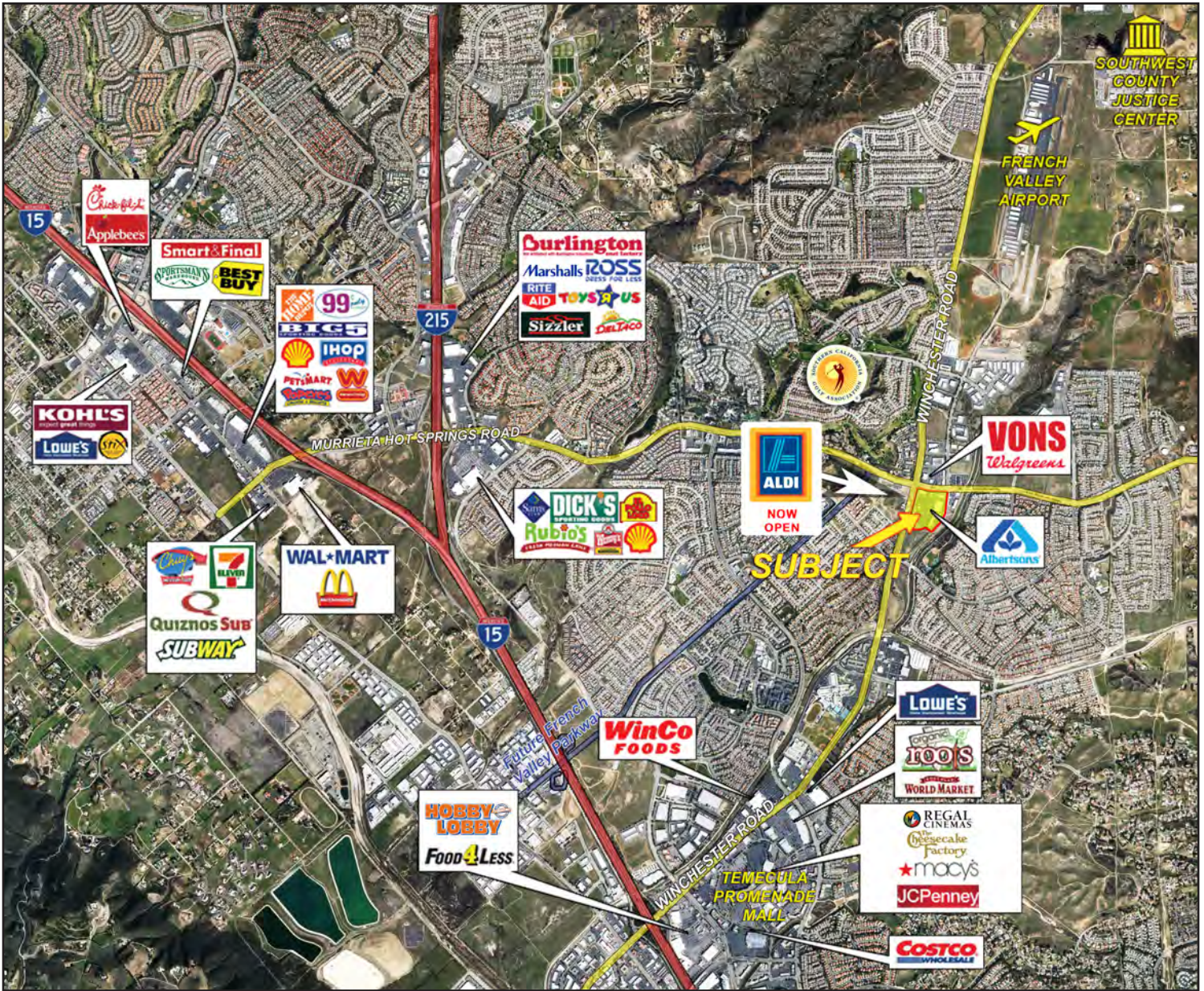


Suite	Tenant	SF	Rate PSF	Suite	Tenant	SF	Rate PSF
<b>39140 WINCHESTER ROAD</b>				114	ACE Taekwondo Academy	1,835±	----
Anchor	Albertsons/Sav-On	60,080±	----	117	Friendly Dental	1,400±	----
101	Fantastic Sams	1,300±	----	119	Los Primos Mexican Food	1,500±	----
102	Aladdin Bail Bonds	975±	----	121	Chinese Restaurant	1,500±	----
105	Subway	975±	----	127	Optometrist	2,140±	----
107	The UPS Store	1,300±	----	129	Tasty Thai Cuisine	1,500±	----
<b>109</b>	<b>AVAILABLE</b>	<b>1,105±</b>	<b>\$3.00 NNN</b>	135	Natural Pet Food & Supplies	4,500±	----
111	Nail Salon	1,430±	----	137	Sapporo Sushi	1,964±	----
113	French Skillet	1,755±	----	145-147	Shamrock's Bar & Grill	3,900±	----

\*2022 NNN's currently estimated at \$1.05 per square foot per month.







**Demographics**

Source: CoStar 2022	1 mile	3 mile	5 mile
2022 Population (Estimate)	18,676	100,711	216,945
2027 Population (Projection)	20,061	108,106	233,889
Daytime Employee Population	3,431	35,333	65,952
Average Household Income	\$109,662	\$117,390	\$118,463

**Traffic Counts**

Source: CoStar 2022	ADT
Winchester Road at Murrieta Hot Springs Road	34,150
Murrieta Hot Springs Road at Winchester Road	34,514
Winchester Road at Winchester Creek Avenue	45,594
Winchester Road at Rancho Club Drive	28,124



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