

FOR LEASE. 16,903 SF ANCHOR SPACE AVAILABLE

Winchester Meadows

40355-B Winchester Rd, Temecula, CA



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RETAIL INSITE

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- + High-volume community center anchored by 99 Cent Only, CVS, and Planet Fitness
- + Highly visible anchor space available: 16,903 SF
- + Located at one of the busiest intersections in all of Temecula--78,000 ADT
- + Ample parking at 4.5:1,000 ratio

- + Busy daily needs center that services surrounding dense and affluent residential neighborhoods
- + Close proximity to other regional centers, 15 Fwy, daytime population, schools, medical facilities, etc.
- + Prominent monument signage available



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S I T E P L A N



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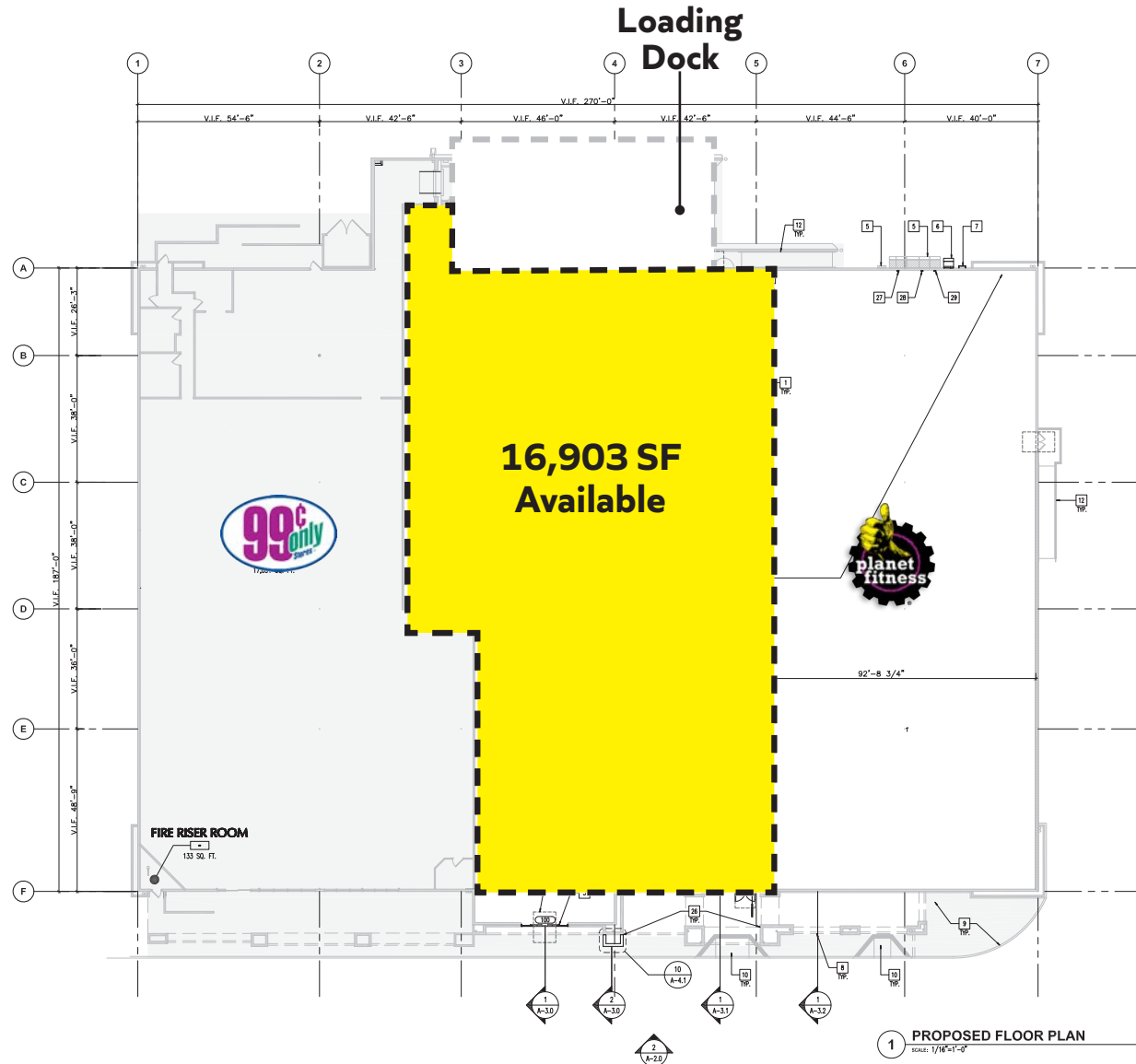
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SPACE PLAN



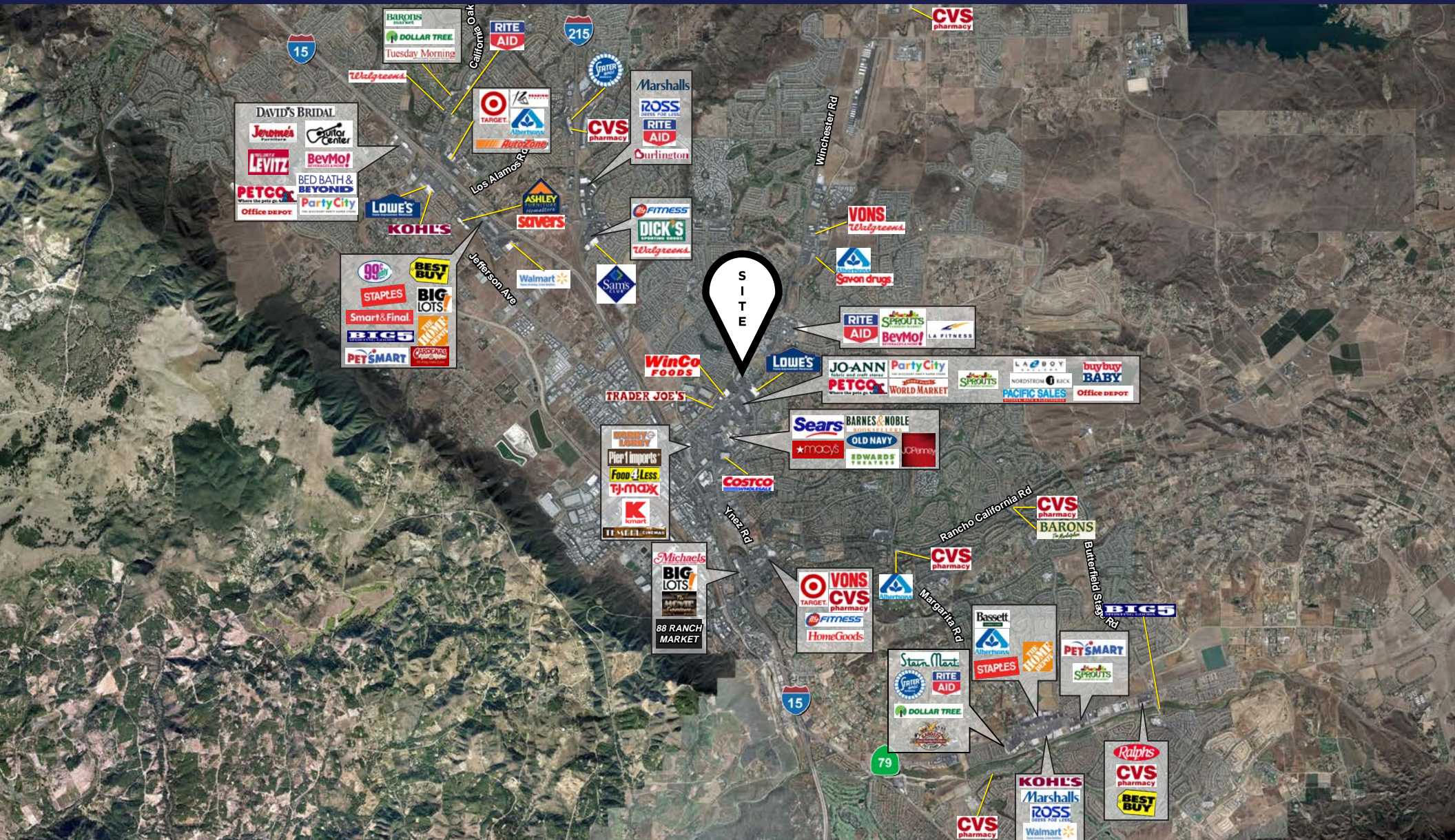
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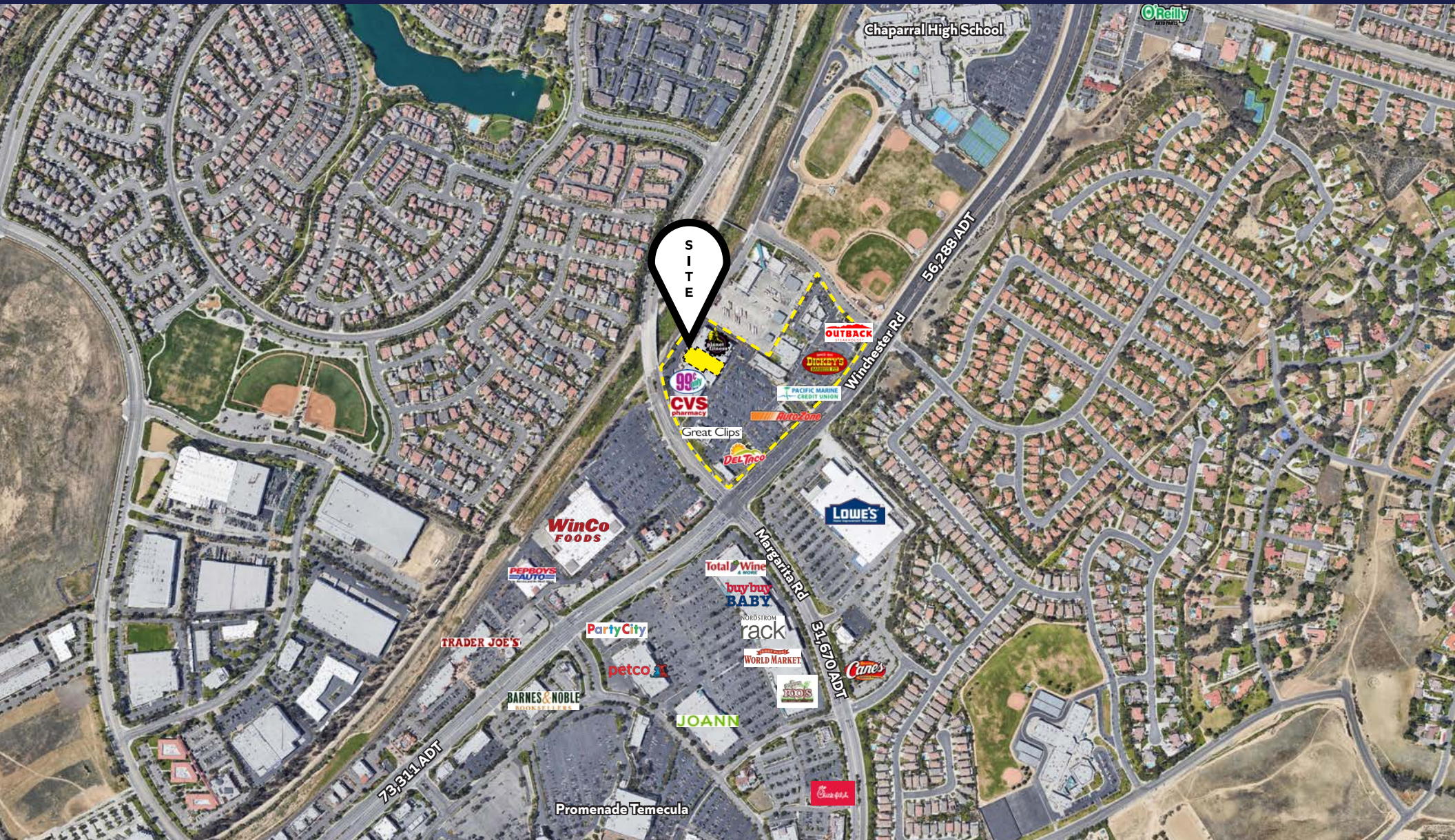
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192,692

total
population

201,912

daytime
population

\$85,025

median
household income



POPULATION

	1 mile	3 miles	5 miles
Total Population	13,410	95,330	192,692
Projected Population (2022)	13,998	101,065	205,568



HOUSING

	1 mile	3 miles	5 miles
Total Households	4,466	30,844	60,995
Projected Total Households (2022)	4,633	32,460	64,512



INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$86,520	\$81,320	\$85,025
Average Household Income	\$102,824	\$101,447	\$104,585
Per Capita Income	\$34,373	\$32,701	\$33,046
Median Disposable Income	\$67,577	\$63,554	\$66,713
Average Disposable Income	\$77,513	\$76,531	\$78,767



DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	19,807	122,873	201,912
Daytime Population Workers	12,336	70,388	96,729
Daytime Population Residents	7,471	52,485	105,183



RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	8,556 63.81%	60,934 63.92%	125,541 65.15%
Black or African American	755 5.63%	5,294 5.55%	10,539 5.47%
American Indian& Alaska Native Population	109 0.81%	824 0.86%	1,641 0.85%
Asian Population	1,692 12.62%	10,866 11.40%	20,876 10.83%
Pacific Islander Population	38 0.28%	409 0.43%	846 0.44%
Other Race Population	1,259 9.39%	10,268 10.77%	19,600 10.17%
Population of Two or More Races	1,000 7.46%	6,734 7.06%	13,651 7.08%
Hispanic Population	3,921 29.24%	30,423 31.91%	59,905 31.09%
Non-Hispanic Population	9,489 70.76%	64,907 68.09%	132,787 68.91%



EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	1,585 18.11%	12,430 19.79%	26,380 21.15%
Graduate/Professional Degree	954 10.90%	6,672 10.62%	13,474 10.80%



AGE

	1 mile	3 miles	5 miles
Median Age	34.2	34.8	34.5

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Owned & Managed by:



What sets us apart:

- In House Management
- Long Term Ownership
- Financial Stability

How you benefit:

- Responsive Service
- Well Maintained Properties
- Lower NNNs

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