

RANCHO TEMECULA TOWN CENTER

39540-39848 WINCHESTER ROAD | TEMECULA CA



PROPERTY HIGHLIGHTS

- Prime Retail & Restaurant Spaces Available For Lease From 1,200–4,030 Sq Ft
- Prominent monument signage facing Winchester Road Available For Select Spaces
- Strategically Positioned at the Gateway to Temecula's High Growth Residential Trade Area Immediately to the East With Over ±4,500 Homes in Various Stages of Development within a 3 mile radius of the Shopping Center
- Ideally Located Adjacent to Chaparral High School which has more than 3,000 students
- Exceptional Co-Tenancy Offering a Mix of Successful National, Regional and Local Chain Tenants both a Regional & Neighborhood Draw to the Center

	1 mile	3 mile	5 mile	TRAFFIC COUNTS	
Average Income	\$87,046	\$87,889	\$92,790	56,000	16,000
Population	20,839	104,514	200,714	Cars Per Day Winchester Rd*	Cars Per Day Winchester Rd at Nicholas Rd*
Daytime Population	4,468	49,274	74,975		

*Source: Regis

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
DRE #01269887

NICK EARLE
951.445.4528
nearle@leetemecula.com
DRE #01916982

NICK CORBELL
951.445.4522
ncorbell@leetemecula.com
DRE #01932821

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TEMECULA CA



STREET	STE	TENANT	SF
39584	A	Bruegger's Bagels	2,000
	B/C/D	Bella Allure Salon	3,040
39606		Sprouts	26,950
39628	A	The Joint	1,200
	B	Available	1,200
	C	Barber Shop	900
	D	David's Tailoring and Tuxedo	900
	E	Wonder Nails	1,500
	F	Amazing Lash Studio	1,800
	G	The Baked Bear	900
	H	U.S. Airforce	900
	I-J	Mountain Mike's Pizza Coming Soon	2,541
	39650	A	Wings-n-Things
B		Wings-n-Things	1,300
C		Which Wich	1,674
D/E		Donut Bar	2,066
39672		Beverages and More	10,000
39694	A	Yogurt Factory	1,080
	B	Potentially Available - Contact Broker For Details	1,200
	C	I-Tan	2,520
39716		LA Fitness	45,000
39738	PAD F	U.S. Navy / U.S. Army Recruiting Offices	6,000
39760	A	Fully Fixturized Restaurant Available - Contact Broker For Details	2,000
	B/C	Hana Sushi	2,500
39782		Rite Aid	16,708
39804	A	Marine Corp Recruiting Office	1,240
	B	Bright Now Dental	3,800
39826	PAD J	Navy Federal Credit Union	6,000
39848	A	Starbucks	1,600
	B	Everbowl	1,200
	C	Go Wireless	2,148
39540	PAD L	Potentially Available Divisible to ±1,200 SF	4,030
39562	PAD M	Rodrigo's	7,500



39540 Pad L
±4,030 SF
(Former Bank w/Drive Thru)
Potentially Available
Divisible to ±1,200 SF

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Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



39540 Pad L
±4,030 SF
(Former Bank w/
Drive Thru)
Potentially
Available

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RANCHO BELLA VISTA
1998 UNITS

RORIPAUGH RANCH
2500 UNITS

French Valley Airport

79

EoS FITNESS
Jack in the Box
Massage Envy
Goodwill
Chevron

Margarita Square

VONS
WELLS FARGO
Walgreens
POSTALANNEY
SUPERCUTS

Plaza at Silverhawk

FITNESS 76 SONIC
White Line
SUBWAY
Fantastic Sams

Margarita Ville

Savon drugs
Albertsons
Bank of America
McDonald's
TACO BELL
SUBWAY
Curves

SITE

SPROUTS FARMER MARKET
LA FITNESS
Starbucks
BevMo!
NAVY FEDERAL Credit Union
RITE AID

Rancho Temecula Town Ctr

Senior Housing
350 Units

Chaparral Village

Sylvan
NUTRITION ZONE
Pizza Hut
ARCO
Jack

Chaparral High School

Harveston
3,240 Units

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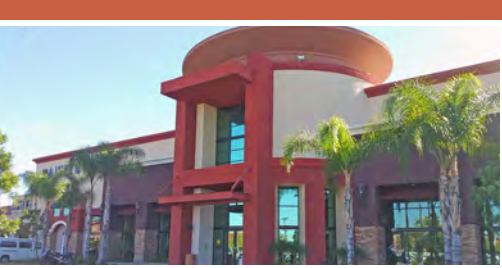
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39540 Winchester Rd
Temecula, CA 92591

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2017 Estimated Population	20,839	104,514	200,714
	2022 Projected Population	22,064	110,530	212,416
	2010 Census Population	19,281	92,602	174,663
	2000 Census Population	8,543	50,847	98,082
	Projected Annual Growth 2017 to 2022	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2017	8.5%	6.2%	6.2%
	2017 Median Age	34.8	34.3	34.7
HOUSEHOLDS	2017 Estimated Households	6,825	33,549	64,015
	2022 Projected Households	7,155	35,158	67,130
	2010 Census Households	6,256	29,509	55,540
	2000 Census Households	2,455	16,536	31,676
	Projected Annual Growth 2017 to 2022	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	10.5%	6.1%	6.0%
RACE AND ETHNICITY	2017 Estimated White	62.7%	64.4%	66.4%
	2017 Estimated Black or African American	6.7%	6.2%	5.7%
	2017 Estimated Asian or Pacific Islander	12.6%	12.4%	11.3%
	2017 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
	2017 Estimated Other Races	17.2%	16.1%	15.7%
	2017 Estimated Hispanic	29.7%	30.0%	29.4%
INCOME	2017 Estimated Average Household Income	\$87,046	\$87,889	\$92,790
	2017 Estimated Median Household Income	\$73,822	\$76,140	\$80,793
	2017 Estimated Per Capita Income	\$28,561	\$28,364	\$29,713
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	7.1%	4.1%	3.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	4.2%	5.4%	5.4%
	2017 Estimated High School Graduate	26.3%	24.1%	22.9%
	2017 Estimated Some College	25.9%	28.4%	29.5%
	2017 Estimated Associates Degree Only	9.2%	9.3%	9.5%
	2017 Estimated Bachelors Degree Only	17.9%	19.4%	19.3%
	2017 Estimated Graduate Degree	9.4%	9.3%	9.7%
BUSINESS	2017 Estimated Total Businesses	472	5,193	8,459
	2017 Estimated Total Employees	4,468	49,274	74,975
	2017 Estimated Employee Population per Business	9.5	9.5	8.9
	2017 Estimated Residential Population per Business	44.1	20.1	23.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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