



RANCHO TEMECULA TOWN CENTER
 39540-39848 WINCHESTER ROAD
 TEMECULA CA



PROPERTY HIGHLIGHTS

- High Volume Shopping Center With Regional Drawing Power!
- Top 92% nationwide out of 10,695 neighborhood anchored centers as far as visits per placer.ai!
- 82,655 Cars Per Day at the Intersection!
- The Gateway to Temecula's High Growth Residential Trade Area With ±4,500 Homes in Various Stages of Development Within 3 Miles!

AVAILABILITY

- ±16,708 SF Former Rite Aid with Drive Thru Available
- ±4,030 SF Freestanding Former Bank With Drive Thru Potentially Available For Lease
- ±900 – 1,200 Sq Ft Restaurant & Retail Spaces Available
- Prominent Winchester Road Monument Signage Available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population:	19,958	97,805	198,174
Daytime Population:	9,245	73,103	125,115
Avg. Household Income:	\$139,963	\$131,750	\$141,347

Source: Regis Online

TRAFFIC COUNTS

62,338 CPD	20,317 CPD
Winchester Road	Nicholas Road
Source: Regis Online	

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

MEET YOUR CO-TENANTS





Chaparral High School

39738
±16,708 SF
w/Drive Thru Available



NICHOLAS ROAD (20,317 CPD)



verizon

39848
±1,200 SF
Potentially Available

LA FITNESS



39694
±1,200 SF

JustFood ForDogs

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

BevMo!



39628
±900 SF





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	Just Food For Dogs	1,197
	C	Rite Cut	900
	D	David's Tailoring and Tuxedo	900
	E	Wonder Nails	1,500
	F	Amazing Lash Studio	1,800
	G	Lease Pending	900
	H	U.S. Airforce	900
	I-J	Mountain Mike's Pizza	2,541
39650	A	Wings-n-Things	960
	B	Wings-n-Things	1,300
	C	Rapha Tea	1,674
	D/E	Little Goat Café	2,066
39672		Beverages and More	10,000
39694	A	Yogurt Factory	1,080
	B	Available	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	Himalayan Taste Indian Cuisine	2,000
	B/C	Hana Sushi	2,500
39782		Available with Drive Thru	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	Potentially Available - Contact Broker For Details	1,200
	C	Go Wireless	2,148
39540	PAD L	Potentially Available	4,030
39562	PAD M	Rodrigo's	7,500

Protea Senior Living
Coming Soon

NICOLAS ROAD (20,317 CPD)

WINCHESTER HIGHWAY (62,338 CPD)

Chaparral High School





215

15

HUNTER RD

POPULATION: 2,104

POPULATION: 4,302

CORNERSTONE COMMUNITIES
253 SF HOMES UNDER CONSTRUCTION

POPULATION: 9,123

WARM SP INVESTM
33 CUS
SF HO

MURRIETA HOTSPRINGS RD: 57,100 CPD

1,527 UNITS

POPULATION: 2,278

2,842 UNITS

POPULATION: 7,320

909 UNITS

POPULATION: 3,447

2,289 UNITS

POPULATION: 7,046

STANDARD PACIFIC
198 SF HOMES

KB HOMES
197 SF HOMES

RORIPAUG
2,500
PLAN

JEFFERSON AVE

FUTURE FRENCH VALLEY PKWY OFFRAMP

3,240 UNITS

POPULATION: 4,965

DATE ST EXTENSION TIMED WITH PROJECT
WINCHESTER RD NB: 59,254 CPD

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VAN DEALE
45 SF HOMES

BUTTERFIELD STAGE RD

THE RANCON GROUP
58 SF HOMES PLANNED

15

MARGARITARD: 23,100 CPD

RANCHO CALIFORNIA RD

An aerial photograph of a large commercial shopping center in Temecula, California. The center features several large retail buildings with flat roofs and extensive parking lots filled with cars. The surrounding area includes residential neighborhoods with single-family homes and trees. The text is overlaid on the center of the image.

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