

WINCHESTER PAVILION

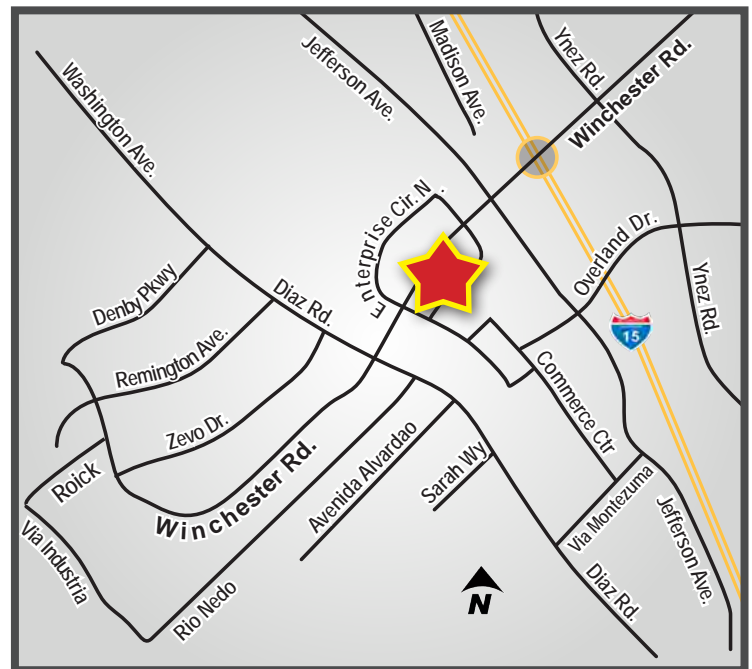
RETAIL & OFFICE SPACE FOR LEASE

41720 WINCHESTER ROAD - TEMECULA, CA



PROPERTY HIGHLIGHTS:

- Retail & Office Available
- Excellent Winchester Road Exposure
- Prominent Signage
- 2 Large Patios With Dining Areas
- 4/1,000 Parking
- On Lock box



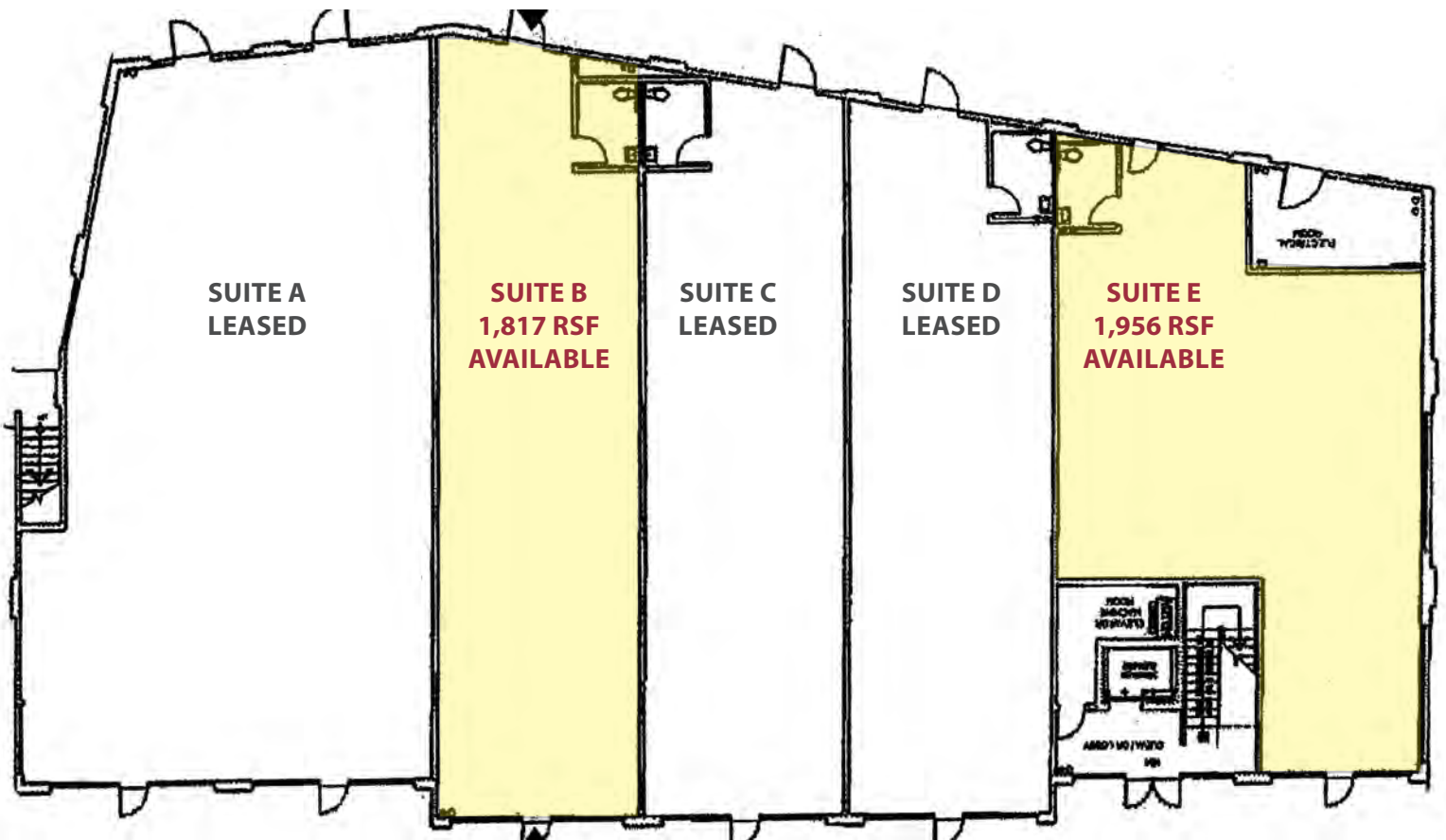
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RETAIL SPACE AVAILABILITY		
SUITE #	SIZE ±RSF	LEASE RATE*
B	1,817	\$1.75 PSF/Month
E	1,956	\$1.75 PSF/Month
*Net of expenses (est. \$0.42 psf/month).		



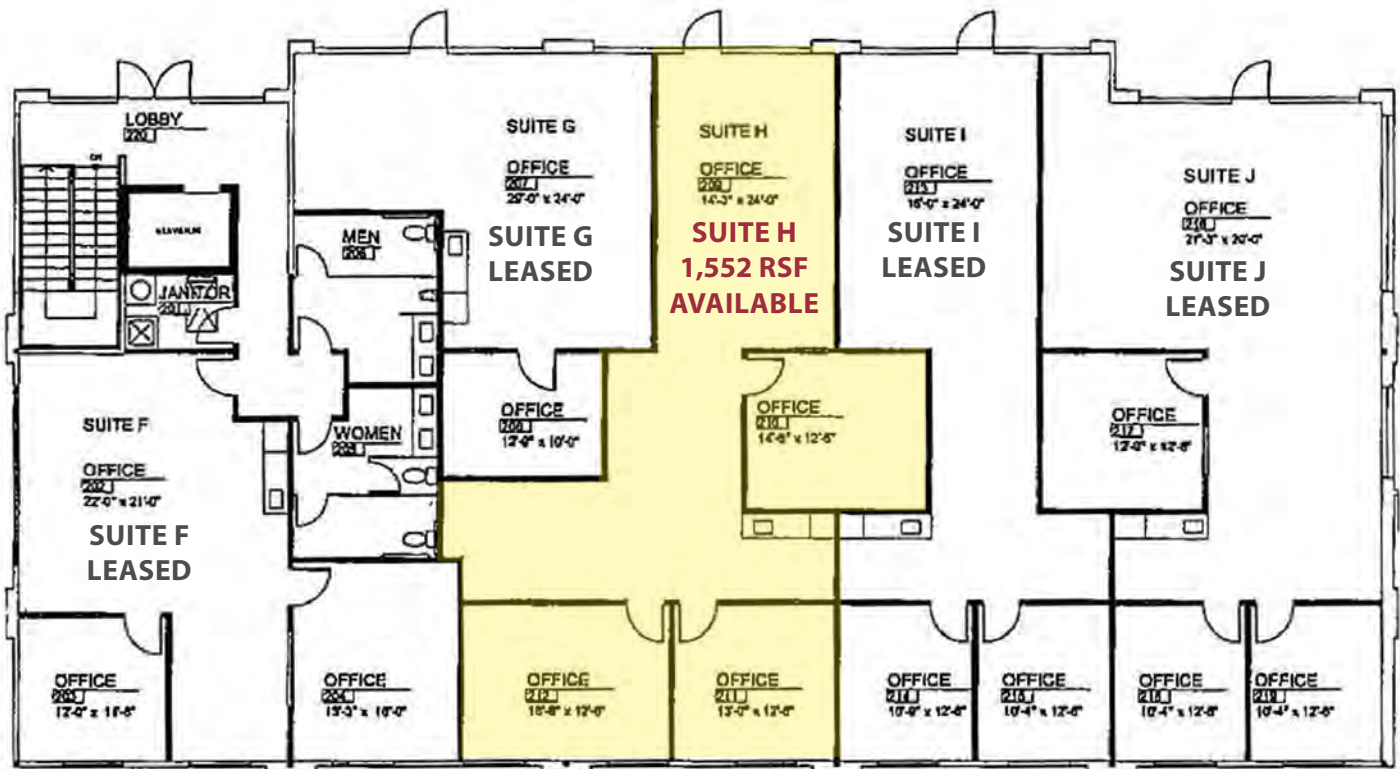
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OFFICE SPACE AVAILABILITY		
SUITE #	SIZE ±RSF	LEASE RATE*
H	1,552	\$1.50 PSF/Month²
² Modified Gross does not include premises janitorial or electricity. Available 10/01/2019		



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2018 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 POPULATION (Estimated):	2,634	67,222	176,527
2023 POPULATION (Projected):	2,836	71,390	187,361
DAYTIME POPULATION:	24,639	50,295	79,621
AVERAGE HOUSEHOLD INCOME:	\$98,579	\$90,128	\$95,427

(Source: Regis)

TRAFFIC COUNTS

	ADT
WINCHESTER RD WEST OF JEFFERSON AVE:	39,000

(Source: Regis)

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