

**SPACE AVAILABLE
FOR LEASE
TEMECULA, CA**

40820 WINCHESTER RD



PROPERTY INFORMATION

SPACE AVAILABLE: 30,073 SF ON 1ST FLOOR

SIGNAGE: MONUMENT SIGN AVAILABLE

FEATURES:

- LOCATED AT THE TEMECULA PROMENADE ANCHORED BY MACY'S, SEARS, AND JCPENNY
- EXTENDED TRADE AREA DUE TO DRAW REGIONAL MALL
- EXCELLENT DAYTIME POPULATION, MINUTES FROM AREAS LARGEST EMPLOYER ABBOTT LAB HEADQUARTERS
- PROMINENT LOCATION WITH EXCELLENT ACCESS

DEMOGRAPHICS

2016 ESTIMATED POPULATION

- 1 Mile: 7,792
- 3 Mile: 78,590
- 5 Mile: 176,629

2016 ESTIMATED AVG. HH INCOME

- 1 Mile: \$105,949
- 3 Mile: \$88,726
- 5 Mile: \$94,297

2015 ESTIMATED TRAFFIC COUNTS

- 73,311 CPD – WINCHESTER RD
- 32,829 CPD – YNEZ RD



FOR MORE INFORMATION CONTACT

Carol Springstead (CA BRE #01082067)

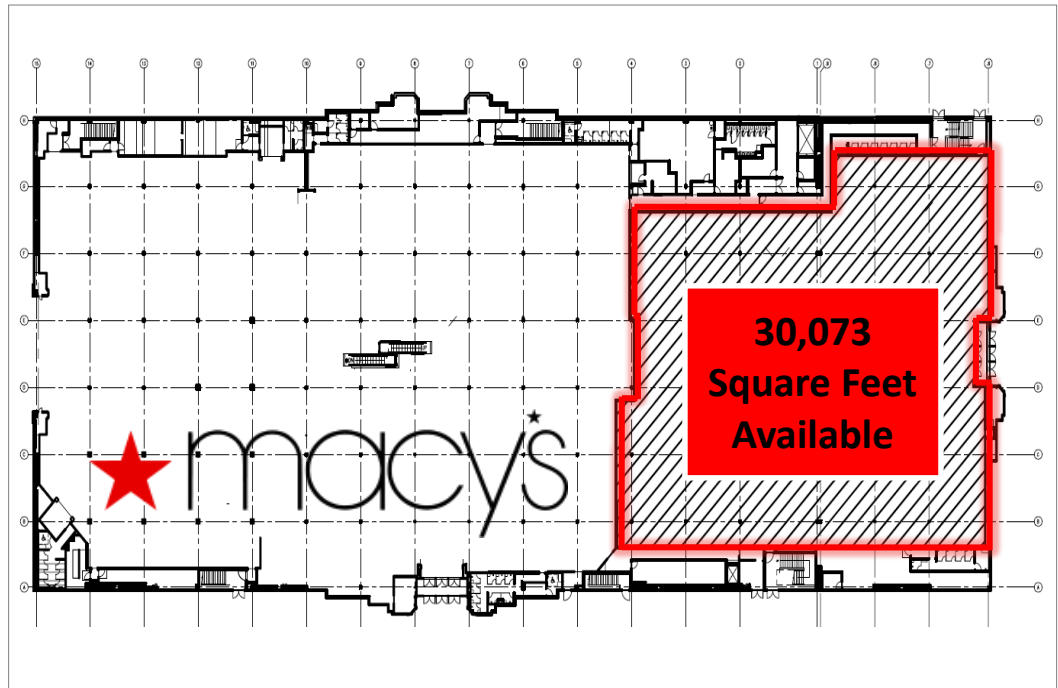
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