

# 30075 GRAND AVENUE

WINCHESTER, CA 92596

FOR LEASE  
±6,000 SF BUILDING  
WITH 1/2 ACRE YARD



FOR MORE INFORMATION, PLEASE CONTACT:

**CAREY PASTOR** | Senior Vice President

(951) 297-7434 | [careyp@cbcsocalgroup.com](mailto:careyp@cbcsocalgroup.com)

CalDRE License # 01403298



Corp. Cal DRE License # 02089395

# 30075 GRAND AVENUE

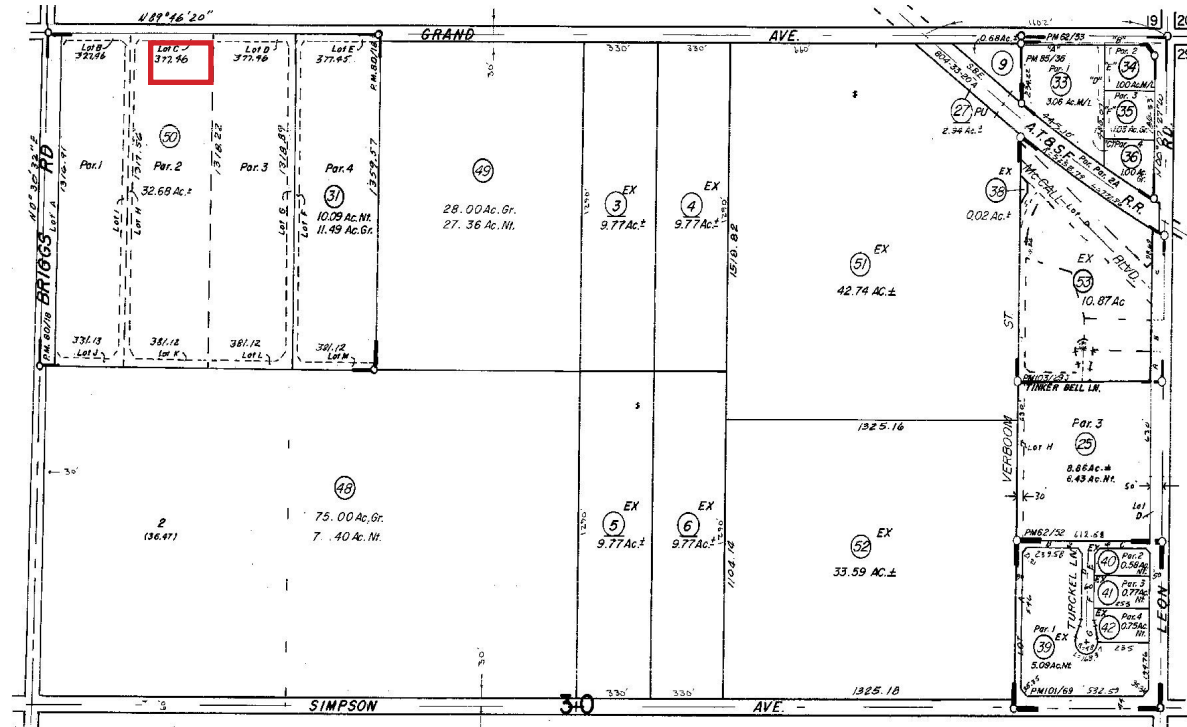
WINCHESTER, CA 92596

FOR LEASE  
±6,000 SF BUILDING  
WITH 1/2 ACRE YARD

## PROPERTY HIGHLIGHTS

- ±6,000 SF metal building on 1/2 AC
- Up to 11 additional acres available for lease
- M-SC zoning – County of Riverside
- Offered for lease at \$.65 SF + \$.10 SF NNN per month
- Additional acreage available at \$3,485.00 per month

## PARCEL MAP



# 30075 GRAND AVENUE

WINCHESTER, CA 92596

FOR LEASE  
±6,000 SF BUILDING  
WITH 1/2 ACRE YARD



**30075 GRAND AVENUE**  
WINCHESTER, CA 92596

**FOR LEASE**  
**±6,000 SF BUILDING**  
**WITH 1/2 ACRE YARD**

## WINCHESTER OVERVIEW

### OVERVIEW:

The City Winchester is largely rural for most of its history, and home to agricultural businesses including the Winchester Cheese Company. Winchester experienced rapid growth during the housing construction boom in the early-to-mid 2000s.

### POPULATION:

2020: 2,980  
2025 Projected: 3,454

### MEDIAN AGE:

33 years  
27% of the Menifee population is between the ages of 18-54 years

### NUMBER OF HOUSEHOLDS:

2020: 886  
2025 Projected: 1,012  
Owner occupied: 644

