

4/24/2019

Profile 1 of 1

**Summary (72491)**

**Building/Space**

<b>Construction Status:</b>	Planned
<b>Center Type:</b>	Strip
<b>Primary Use:</b>	Retail
<b>Construction Type:</b>	F/S

**Utilities**
**Chaparral Village II  
SEC Winchester Rd. &  
Nicolas Rd.  
Temecula, CA 92591**

<b>Business Park:</b>	Chaparral Village II
<b>County:</b>	Riverside
<b>Market:</b>	Southwest Riverside County
<b>Sub Market:</b>	Temecula
<b>Property Near:</b>	SEC Winchester Rd. & Nicolas Rd.
<b>Land Size (Acres):</b>	1.21 Acres
<b>Available SF:</b>	12,321 SF
<b>Building SF:</b>	12,321 SF
<b>Retail SF:</b>	12,321 SF

**General Listing/Transaction Information**

<b>Asking Rate:</b>	NNN Per Month
<b>Min Avail SF:</b>	1,000 SF
<b>Max Contig SF:</b>	12,321 SF
<b>Transaction Type:</b>	Lease

**Parking**
**Site**

<b>Land SF:</b>	52,707 SF
<b>Parcel Number:</b>	920-100-057
<b>Zoning:</b>	NC

**Contacts**

<b>Listing Broker(s)</b>	Nicholas Earle Lee & Associates - Temecula Valley 951.445.4528 nearle@lee-associates.com Nicholas Corbell Lee & Associates - Temecula Valley 951.445.4522 ncorbell@lee-associates.com Brian Bielatowicz Lee & Associates - Temecula Valley 951.445.4515 bbielatowicz@lee-associates.com
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**Comments**

**Property Comments:** Located Directly Across From Chaparral High School With Over 2,800 Students. Nicolas Road Now Connects to Butterfield Stage Road.

**Listing Comments:** Pad For Ground Lease or Build To Suit Up to 12,321 SF. Estimated Delivery in 1Q2020. One of the Last Remaining Pads Near Promenade Mall.