FOR LEASE. 16,903 SF ANCHOR SPACE AVAILABLE

Winchester Meadows

40355-B Winchester Rd, Temecula, CA

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RETAIL INSITE

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+ High-volume community center anchored by 99 Cent Only, CVS, and Planet Fitness
+ Highly visible anchor space available: 16,903 SF
+ Located at one of the busiest intersections in all of Temecula -- 78,000 ADT
+ Ample parking at 4.5:1,000 ratio
+ Busy daily needs center that services surrounding dense and affluent residential neighborhoods
+ Close proximity to other regional centers, 15 Fwy, daytime population, schools, medical facilities, etc.
+ Prominent monument signage available

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SITE PLAN

RETAIL INSITE

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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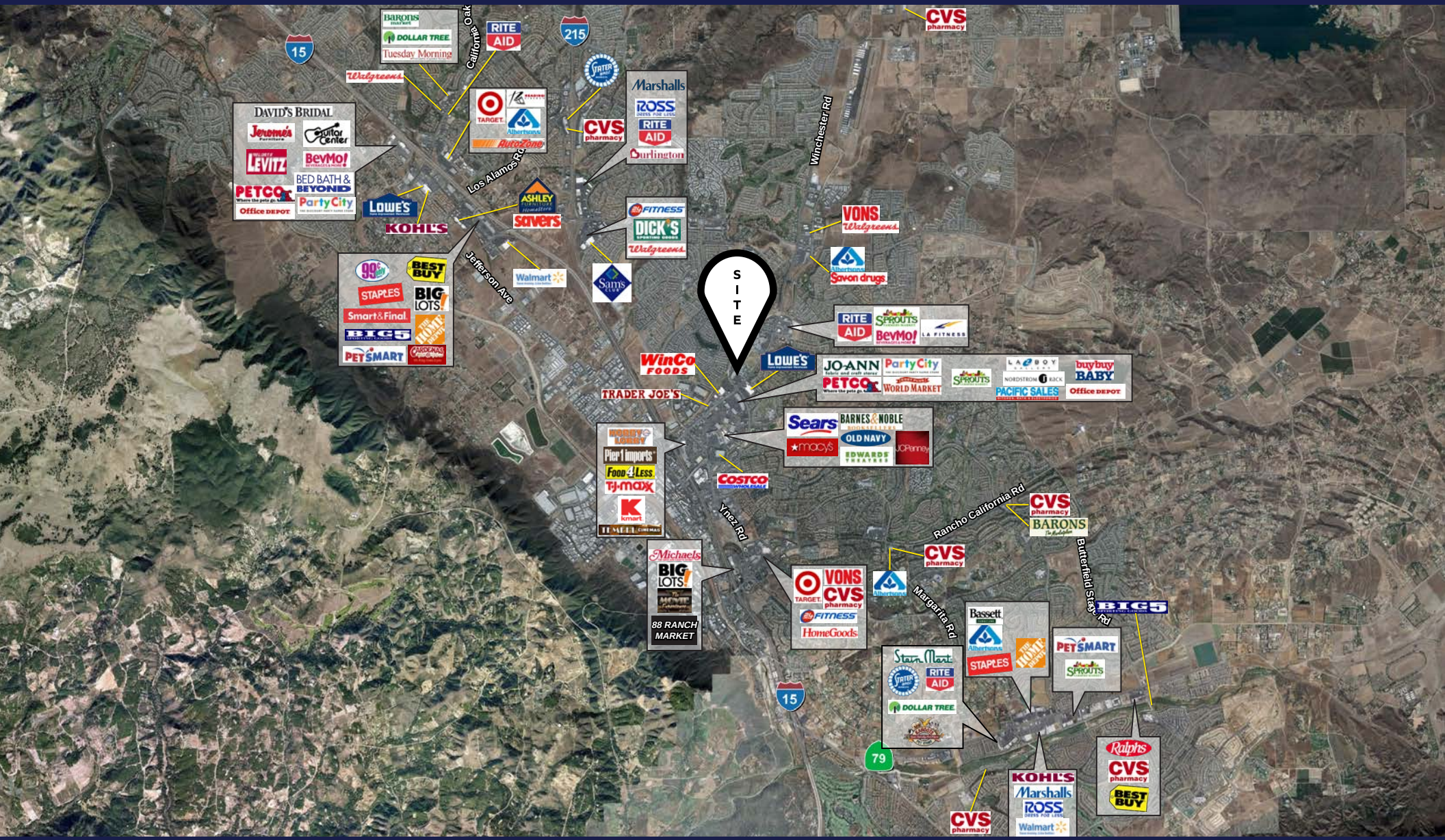

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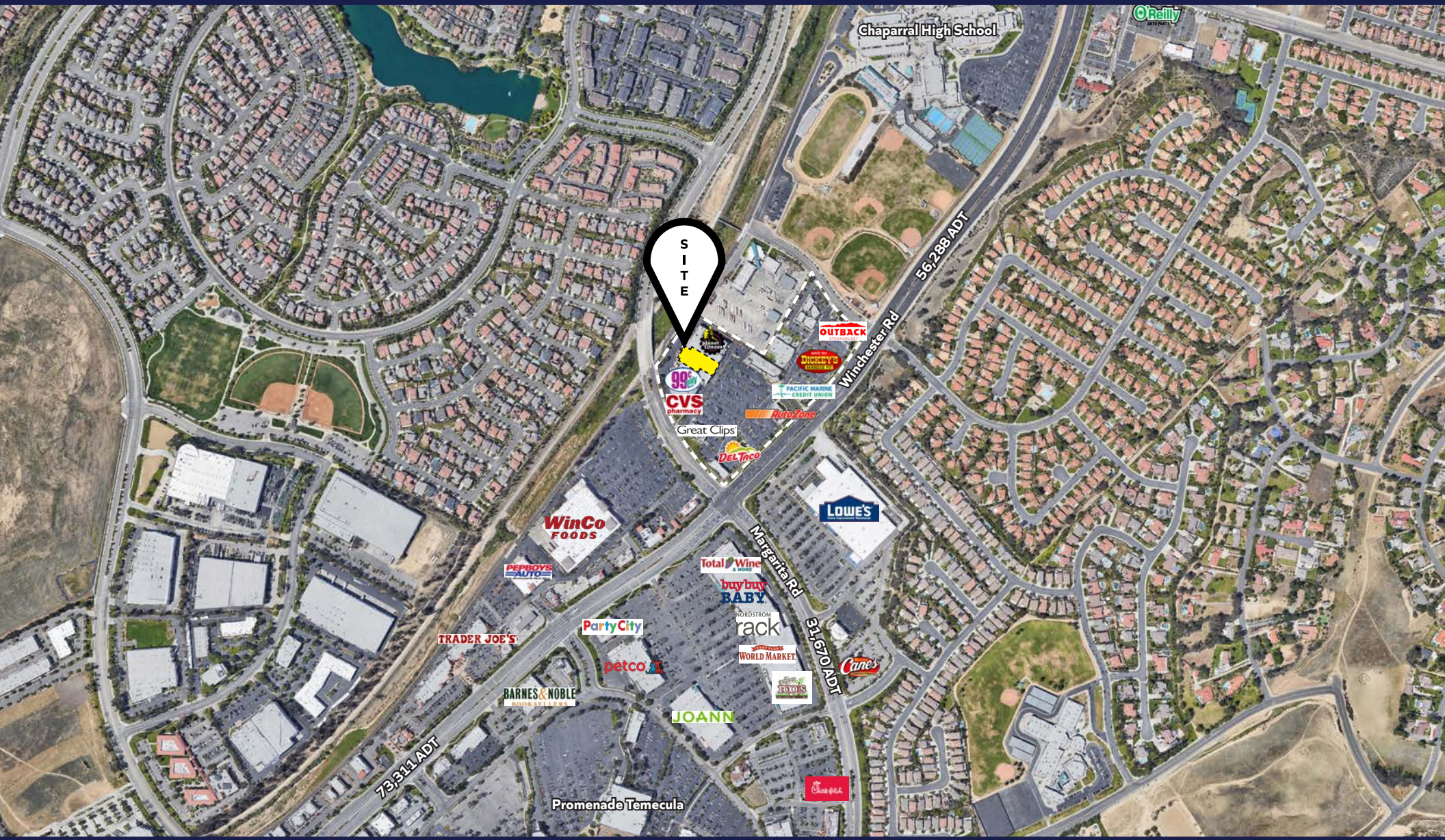

RETAIL INSITE

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40355-B Winchester Rd, Temecula, CA

192,692

total population

201,912

daytime population

$85,025

median household income

POPULATION

	1 mile	3 miles	5 miles
Total Population	13,410	95,330	192,692
Projected Population (2022)	13,998	101,065	205,568

HOUSING

Total Households	4,466	30,844	60,995
Projected Total Households (2022)	4,633	32,460	64,512

INCOME

Median Household Income	$86,520	$81,320	$85,025
Average Household Income	$102,824	$101,447	$104,585
Per Capita Income	$34,373	$32,701	$33,046
Median Disposable Income	$67,577	$63,554	$66,713
Average Disposable Income	$77,513	$76,531	$78,767

DAYTIME DEMOS

Total Daytime Population	19,807	122,873	201,912
Daytime Population Workers	12,336	70,388	96,729
Daytime Population Residents	7,471	52,485	105,183

RACE & ETHNICITY

White	8,556 ***63.81%***	60,934 ***63.92%***	125,541 ***65.15%***
Black or African American	755 ***5.63%***	5,294 ***5.55%***	10,539 ***5.47%***
American Indian& Alaska Native Population	109 ***0.81%***	824 ***0.86%***	1,641 ***0.85%***
Asian Population	1,692 ***12.62%***	10,866 ***11.40%***	20,876 ***10.83%***
Pacific Islander Population	38 ***0.28%***	409 ***0.43%***	846 ***0.44%***
Other Race Population	1,259 ***9.39%***	10,268 ***10.77%***	19,600 ***10.17%***
Population of Two or More Races	1,000 ***7.46%***	6,734 ***7.06%***	13,651 ***7.08%***
Hispanic Population	3,921 ***29.24%***	30,423 ***31.91%***	59,905 ***31.09%***
Non-Hispanic Population	9,489 ***70.76%***	64,907 ***68.09%***	132,787 ***68.91%***

EDUCATION

Bachelor's Degree	1,585 ***18.11%***	12,430 ***19.79%***	26,380 ***21.15%***
Graduate/Professional Degree	954 ***10.90%***	6,672 ***10.62%***	13,474 ***10.80%***

AGE

Median Age	34.2	34.8	34.5

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Owned & Managed by:

DMP PROPERTIES

What sets us apart:
- In House Management
- Long Term Ownership
- Financial Stability

How you benefit:
- Responsive Service
- Well Maintained Properties
- Lower NNNs