

# FORMER COAST DENTAL & ORTHODONTICS

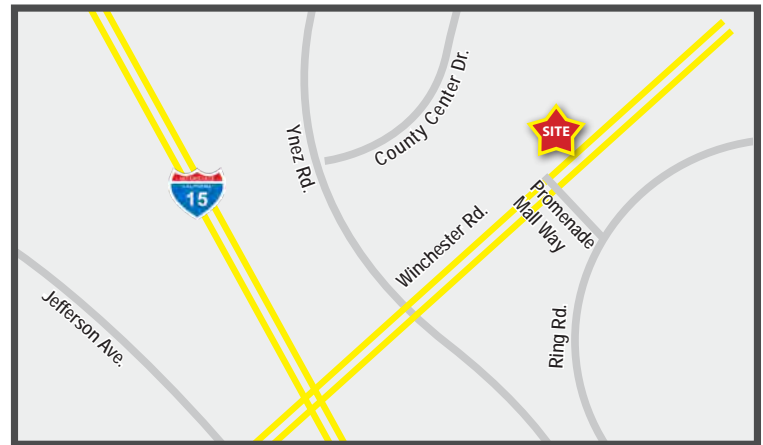
## RETAIL SUITE FOR LEASE

40620 WINCHESTER ROAD, SUITE B | TEMECULA, CA



### PROPERTY HIGHLIGHTS:

- 5,000 SF (Divisible to 1,500 SF) Fully Built-Out Dental / Orthodontics Space Available For Lease.
- Prime Pad Building Located on Winchester Rd. Fronting the Promenade Mall.
- Exceptional Frontage and Visibility With Over 73K Cars Per Day.
- Ideal for Dentistry, Apparel, Jeweler, Day Spa, Cellular, Banks, Credit Unions, Restaurants and Other Retail or Service Users.
- Location! Location! Location!



### NEARBY RETAILERS



### DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$86,049	\$84,774	\$91,050
Population	10,971	86,481	185,406
Daytime Population	12,894	40,636	75,671

### TRAFFIC COUNTS

**73,000 CPD**  
On Winchester Road

**33,000 CPD**  
On Ynez Road

\*Source: Regis

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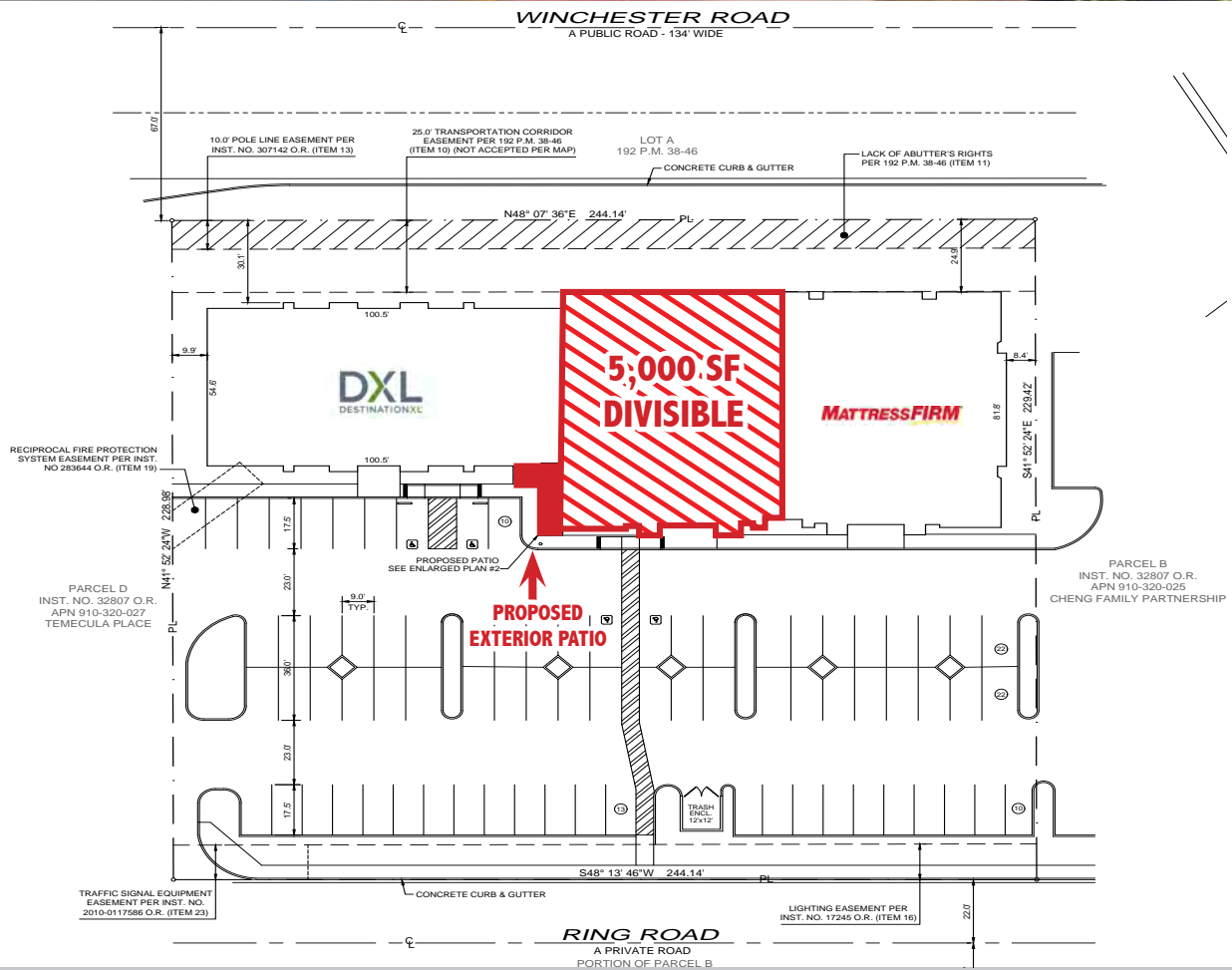
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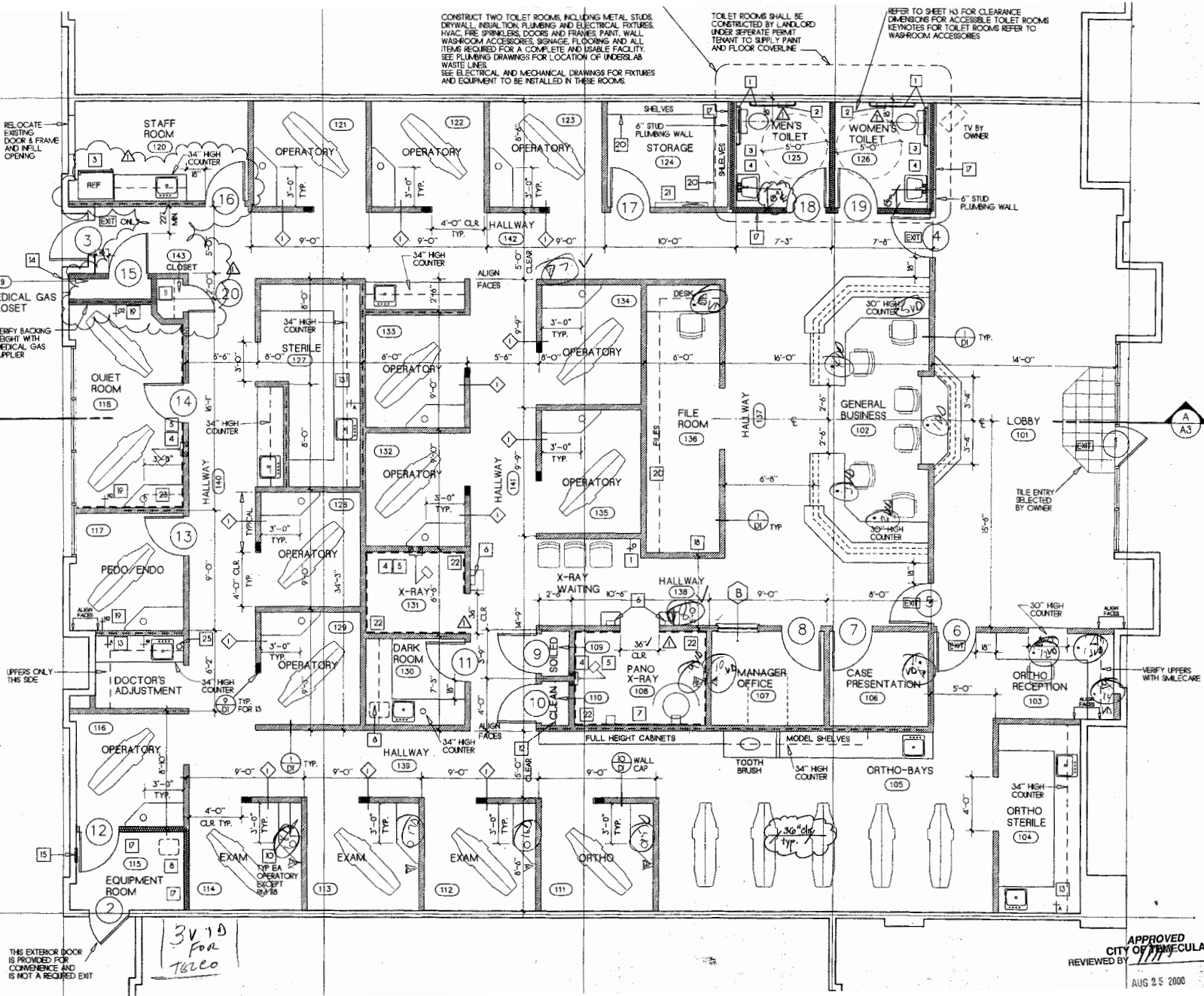


### SITE PLAN



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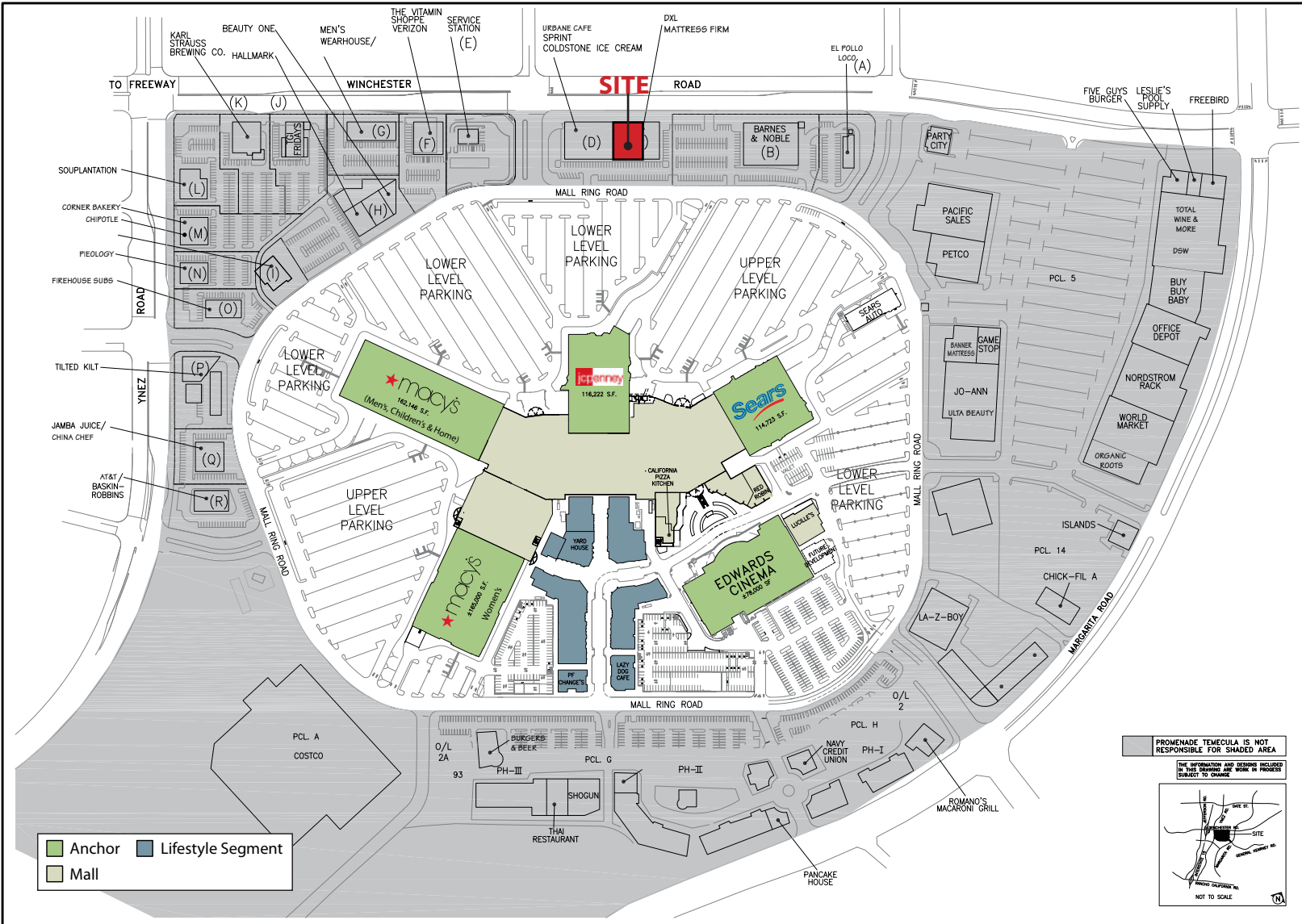
### FLOORPLAN



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40620 Winchester Rd		1 mi radius	3 mi radius	5 mi radius
Temecula, CA 92591-5633				
POPULATION	2016 Estimated Population	10,971	86,481	185,406
	2021 Projected Population	12,061	93,353	198,958
	2010 Census Population	9,921	77,799	165,045
	2000 Census Population	4,478	47,957	99,091
	Projected Annual Growth 2016 to 2021	2.0%	1.6%	1.5%
	Historical Annual Growth 2000 to 2016	9.1%	5.0%	5.4%
2016 Median Age	33.3	35.2	34.9	
HOUSEHOLDS	2016 Estimated Households	3,681	28,875	59,692
	2021 Projected Households	4,017	30,895	63,497
	2010 Census Households	3,309	25,815	52,878
	2000 Census Households	1,525	15,713	31,809
	Projected Annual Growth 2016 to 2021	1.8%	1.4%	1.3%
	Historical Annual Growth 2000 to 2016	8.8%	5.2%	5.5%
RACE AND ETHNICITY	2016 Estimated White	64.7%	65.5%	66.6%
	2016 Estimated Black or African American	6.4%	5.6%	5.6%
	2016 Estimated Asian or Pacific Islander	13.7%	11.7%	11.4%
	2016 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
	2016 Estimated Other Races	14.5%	16.3%	15.6%
	2016 Estimated Hispanic	26.9%	29.7%	28.6%
INCOME	2016 Estimated Average Household Income	\$86,049	\$84,774	\$91,050
	2016 Estimated Median Household Income	\$74,179	\$70,006	\$77,237
	2016 Estimated Per Capita Income	\$28,951	\$28,378	\$29,448
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	4.7%	4.1%	3.4%
	2016 Estimated Some High School (Grade Level 9 to 11)	6.6%	5.7%	5.4%
	2016 Estimated High School Graduate	23.2%	24.2%	22.6%
	2016 Estimated Some College	25.6%	29.3%	29.9%
	2016 Estimated Associates Degree Only	10.1%	9.4%	9.7%
	2016 Estimated Bachelors Degree Only	19.4%	18.6%	19.7%
	2016 Estimated Graduate Degree	10.3%	8.7%	9.2%
BUSINESS	2016 Estimated Total Businesses	864	4,168	8,017
	2016 Estimated Total Employees	12,894	40,636	75,671
	2016 Estimated Employee Population per Business	14.9	9.7	9.4
	2016 Estimated Residential Population per Business	12.7	20.7	23.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.