



*Win*

WINCHESTER  
MEADOWS

—  
40315 WINCHESTER RD  
TEMECULA, CA 92591

WINCHESTER RD  
56288(CPD)



FOR SALE | 5,200 SF RETAIL BUILDING

LISTING BROKERS

BILL BARNETT + DOUG HOGAN

LIC NO 00797620

LIC NO 00931530



# FOR SALE | 5,200 SF RETAIL BUILDING

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40315 WINCHESTER RD  
TEMECULA, CA 92591

Colliers International is pleased to present a 5,200 SF multi-tenant retail building in the Winchester Meadows Shopping Center in the City of Temecula, CA. This highly visible property is located at the North East Corner of Winchester Road and Margarita Road.

<b>Asking Price</b>	\$2,074,266
<b>Capitalization Rate</b>	6.00%

The subject building currently has three tenants with a history of long term occupancy and a fourth space of 1,200 sf whose base rent and NNN will be guaranteed by Landlord for 18 months after escrow.

## BILL BARNETT

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FOR SALE  
*Wm*  
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—  
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*AutoZone*  
**CVS/pharmacy**  
*DELTA*  
*99¢*  
*Steak 'n Fries*  
**OUTBACK**  
STEAKHOUSE®

**WinCo**

*burger lounge*  
**TRADER JOE'S**

**McDonald's**

**Starbucks**

**TACO BELL**

CHAPARRAL  
HIGH SCHOOL

WINCHESTER RD

79

**Lowe's**  
Home Improvement Warehouse

YNEZ RD

MARGARITA RD

JAMES L DAY  
MIDDLE SCHOOL

**PALM PLAZA**  
**Food 4 Less**  
**TJ-maxx**  
Tuesday Morning  
**Jersey Mike's**  
**Stakeys**

**PROMENADE TEMECULA**  
**COSTCO WHOLESALE** **KARL STRAUSS BREWING & ICE COMPANY** **Yard House** **PETCO** *Chick-fil-A*  
Where the pets go. **Office DEPOT** **WORLD MARKET**  
*Flame Broiler* **ISLANDS**  
**macy's** **CHIPOTE MEXICAN GRILL** **Starbucks** **jcpenny** **Pollo Loco** **ULTA**  
**SHOGUN** **Stakeys** **ISLANDS**  
fine burgers & drinks

# PROPERTY HIGHLIGHTS

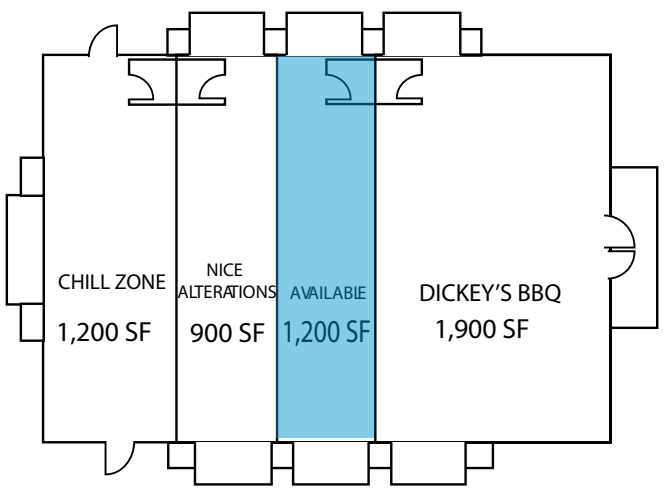
- › 5,200 SF
- › Multi-tenant retail building
- › 35 Free surface spaces are available; ratio of 6.81/1,000
- › Highly visible and accessible from main arterial road
- › Located at a high traffic intersection
- › Close proximity to I-15 Freeway
- › Across from Temecula Promenade Mall, Nordstrom Rack, Lowes, etc.
- › Adjacent to Chapparral High School (3,216 students)
- › Winchester Rd: 26,288 CPD  
Margarita Rd: 21,661 CPD
- › Walkable to nearby amenities





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MEADOWS

# SITE PLAN



# TENANT ROSTER / INVESTMENT PROFILE

Tenant	SF	Lease Commencement	Lease Expiration	Base Rent	Increase
Chill Zone	1,200 SF	10/19/12	02/28/23	\$1,983.73/Month \$1.65 PSF	3% on 03/01/21
Nice Alterations	900 SF	05/31/06	07/31/22	\$1,891.71/Month \$2.10 PSF	4% on 08/01/21
Landlord Guaranty (18 months)	1,200 SF			\$2,700/Month \$2.25 PSF	
Dickey's BBQ	1,900 SF	07/11/12	12/10/22 + one 5-year option	\$4,275/Month \$2.25 PSF	Option period: \$2.50



# OFFERING OVERVIEW

Colliers International is pleased to present this multi-tenant Pad Building located in Winchester Meadows Shopping Center. The PAD Building is well situated on a 0.46 AC parcel with abundant parking and major frontage on Winchester Road, providing 56,000 car per day. The Building of approximately 5,200 SF was constructed in 1998 and is currently occupied by Chill Zone, Nice Alterations and Dickey's BBQ. There is one 1,200 SF space available. The Owner will guarantee base rent and NNN charges for the vacant space for a period of 18 months, or when the suite becomes leased and the tenant is paying rent. The property is shadow anchored by CVS Pharmacy, 99c only, Planet Fitness and other national pad tenants within the shopping center. The offering presents a rare opportunity of an easy to manage PAD building in a tremendous commercial corridor of Temecula, CA.

## INCOME

**NET OPERATING INCOME** **\$124,456**

*with Landlord Guarantee*

**ASKING PRICE** **\$2,074,266**

**CAPITALIZATION RATE** **6.00%**





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# CITY OF TEMECULA

Over the past two decades, the City of Temecula has evolved into an innovative, dynamic city and a regional economic center, all while retaining its small town feel and character.

Temecula, branded as Southern California Wine Country, offers award-winning schools, beautiful residential communities, higher educational opportunities, and a vast array of parks and trails. Rated one of the top twenty least expensive cities to do business in California and one of 60 least expensive cities to operate a business in the US by the Kosmont-Rose Institute, Temecula remains the ideal city for relocating, expanding, and developing a new project in Southern California. Temecula strives to be a well-rounded community and sets the stage for an excellent quality of life for both residents and companies alike.

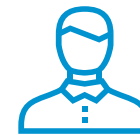
## DEMOGRAPHICS

The property located in Temecula, CA, a bedroom community North of San Diego and just South of Riverside, CA. The market area has over 185,000 people with a 5 mile radius of the site and a healthy household income of \$104,434/yr. Additionally, the site is adjacent to Chapparal High School with approximately 3,216 students.



**Population**

±185,000



**Avg. Age**

34



**Avg. Household Income**

\$104,434



**Temecula ranked one of the BEST CITIES IN THE US**

*247wallst.com*



**TOP 20 SAFEST CITIES IN THE NATION**

*AOL Poll dated July 2016*



**#23 BEST CITIES TO START A FAMILY**

*lendedu.com*



**#3 BEST PLACE TO LIVE IN CALIFORNIA**

*smartravel.tips*



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