## **ONE SPACE REMAINING - 1,200 SF** Freestanding Pad Building **FOR LEASE**

# Winchester Meadows

#### WINCHESTER RD & MARGARITA RD, TEMECULA, CA



#### Features

- > One 1,200 SF space remaining freestanding pad building within Winchester Meadows Shopping Center
- > Excellent visibility and accessibility from Winchester Road
- > Ideally positioned across the street from Temecula Promenade Mall
- Strong co-tenancy with 99 Cent Only, CVS, Kinder Care, Pacific Marine Credit Union, Firestone, Del Taco, Autozone, Outback Steakhouse
- > 140,000 SF center built in 1999

### **Traffic Counts**

- > Winchester Road 53,098 CPD
- > Margarita Road 33,950 CPD







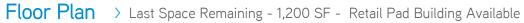
BILL BARNETT 760 930 7934 bill.barnett@colliers.com

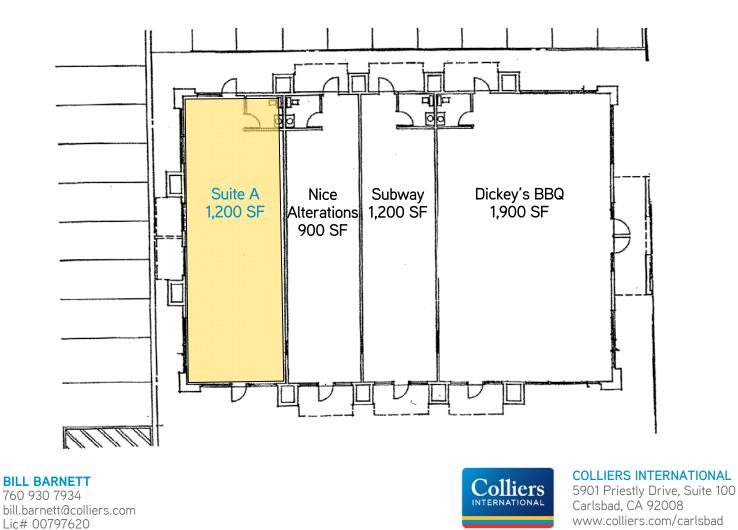
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#### **Monument Signage**



### Anchored by



### Trade Area Retail



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	Demographics	Winchester Rd At 40499 Margarita Rd 1 mile radius	Winchester Rd At 40499 Margarita Rd 3 mile radius	Winchester Rd At 40499 Margarita Rd 5 mile radius
L	2010 Estimated Population	13,827	90,360	178,898
	2015 Projected Population	16,271	105,587	211,143
L	2000 Census Population	5,060	48,805	99,255
	1990 Census Population	3,156	26,591	46,254
	Growth 2000-2010	173.30%	85.15%	80.24%
L	Growth 2010-2015	17.67%	16.85%	18.02%
	2010 Estimated Median Age	30.19	30.94	31.14
	2010 Estimated Average Age	31.06	32.74	32.89
	2010 Estimated Households	4,138	28,106	55,482
L	2015 Projected Households	4,824	32,647	64,843
	2000 Census Households	1,634	16,072	32,159
L	1990 Census Households	1,043	9,195	15,931
L	Growth 2000-2010	153.26%	74.87%	72.53%
L	Growth 2010-2015	16.57%	16.16%	16.87%
	2010 Est. Average Household Size	3.45	3.17	3.21
L	2010 Est. Median Household Income	\$82,194	\$73,417	\$78,978
	2015 Prj. Median Household Income	\$92,964	\$81,480	\$87,947
	2000 Cen. Median Household Income	\$63,815	\$54,646	\$58,429
L	1990 Cen. Median Household Income	\$44,346	\$42,410	\$43,179
L	2010 Est. Average Household Income		\$88,766	\$94,733
L	2010 Estimated Per Capita Income	\$27,882	\$27,925	\$29,436
L	2010 Estimated Housing Units	4,263	29,604	58,413
	2010 Estimated Occupied Units	4,138	28,106	55,482
	2010 Estimated Vacant Units	125	1,498	2,931
	2010 Est. Owner Occupied Units	3,035	19,372	41,683
	2010 Est. Renter Occupied Units	1,103	8,734	13,799
	2010 Est. Median Housing Value	\$299,055	\$306,673	\$317,959
	2010 Est. Average Housing Value	\$340,732	\$333,438	\$351,033

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**POPULATION** 

**HOUSHOLDS** 

INCOME

**HOUSING** 



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