

ONE SPACE REMAINING - 1,200 SF

Freestanding Pad Building

FOR LEASE

Winchester Meadows

WINCHESTER RD & MARGARITA RD, TEMECULA, CA



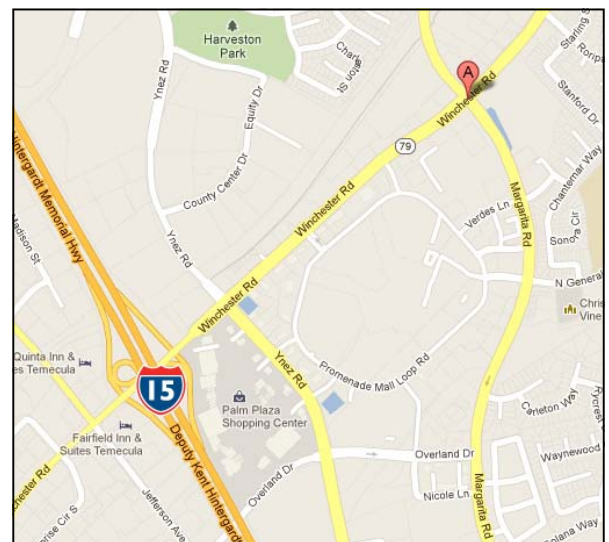
Features

- > 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

Anchored by



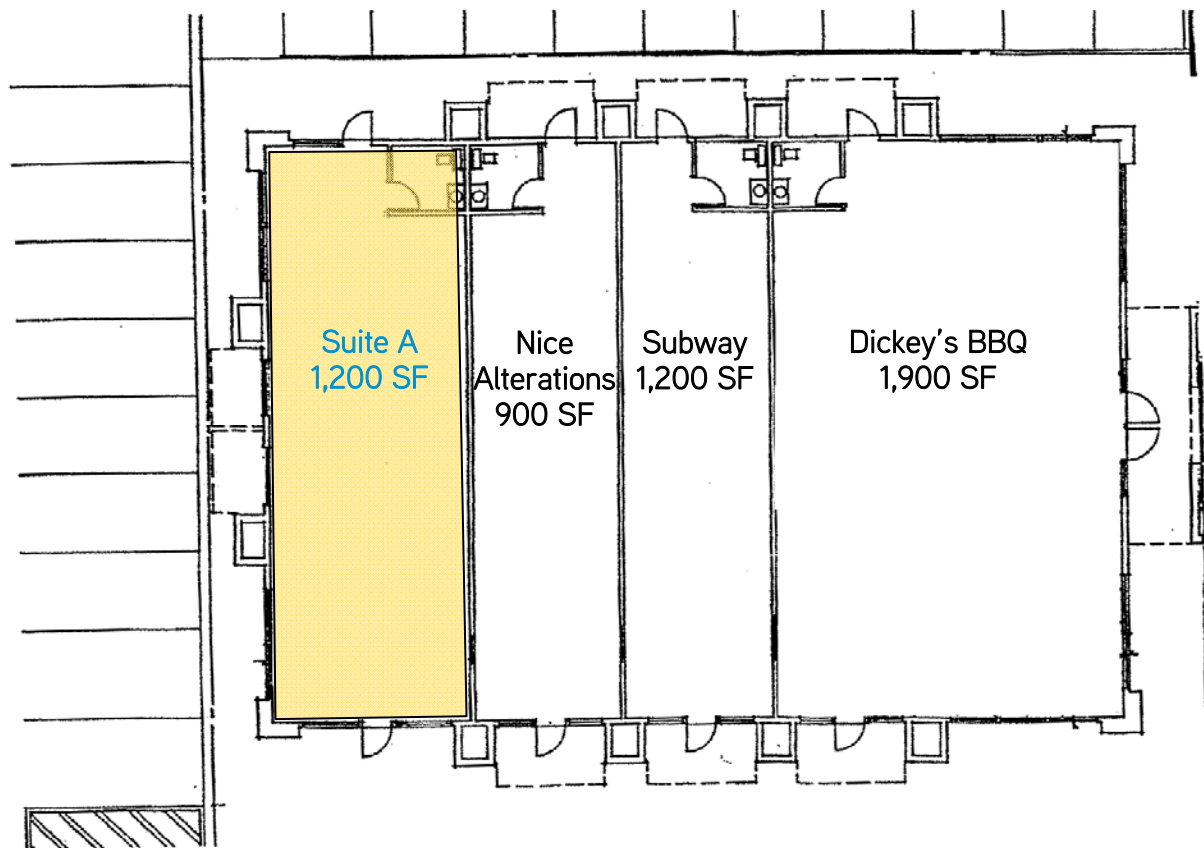
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5901 Priestly Drive, Suite 100
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Floor Plan > Last Space Remaining - 1,200 SF - Retail Pad Building Available



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Monument Signage



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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		
POPULATION	2010 Estimated Population	13,827	90,360	178,898	
	2015 Projected Population	16,271	105,587	211,143	
	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%	
	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	
	HOUSHOLDS	2010 Estimated Households	4,138	28,106	55,482
		2015 Projected Households	4,824	32,647	64,843
2000 Census Households		1,634	16,072	32,159	
1990 Census Households		1,043	9,195	15,931	
Growth 2000-2010		153.26%	74.87%	72.53%	
Growth 2010-2015		16.57%	16.16%	16.87%	
2010 Est. Average Household Size		3.45	3.17	3.21	
INCOME		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
	1990 Cen. Median Household Income	\$44,346	\$42,410	\$43,179	
	2010 Est. Average Household Income	\$95,701	\$88,766	\$94,733	
	2010 Estimated Per Capita Income	\$27,882	\$27,925	\$29,436	
HOUSING	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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