

RETAIL FOR LEASE

±18,000 SF ANCHOR SPACE
±3,224 SF SHOP SPACE

PROPERTY HIGHLIGHTS

- Most dominant power center with strong tenant mix including Nordstrom Rack, BuyBuy Baby, JOANN Fabric & Crafts, Office Depot, Petco, Total Wine, DSW, Pacific Sales, Ulta and Party City.
- Ideally situated at one of Temecula's busiest intersections and adjacent to The Promenade Mall, Commons at Temecula is surrounded by an affluent residential community.
- Convenient access via multiple ingress/egress points throughout the center and located approximately 0.5 miles from Interstate 15.
- Dynamic retail trade area with tenants such as Costco, Macy's, Lowe's, Edwards Theatres, Winco Foods, Trader Joe's, Sprouts, Williams Sonoma, and more.

COMMONS AT TEMECULA

40400 WINCHESTER RD, TEMECULA, CA 92591



TRAFFIC COUNTS

Winchester Road ± 43,130

Margarita Road ± 29,367

Source: CoStar

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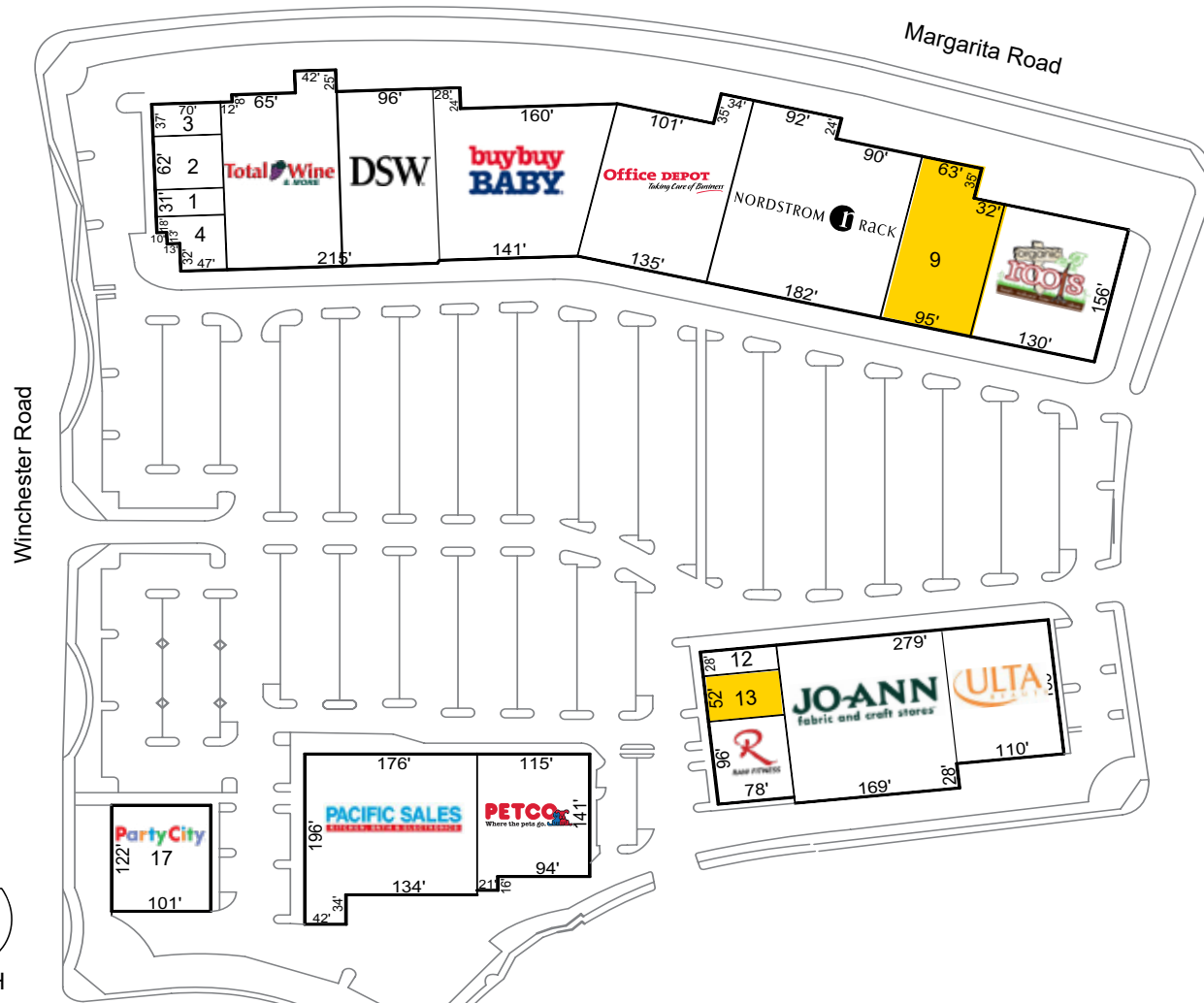


COMMONS AT TEMECULA

SITE PLAN AND TENANT ROSTER



TENANT ROSTER		
SUITE	TENANT	SF
1	Rock N Jerry Italian Subs	2,033
2	Leslie's Swimming Pool Supplies	3,505
3	After You Cafe	2,575
4	Five Guy's Burgers & Fries	3,335
5	Total Wine & More	22,308
5a	DSW	18,982
6	BuyBuy Baby	28,897
7	Office Depot	25,127
8	Nordstrom Rack	35,700
9	Cost Plus World Market (Available)	18,000
10	Oraganic Roots	18,537
11	JoAnn Fabrics & Crafts	35,106
11a	Ulta	11,446
12	GameStop	1,585
13	SoCal Games & Comics (Available)	3,224
14	Raw Fitness	5,660
15	Petco	15,961
16	Pacific Sales	28,445
17	Party City	12,000



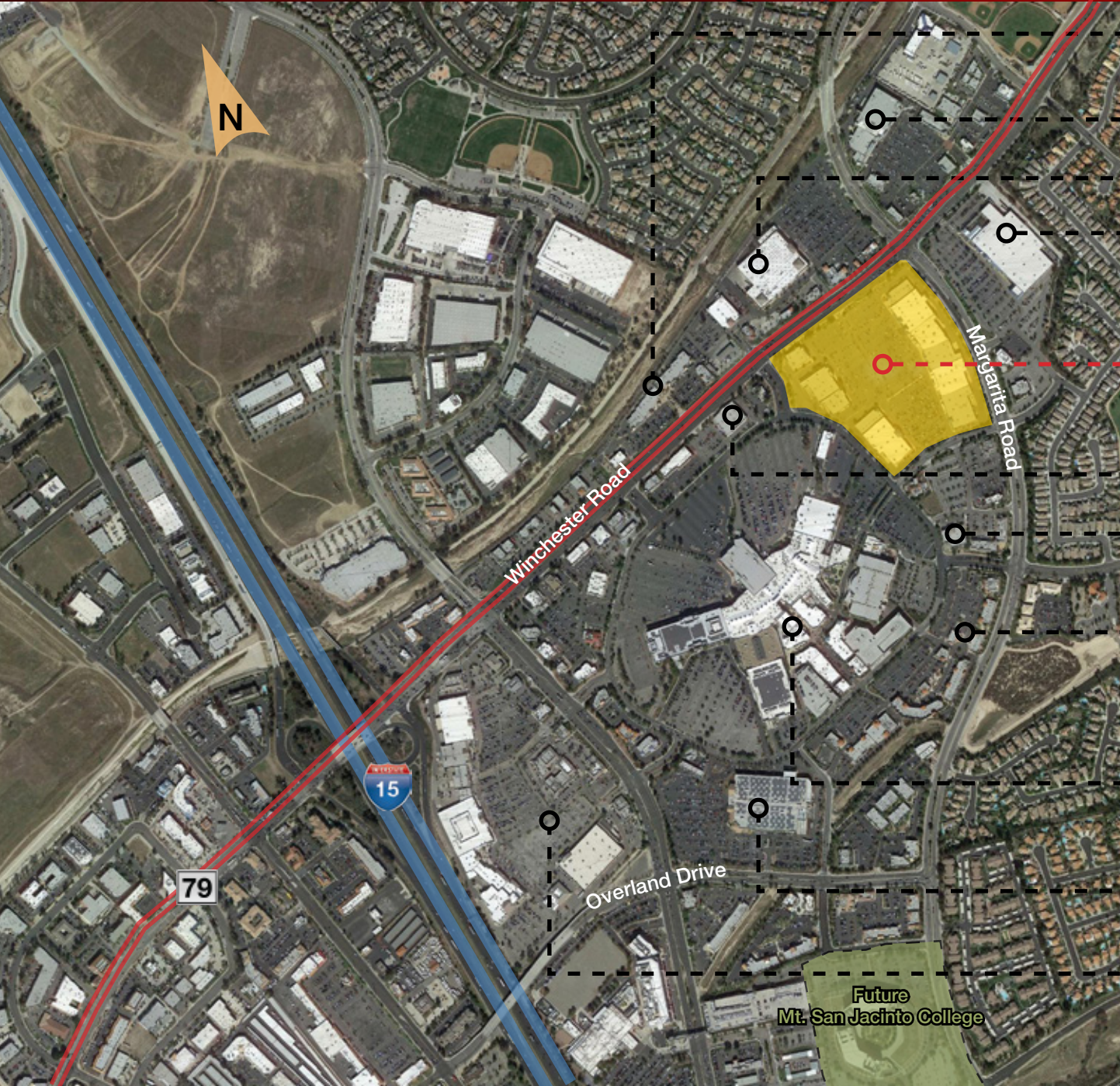
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COMMONS AT TEMECULA

TRADE AREA AERIAL



Newmark
Knight Frank



Winchester Marketplace

TRADER JOE'S | FedEx Office. | JARED The Galleria Of Jewelry
burger lounge | PEARL BEERIES

CVS pharmacy | 99¢ ONLY | OUTBACK STEAKHOUSE

WinCo FOODS | PEPBOYS
An Employee Owned Company

LOWE'S

COMMONS AT TEMECULA

Total Wine & More | petco | Office DEPOT
NORDSTROM | rack | DSW | REGIES D'OR VINOLOGY | WORLD MARKET | JOOS | buy buy BABY
PACIFIC SALES | JOANN | PartyCity | ULTA

BARNES & NOBLE

L A Z BOY

Bel Villaggio

Macaroni GRILL | THE Original PANCAKE HOUSE | BURGERS & BEER | Sola SALON & SPA | KB HOME | 將 Shogun SUSHI-TERIYA | PLATO'S Closet

Promenade Temecula

EDWARDS THEATRES | macy's | JCPenney
H.M | Apple | WILLIAMS SONOMA CALIFORNIA

COSTCO WHOLESALE

Palm Plaza

FOOD 4 LESS | TJ-MAXX | HOBBY LOBBY
DOLLAR TREE

COMMONS AT TEMECULA

DEMOGRAPHICS



**Newmark
Knight Frank**

	1 Mile	3 Miles	5 Miles
POPULATION			
2020 Total Population	12,350	92,132	190,259
2025 Total Population	12,804	97,046	201,790
2019-2024 Annual Rate	0.72%	1.04%	1.18%
Total Businesses	1,016	6,916	9,748
Total Employees	12,316	58,091	79,254
Total Daytime Population	18,609	111,856	201,722
2020 Median Age	34.2	35.1	34.6
HOUSEHOLDS			
2020 Households	4,157	29,999	60,387
2020 Average Household Size	2.95	3.05	3.12
2020 Housing Units	4,386	31,572	63,322
Owner Occupied Housing Units	56.8%	62.1%	64.4%
Renter Occupied Housing Units	38.0%	32.9%	30.9%
Vacant Housing Units	5.2%	5.0%	4.6%
2020 Median Home Value	\$482,512	\$446,804	\$443,422
INCOME			
2020 Household Income Base	4,157	29,999	60,387
<\$15,000	6.0%	5.9%	5.3%
\$15,000-\$24,999	8.3%	5.8%	5.3%
\$25,000-\$34,999	6.8%	6.6%	6.1%
\$35,000-\$49,999	6.4%	9.6%	8.8%
\$50,000-\$74,999	13.4%	15.9%	15.8%
\$75,000-\$99,999	16.1%	15.3%	15.1%
\$100,000-\$149,999	20.1%	21.4%	22.7%
\$150,000-\$199,999	12.7%	9.3%	10.2%
\$200,000+	10.2%	10.4%	10.7%
2020 Median Household Income	\$87,334	\$83,516	\$87,519
2020 Per Capita Income	\$36,082	\$34,536	\$34,663
2020 Average Household Income	\$107,859	\$106,335	\$109,549

For more information contact:

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