

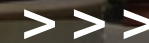


# For Lease

60,950 SF Anchor Space  
Available (Divisible)  
10,450 SF Auto Center  
Available (Divisible)

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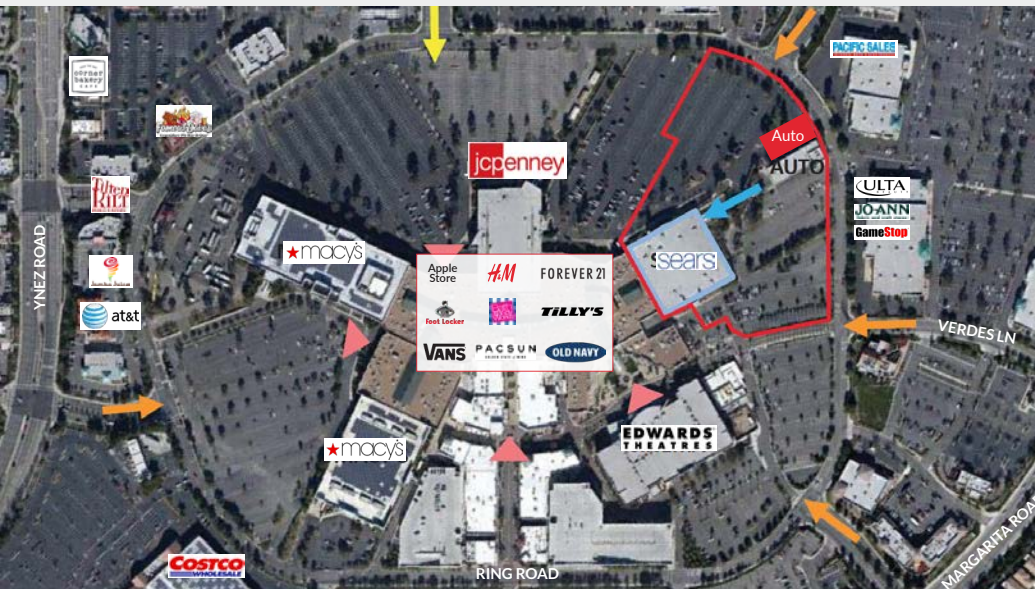
Promenade in Temecula  
40710 Winchester Road | Temecula, CA



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Proximity to:  
*Winco, Trader Joe's, CVS,  
BevMo!, Sprouts, Rite Aid,  
Target, LA Fitness and more*

Seritage.com



## Promenade Temecula

60,950 SF Available (divisible)

### Sears Auto Center:

10,450 SF Available (Divisible)



## Property Highlights

- Promenade Temecula is positioned along well-trafficked east-west thoroughfare of Winchester Road and immediately east of I-15
- Landlord is planning large remodel for portion of the mall to update and build upon its current “lifestyle” component
- 10,511 SF Sears auto building retail opportunity located at high-profile Promenade Temecula regional mall
- Co-tenants at the property include Macy’s, JCPenney and Edwards Theaters
- Well-known interior mall tenants include Abercrombie & Fitch, Williams Sonoma, Pottery Barn and Forever 21
- 60,950 sf anchor space (divisible) opportunities with mall connectivity

## Strength of the Market



TRADER JOE'S

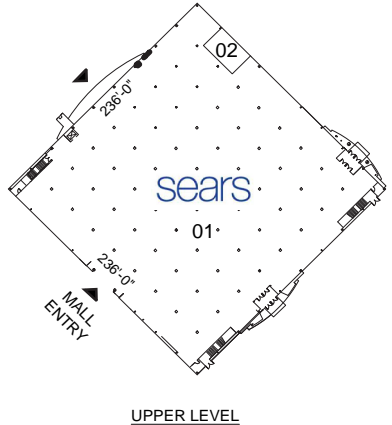
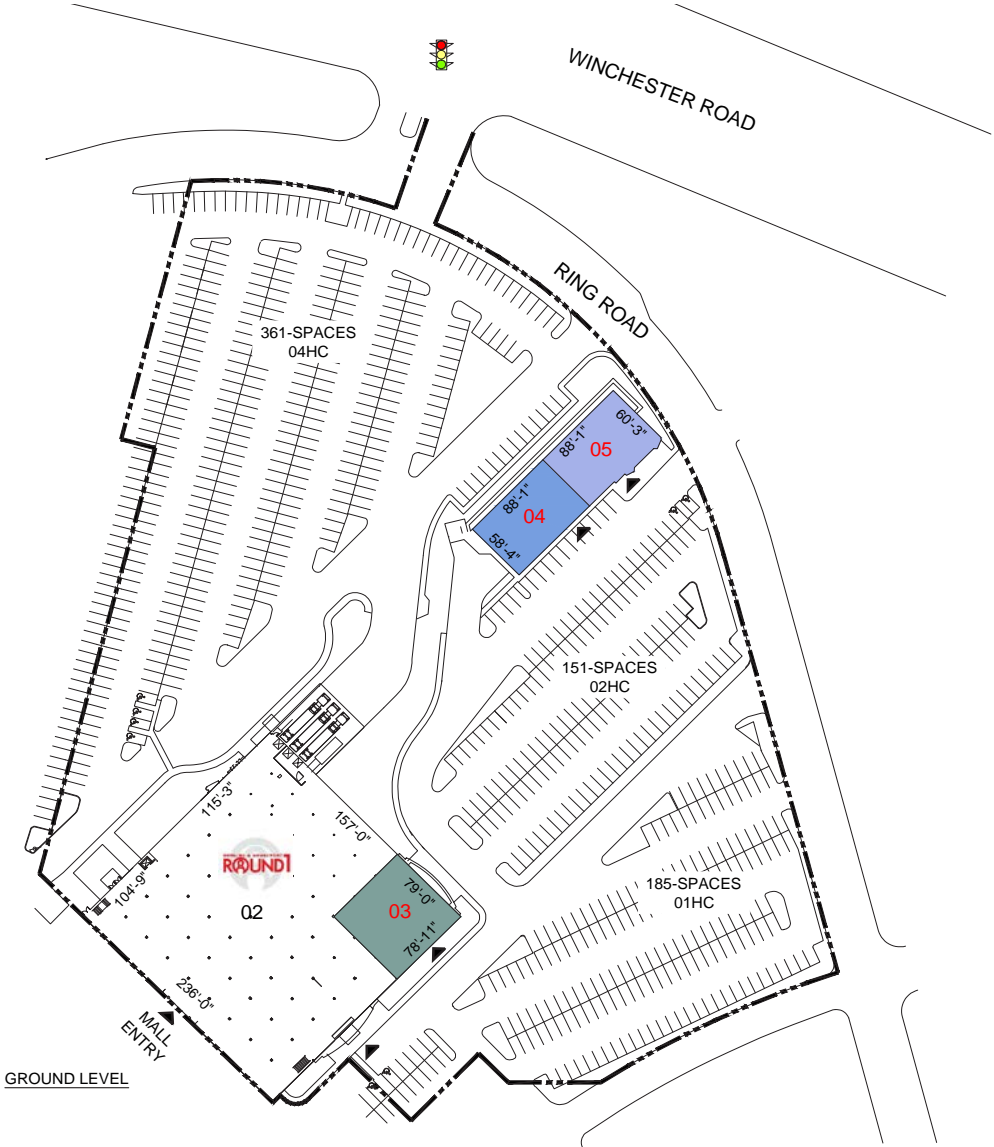
BevMo!



WinCo  
FOODS



# Site Plan



TEMECULA, CA - 121,050 SF

○ 01 SEARS	54,700 SF	● 04 AVAILABLE	5,150 SF
○ 02 ROUND 1	49,650 SF	● 05 AVAILABLE	5,300 SF
● 03 AVAILABLE	6,250 SF		



# Area Demographics



84,629 | 185,135 | 343,025

3 mile ----- 5 miles ----- 10 miles

**Total Population**



\$407,053 | \$400,502 | \$410,187

3 mile ----- 5 miles ----- 10 miles

**Median Home Value**

2.99 | 3.12 | 3.24

3 mile ----- 5 miles ----- 10 miles

**Average Household Size**



\$97,462 | \$103,742 | \$110,869

3 mile ----- 5 miles ----- 10 miles

**Average Household Income**





# Area Retailers

TRAFFIC COUNT:  
**Over 33,829 Cars Per Day**  
 at the intersection of Ynez Road  
 & Promenade Mall N  
**180,000 for the 15 Freeway**  
 (Per ESRI Traffic Count Profile)

# The Team

Our retail advisors are here to support your business goals. Let our expertise guide you in brokerage, investments, management, development and more.



**Scott Burns**  
Managing Director  
License #01237652  
+1 310 694 3188  
scott.burns@am.jll.com



**Shauna Mattis**  
Executive Vice President  
License #01071320  
+1 310 694 3190  
shauna.mattis@am.jll.com



**Jared Davis**  
Vice President  
License #01504667  
Tel +1 714 679 7893  
jaredc.davis@am.jll.com



**Alex Otto**  
Associate  
License # 02042292  
Tel +1 424 901 8193  
alex.otto@am.jll.com

