

# FOR SALE: ±3 NET ACRES

## COMMERCIAL DEVELOPMENT OPPORTUNITY

### TEMECULA, CA



### Features:

- ±3 Net Acres
- Commercial Zoning
- Winchester Road Frontage
- Preliminary Site Plan for  
a ±10,000 SF 2 story building  
a ±10,000 SF single story building  
and a ±3,936 SF single story building
- Centrally located to accommodate an office,  
medical office, veterinarian or day care uses.

### 5 Mile Demographics:

Population:	201,122
Growth Rate:	5.9%
# of Households:	64,357
Median Household Income:	\$80,764

\*Source: Regis

*Sales Price: \$1,300,000*



**KEVIN NELLIS**

760.475.1976

knellis@lee-associates.com

LICENSE #00965653

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## COMMERCIAL DEVELOPMENT OPPORTUNITY

### TEMECULA, CA



±3,936 SF One  
Story Building

±10,000 SF  
One Story  
Building

RUSTIC GLEN

WINCHESTER

±10,000 SF  
Two Story  
Building

MARGARITA

SANTA GERTRUDIS CHANNEL

WINCHESTER



**LEE &  
ASSOCIATES**

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