

40963 WINCHESTER ROAD - TEMECULA, CA



PROPERTY HIGHLIGHTS:

- Outstanding location - Gateway to Temecula with exposure to 122,000 cars per day
- ±2,262 Sq. Ft. Single Story Medical Building
- Directly Across from 1,200,000 Sq. Ft. Temecula Promenade Mall (Sears, Macy's, JcPenny's, etc.)
- Join Several Medical Practices
- High End Medical Build Outs
- Easy Access to I-15 Freeway

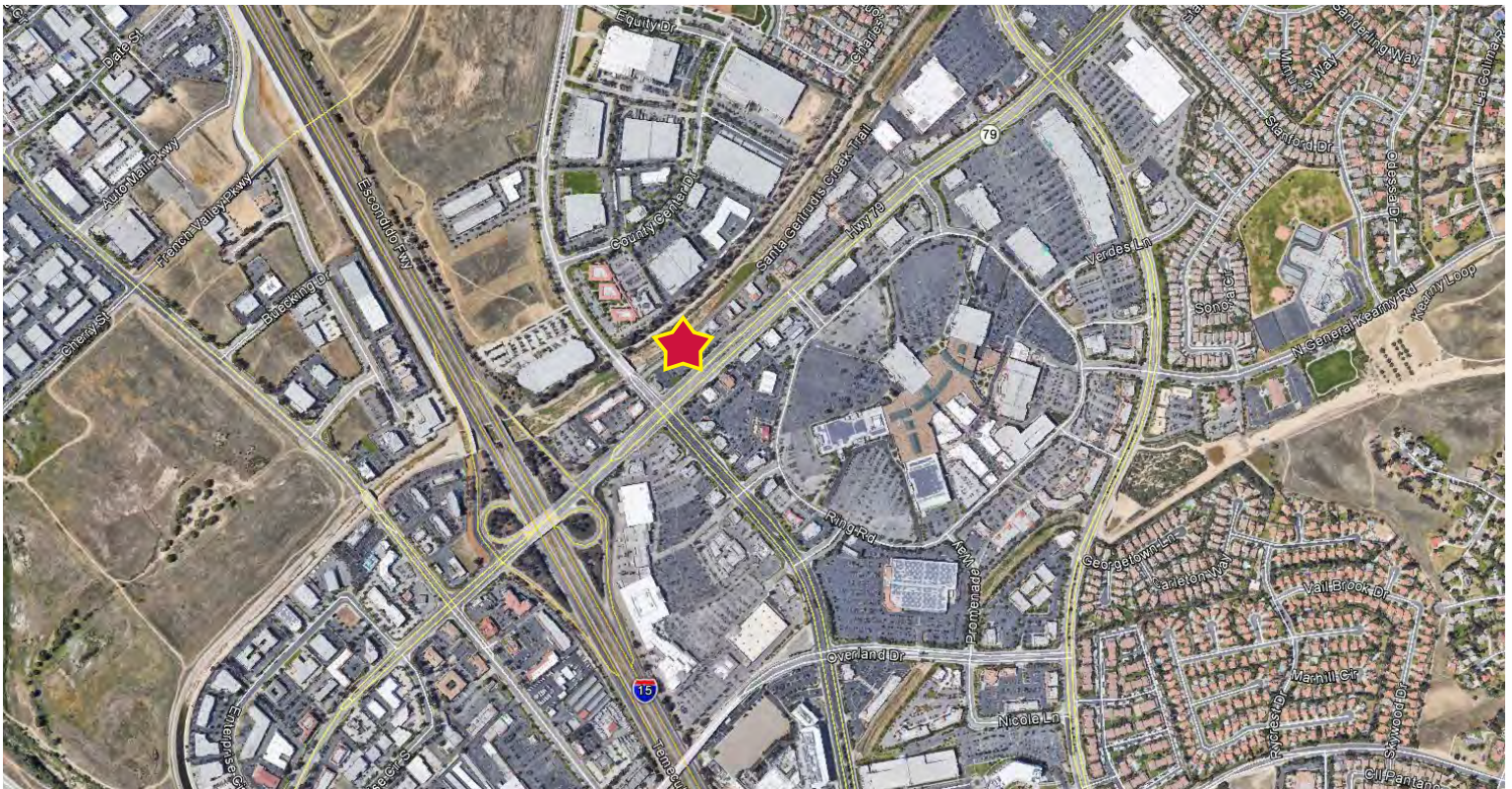
SALE PRICE:
\$882,180 (\$390 PSF)



JIM NADAL, CCIM, SIOR • 951.445.4520 • jnadal@leetemecula.com • LIC #01040679

BH MEDICAL CENTER AVAILABLE FOR SALE

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LOBBY



LOBBY



**RECEPTION/OFFICE
MANAGER**

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CONSULT ROOM #1



CONSULT ROOM #2



CONSULT ROOM #3



EXAM ROOM #1



EXAM ROOM #2



EXAM ROOM #3

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40963 WINCHESTER ROAD - TEMECULA, CA



BREAK ROOM



KITCHEN



**SUPPLIES ROOM /
FUTURE EXPANSION**



**SUPPLIES ROOM /
FUTURE EXPANSION**



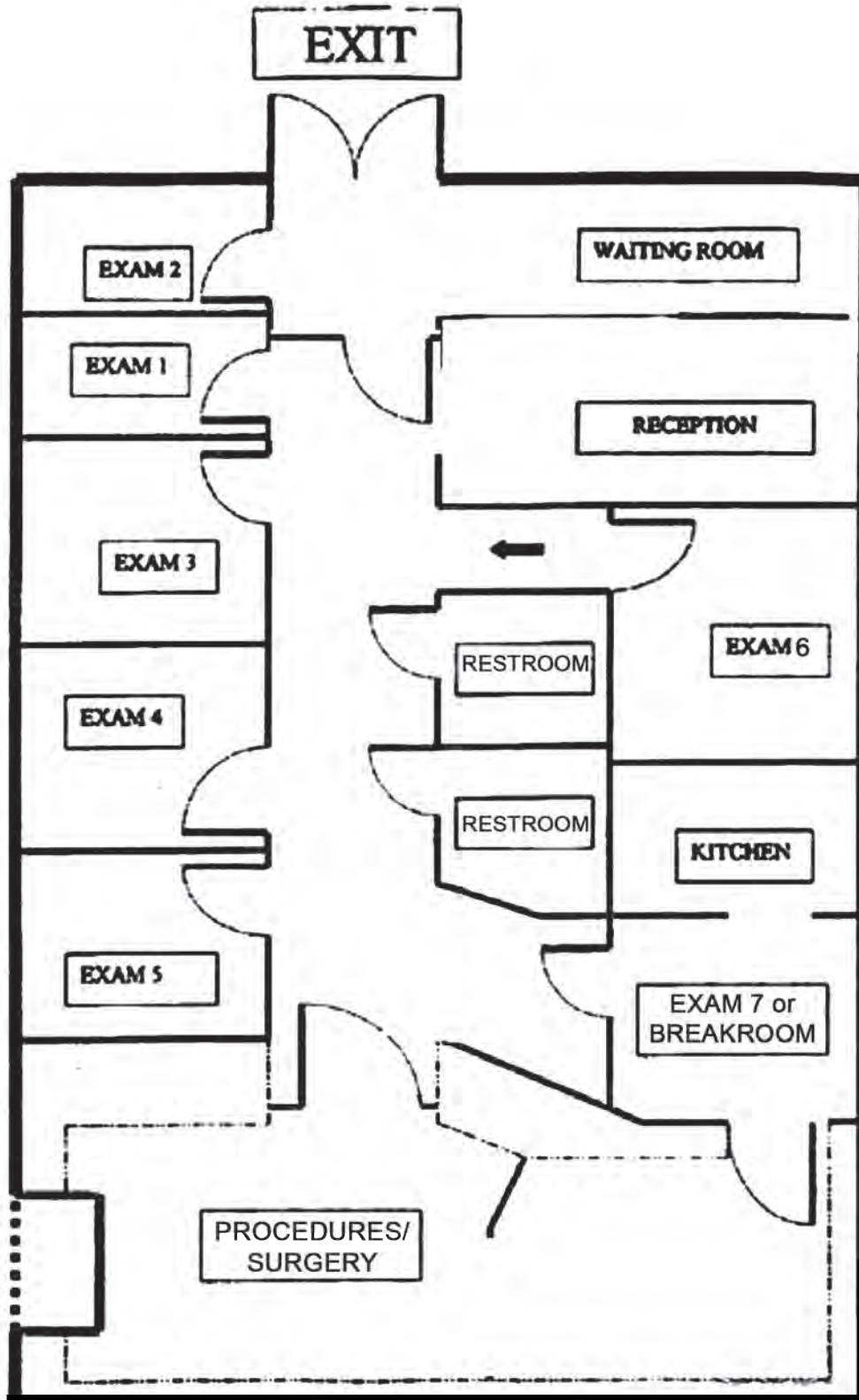
PATIENT RESTROOM



STAFF RESTROOM

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Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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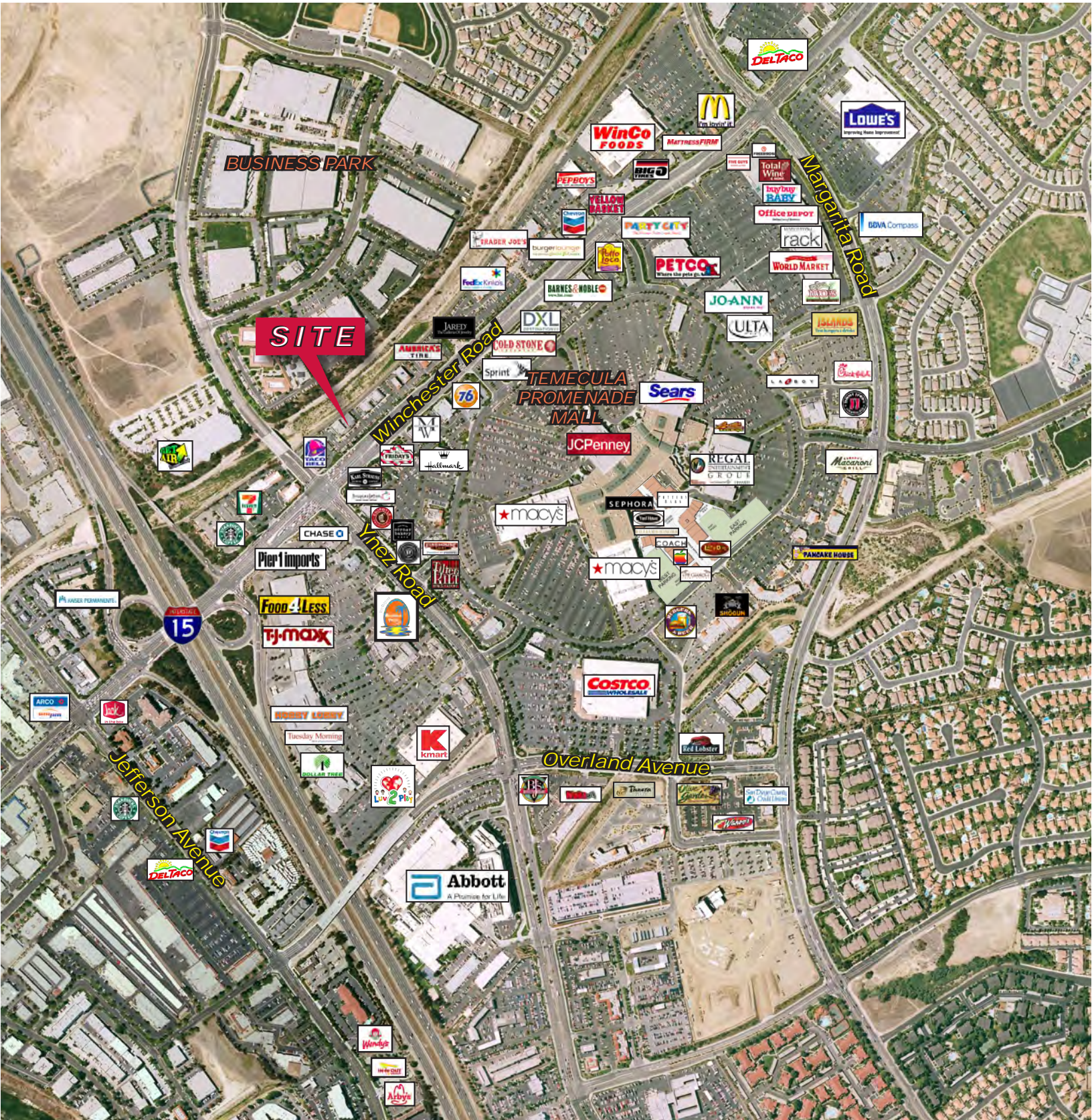
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WINCHESTER RD AT YNEZ RD, TEMECULA, CA 92589						
Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 10.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2016 Projector	94,827		201,093		337,996	
2011 Estimate	81,942		172,253		289,364	
2000 Census	44,283		97,863		155,357	
1990 Census	23,930		45,841		74,557	
Growth 1990 - 2000	85.05%		113.48%		108.37%	
Households						
2016 Projector	29,493		61,598		103,553	
2011 Estimate	25,475		52,923		89,041	
2000 Census	14,586		31,556		49,946	
1990 Census	8,247		15,731		25,496	
Growth 1990 - 2000	76.86%		100.60%		95.90%	
2011 Est. Population by Single Classification Race						
White Alone	81,942		172,253		289,364	
Black or African American Alone	51,197	62.48	115,341	66.96	200,869	69.42
American Indian and Alaska Native Alone	4,038	4.93	8,828	5.13	13,344	4.61
Asian Alone	815	0.99	1,642	0.95	2,957	1.02
Native Hawaiian and Other Pacific Islander Alone	7,158	8.74	15,271	8.87	22,943	7.93
Some Other Race Alone	376	0.46	752	0.44	1,266	0.44
Two or More Races	13,502	16.48	20,430	11.86	31,878	11.02
2011 Est. Population Hispanic or Latino						
Hispanic or Latino	4,857	5.93	9,988	5.80	16,107	5.57
Not Hispanic or Latino	81,942		172,253		289,364	
Hispanic or Latino	25,994	31.72	45,399	26.36	74,374	25.70
Not Hispanic or Latino	55,948	68.28	126,854	73.64	214,990	74.30
2011 Tenure of Occupied Housing Units						
Owner Occupier	25,475		52,923		89,041	
Renter Occupier	17,167	67.39	39,873	75.34	71,061	79.81
	8,308	32.61	13,050	24.66	17,980	20.19
2011 Average Household Size						
	3.19		3.24		3.24	
2011 Est. Households by Household Income						
Income Less than \$15,000	25,475		52,923		89,041	
Income \$15,000 - \$24,999	1,937	7.60	3,307	6.25	4,954	5.56
Income \$25,000 - \$34,999	1,800	7.07	3,338	6.31	5,242	5.89
Income \$35,000 - \$49,999	1,963	7.71	3,603	6.81	5,725	6.43
Income \$50,000 - \$74,999	3,652	14.34	6,550	12.38	10,252	11.51
Income \$75,000 - \$99,999	5,393	21.17	11,385	21.51	18,734	21.04
Income \$100,000 - \$124,999	3,922	15.40	8,993	16.99	15,915	17.87
Income \$125,000 - \$149,999	2,967	11.65	6,738	12.73	11,770	13.22
Income \$150,000 - \$199,999	1,625	6.38	3,733	7.05	6,614	7.43
Income \$200,000 - \$499,999	1,343	5.27	3,109	5.87	5,695	6.40
Income \$500,000 and over	746	2.93	1,851	3.50	3,498	3.93
	128	0.50	317	0.60	642	0.72
2011 Est. Average Household Income						
	\$79,694		\$85,363		\$89,142	
2011 Est. Median Household Income						
	\$65,695		\$71,221		\$74,484	
2011 Est. Per Capita Income						
	\$24,870		\$26,300		\$27,517	

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