

# Temecula Freestanding Bank

39540 Winchester Road, Temecula, CA

**FOR SUBLEASE**



**4,500± SF  
SUITES AVAILABLE**



**\$2.50 PSF NNN  
(\$11,250.00/Month)  
STARTING MONTHLY  
LEASE RATE**



## FREESTANDING BANK BUILDING

- Pad fronting HWY 79 North/Winchester Road within 20± acre 170,098± SF Rancho Temecula Town Center
- 4,500± SF bank building on 35,000± SF parcel with double drive thru and location for an ATM (to be installed by new tenant). Building has never been occupied.
- Includes teller stations, private offices, kitchen, etc. Ready to open for business
- APN 920-100-040
- \$2.50± PSF NNN per month (\$11,250.00 per month)
- Sublease available through 5/31/2027

## JOIN THESE TENANTS:



## Demographics

Source: CoStar 2022	1 mile	3 mile	5 mile
2022 Population (Estimated)	19,507	104,197	208,757
2027 Population (Projected)	20,579	110,852	223,653
Daytime Employee Population	4,123	51,377	83,013
Average Household Income	\$97,249	\$96,901	\$99,590

## Traffic Counts

Source: CoStar 2022	ADT
Winchester Road East of Margarita Road	56,990
Nicolas Road South of Winchester Road	15,315



## Exclusively Marketed By:

**Mark Esbensen**

President | CEO

CA License # 00713990

(951) 491-6300

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41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | [www.WestMarCRE.com](http://www.WestMarCRE.com)  
The above information, while not guaranteed, has been secured from sources we believe to be reliable.  
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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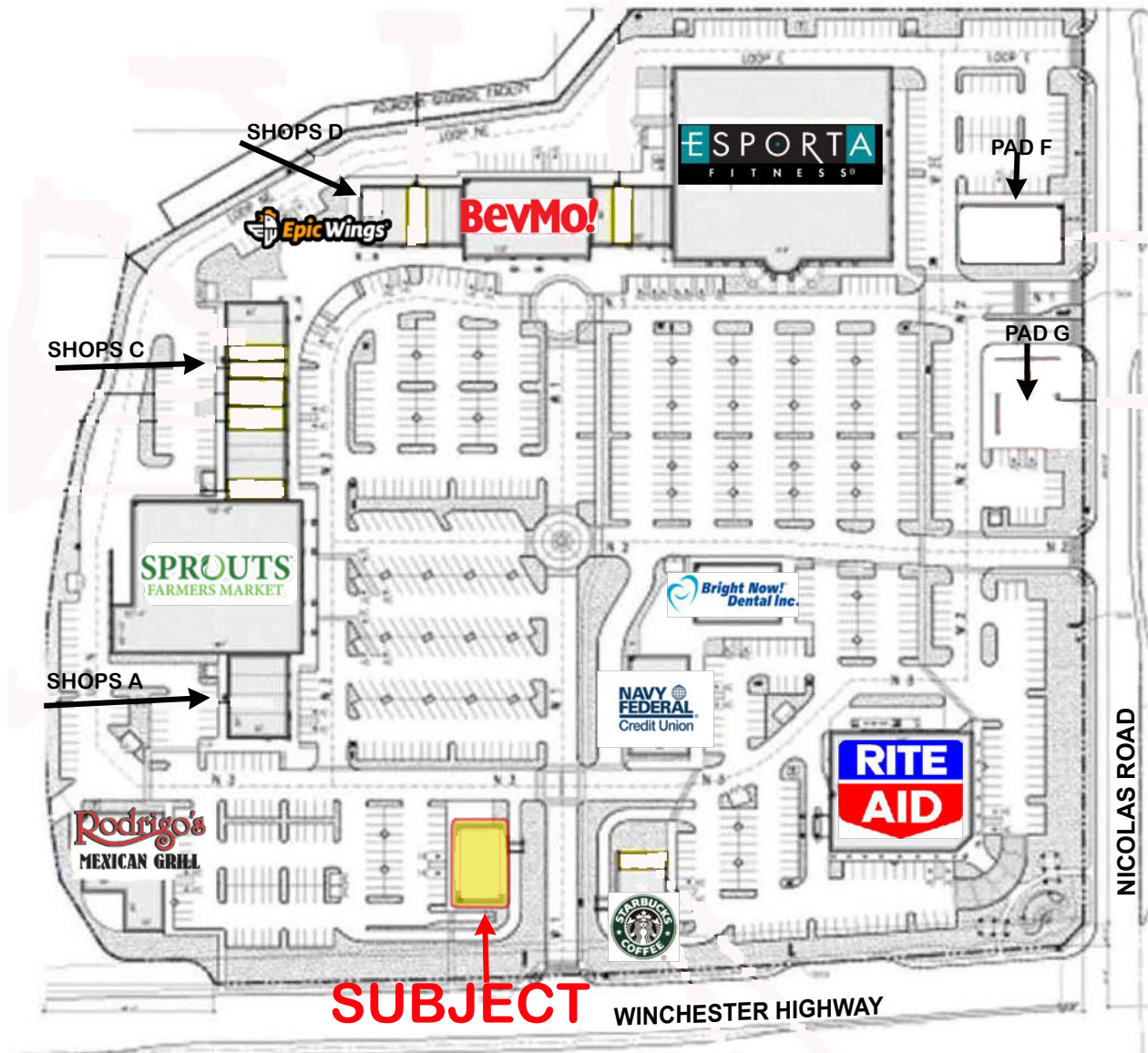
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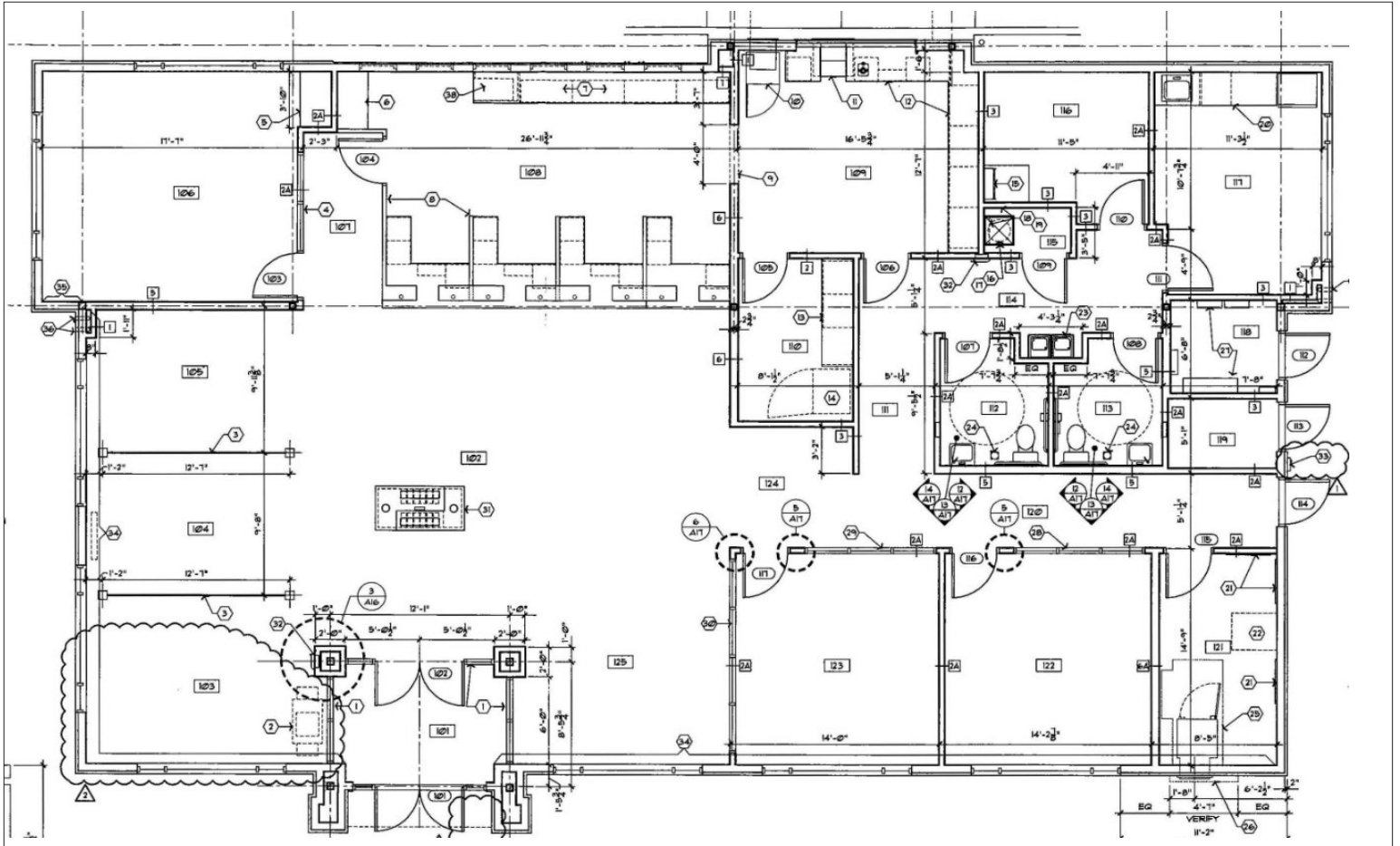


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