

900 SF RETAIL SPACE FOR LEASE

40335 WINCHESTER ROAD

Temecula, CA 92591



MEISSNER
Commercial Real Estate Services

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PROPERTY DETAILS

40335 Winchester Road, Temecula, CA 92591

Spaces for Lease:

Suite C – 900 SF In-Line *(Available)*

Asking Rate: Call for more information.

HIGHLIGHTS



ANCHORS

Longstanding community center with outstanding anchors including CVS Pharmacy, Planet Fitness, Dollar Tree & others.



TENANTS

Quality mix of national and regional tenants.



DEMOGRAPHICS

Great demographics with a large population and high disposable incomes.



QUALITY

Professionally maintained and managed by Meissner CRES

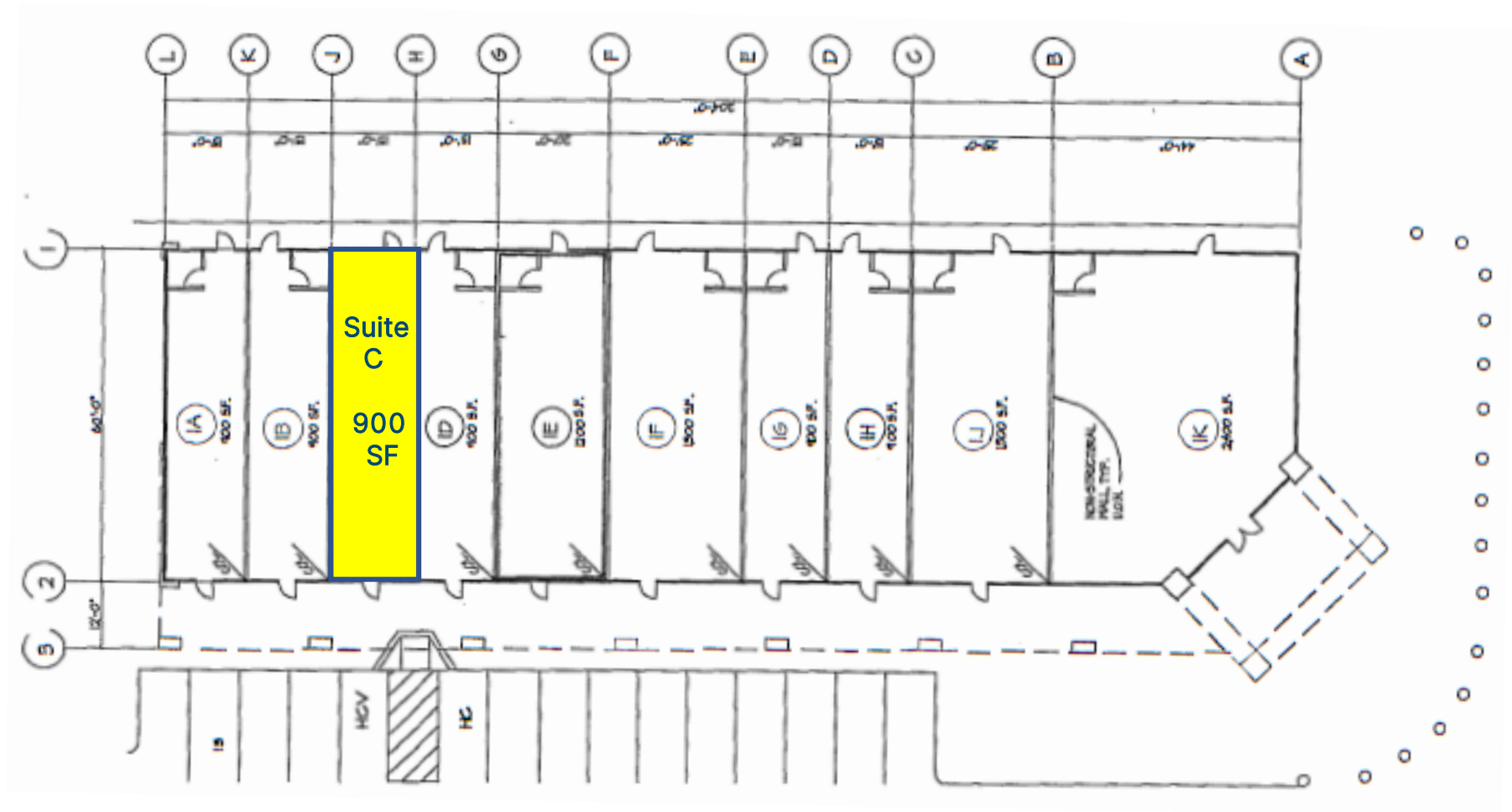


LOCATION

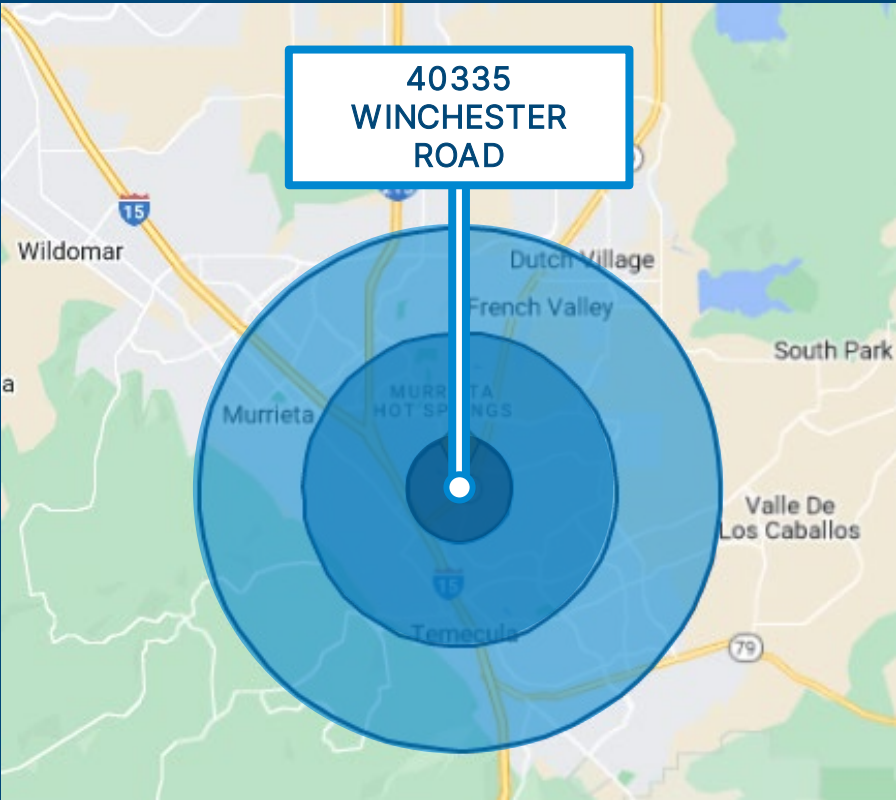
Prime location in one of the predominant retail areas of Temecula seeing over 80,000 cars per day.

FLOOR PLAN

40335 Winchester Road, Temecula, CA 92591



DEMOGRAPHICS

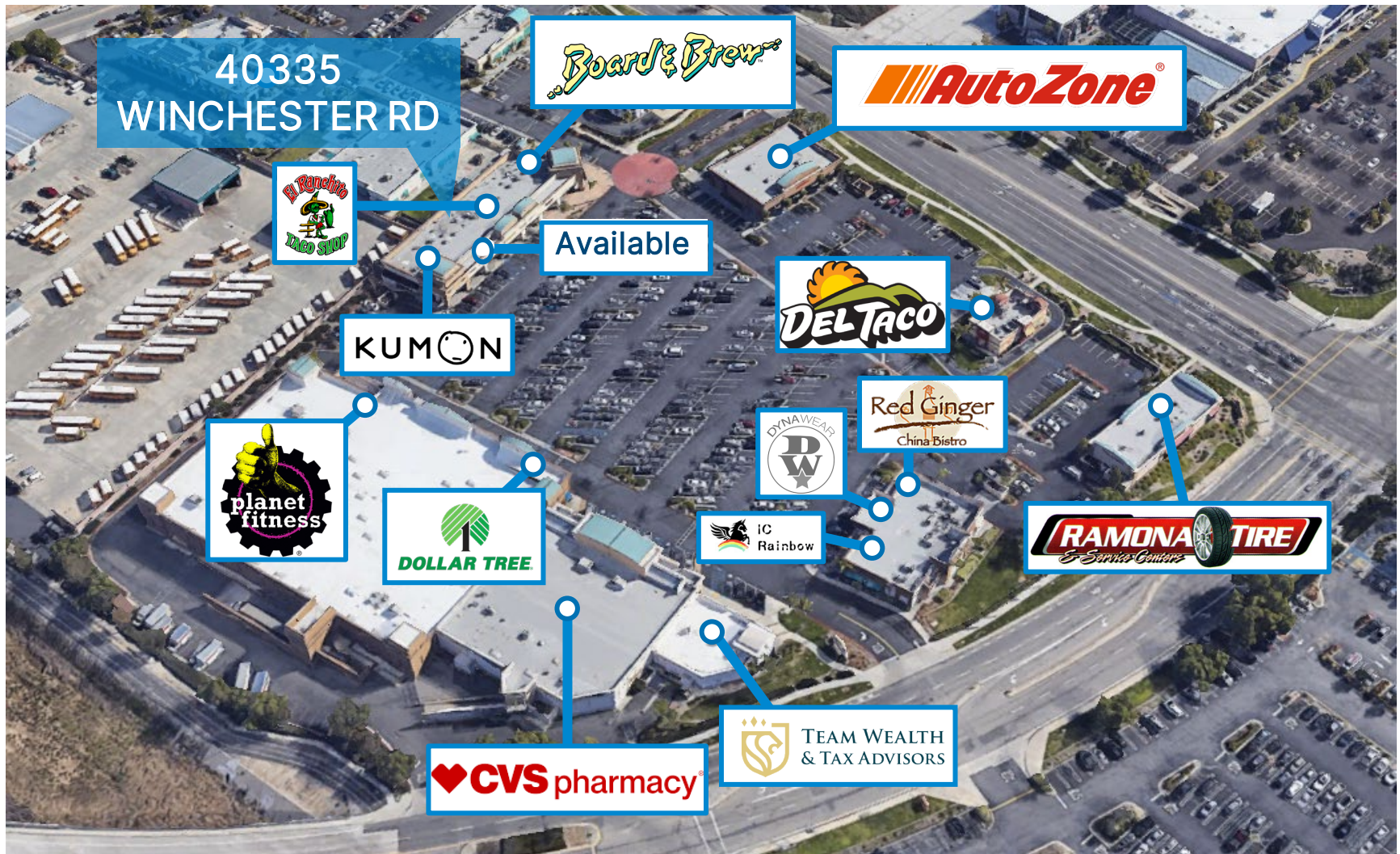


Winchester Meadow 2024 Data

	1 Mile	3 Miles	5 Miles
Population	13,695	94,300	188,136
Average Household Income	\$116,348	\$113,544	\$120,146
Daytime Employment	9,876	58,911	88,364

Traffic Count	
Winchester Road	56,678 Cars Per Day
Margarita Road	23,765 Cars Per Day

RETAIL CENTER TENANTS



NEARBY RETAIL





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