

# ±5,800 SF RETAIL SPACE FOR LEASE

40810 WINCHESTER RD, UNIT A | TEMECULA



## HIGHLIGHTS:

- ±5,800 SF prime retail space available
- Ideal for Most Retail Services Uses (Restaurant Use Not Permitted)
- High Exposure End Cap Opportunity
- Direct frontage to the 1.14 million SF Promenade Temecula Mall.
- Amazing traffic counts with over 193,433 vehicles per day at the intersection of Winchester Road and Ynez Road.
- High Growth Trade Area
- Join Macy's, Round1, Dicks Sporting Goods, JC Penney, Edwards Theaters, Costco, Karl Strauss, Phils BBQ, Benihana and many more.

## JOIN NEARBY RETAILERS:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population:	6,035	72,791	177,896
Daytime Population:	15,694	65,501	118,409
Avg. Household Income:	\$126,427	\$125,984	\$140,419

Source: Regis Online

## TRAFFIC COUNTS

**128,580 CPD**

At Winchester Rd.

Source: Regis Online

**64,853 CPD**

At Ynez Rd.

**Brian Bielatowicz**

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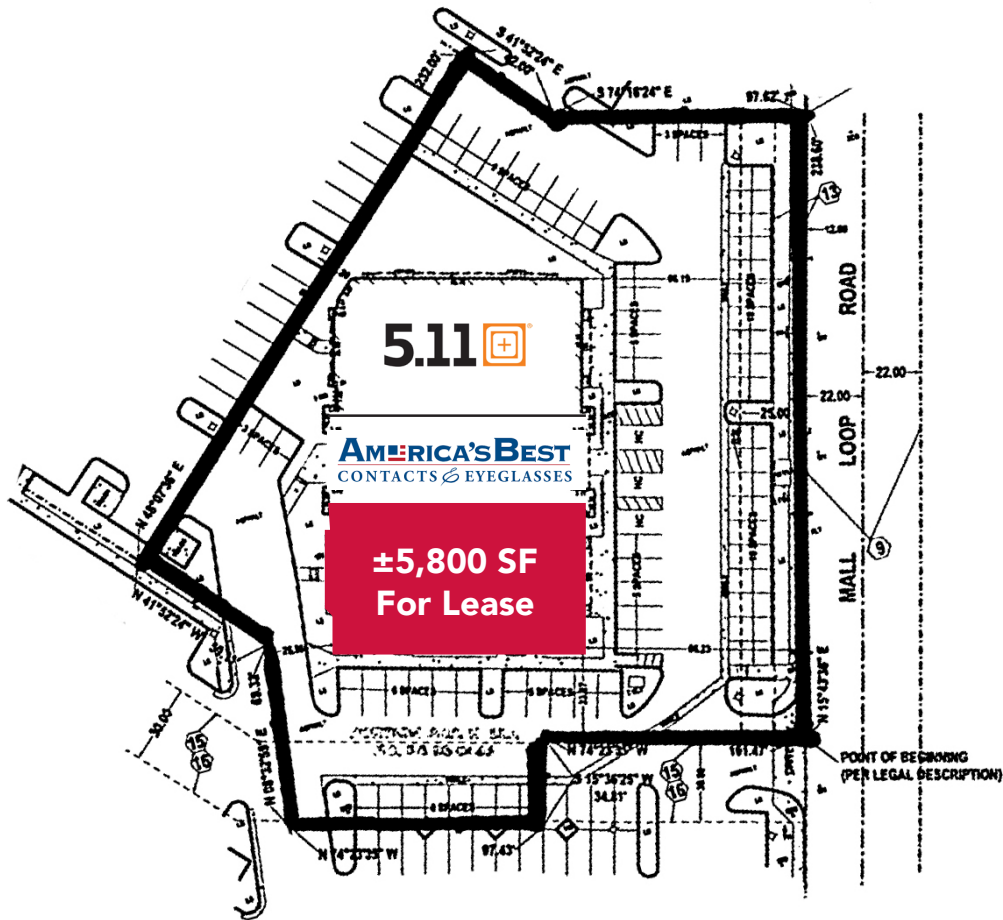
951.445.4515

DRE #01269887

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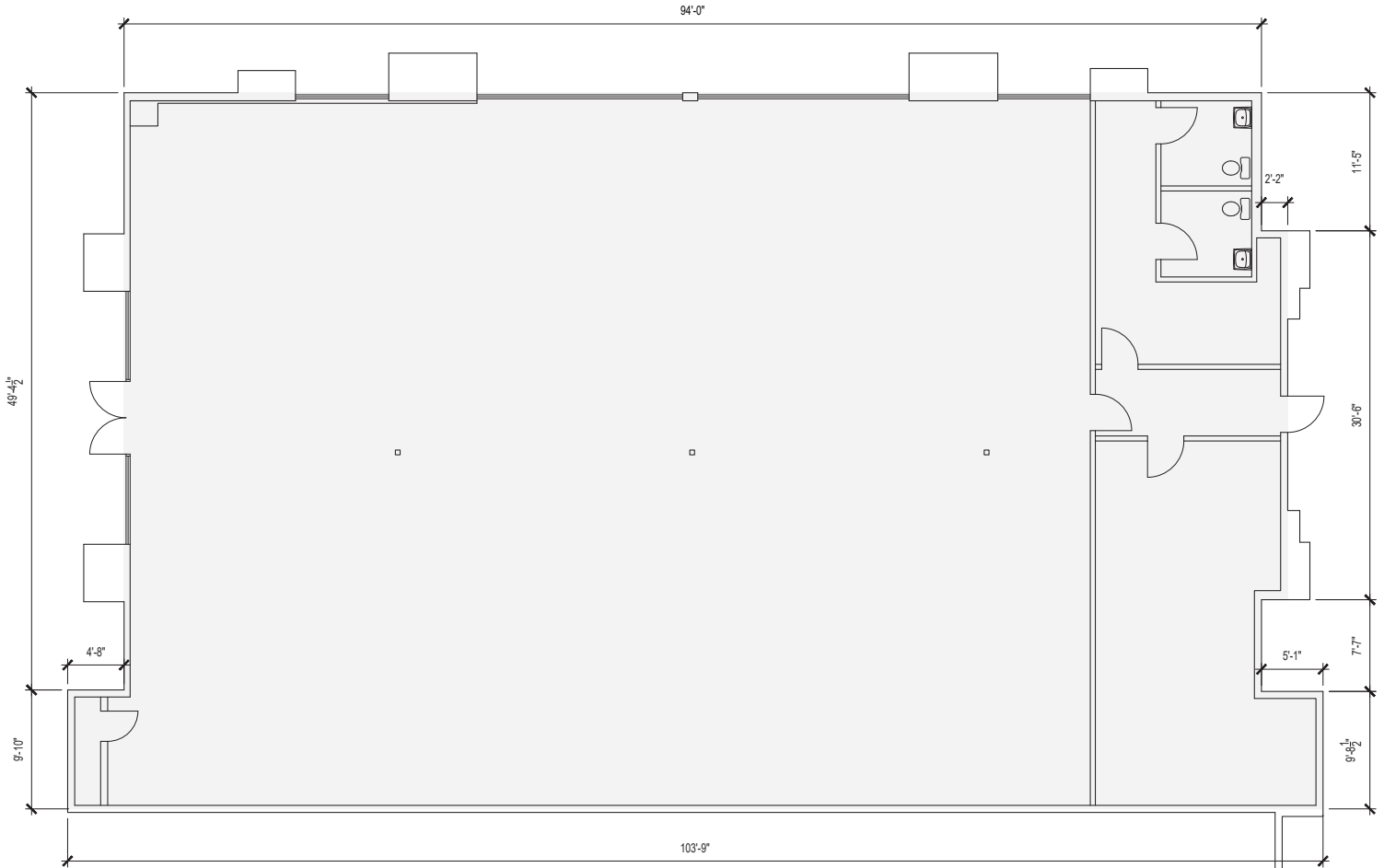
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## EXISTING FLOORPLAN



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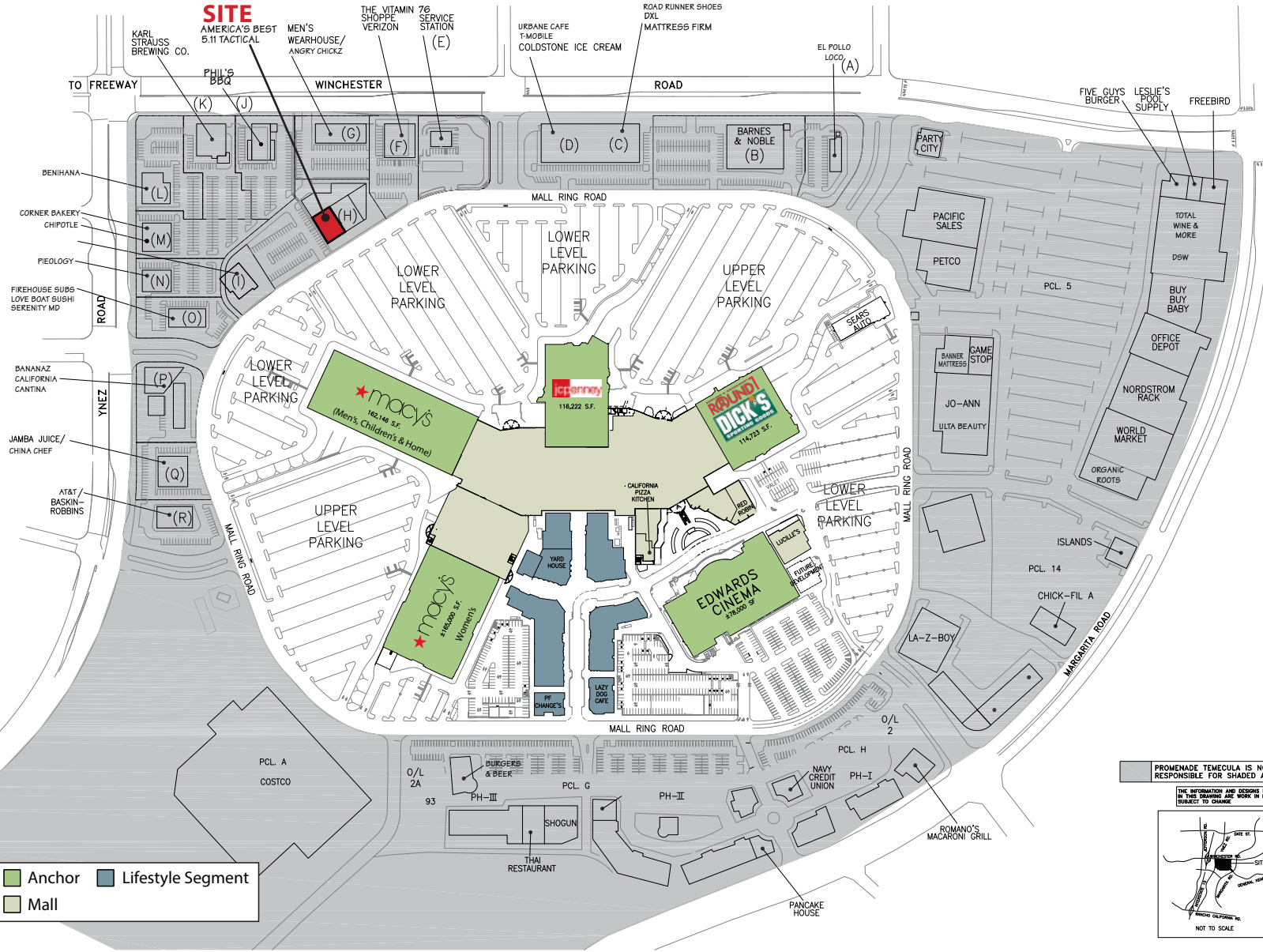
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40810 Winchester Rd Temecula, CA 92591	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	6,035	72,791	177,896
2029 Projected Population	6,094	72,939	185,031
2020 Census Population	5,312	74,492	176,135
2010 Census Population	5,031	69,823	160,538
Projected Annual Growth 2024 to 2029	0.2%	-	0.8%
Historical Annual Growth 2010 to 2024	1.4%	0.3%	0.8%
2024 Median Age	33.7	37.2	37.0
<b>Households</b>			
2024 Estimated Households	2,030	25,154	58,791
2029 Projected Households	2,064	25,459	61,732
2020 Census Households	1,821	25,488	57,579
2010 Census Households	1,688	23,296	51,337
Projected Annual Growth 2024 to 2029	0.3%	0.2%	1.0%
Historical Annual Growth 2010 to 2024	1.4%	0.6%	1.0%
<b>Race and Ethnicity</b>			
2024 Estimated White	46.3%	48.8%	49.9%
2024 Estimated Black or African American	7.8%	7.3%	7.0%
2024 Estimated Asian or Pacific Islander	13.3%	12.6%	12.3%
2024 Estimated American Indian or Native Alaskan	1.5%	1.2%	1.2%
2024 Estimated Other Races	31.2%	30.1%	29.5%
2024 Estimated Hispanic	38.0%	38.0%	37.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$126,427	\$125,984	\$140,419
2024 Estimated Median Household Income	\$107,165	\$103,422	\$114,476
2024 Estimated Per Capita Income	\$42,538	\$43,578	\$46,441
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.9%	4.9%	4.2%
2024 Estimated Some High School (Grade Level 9 to 11)	4.2%	4.7%	4.1%
2024 Estimated High School Graduate	18.1%	19.9%	21.4%
2024 Estimated Some College	23.7%	25.8%	25.5%
2024 Estimated Associates Degree Only	13.2%	10.2%	9.9%
2024 Estimated Bachelors Degree Only	22.9%	22.6%	22.9%
2024 Estimated Graduate Degree	14.9%	11.9%	12.0%
<b>Business</b>			
2024 Estimated Total Businesses	1,646	5,880	9,532
2024 Estimated Total Employees	14,266	44,563	68,567
2024 Estimated Employee Population per Business	8.7	7.6	7.2
2024 Estimated Residential Population per Business	3.7	12.4	18.7

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