



RANCHO TEMECULA TOWN CENTER
 39540-39848 WINCHESTER ROAD
 TEMECULA CA



PROPERTY HIGHLIGHTS

- High Volume Shopping Center With Regional Drawing Power!
- Over 2.8 Million Visits & Top 89% Highest Visited Neighborhood Centers in the US per Placer.ai!
- 82,655 Cars Per Day at the Intersection!
- The Gateway to Temecula's High Growth Residential Trade Area With ±4,500 Homes in Various Stages of Development Within 3 Miles!

AVAILABILITY

- ±16,708 SF Former Rite Aid with Drive Thru Lease Pending
- ±4,030 SF Freestanding Former Bank With Drive Thru Potentially Available For Lease
- ±1,200 SF - ±3,040 SF Restaurant & Retail Spaces Available
- Prominent Winchester Road Monument Signage Available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population:	19,077	96,763	202,700
Daytime Population:	9,796	74,551	129,287
Avg. Household Income:	\$144,090	\$134,858	\$144,248

Source: Regis Online

TRAFFIC COUNTS

62,338 CPD

Winchester Road
 Source: Regis Online

20,317 CPD

Nicholas Road

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

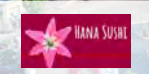
MEET YOUR CO-TENANTS





Chaparral High School

LEASE PENDING
39738
±16,708 SF
w/Drive Thru



NICHOLAS ROAD (20,317 CPD)



verizon

LEASE PENDING
39848
±1,200 SF

LA FITNESS



NAVY FEDERAL
Credit Union

WINCHESTER ROAD (62,338 CPD)

eversun
BEAUTY & WELLNESS

LEASE PENDING
39694
±1,200 SF

JustFood
ForDogs

39540 Pad L
±4,030 SF
(Former Bank w/
Drive Thru)
Potentially
Available

BevMo!



THE JOINT
chiropractic



39650
±1,674 SF
Potentially
Available

39628
±1,800 SF
Potentially
Available



39584
±3,040 SF
Available

Rodrigo's
MEXICAN GRILL





STREET	STE	TENANT	SF
39584	A	Bruegger's Bagels	2,000
	B/C/D	Available	3,040
39606		Sprouts	26,950
39628	A	The Joint	1,200
	B	Just Food For Dogs	1,197
	C	Rite Cut Barber	900
	D	David's Tailoring and Tuxedo	900
	E	Radiance Nails	1,500
	F	Potentially Available – Do Not Disturb Tenant	1,800
	G	Bank of America	900
	H	U.S. Airforce	900
	I-J	Mountain Mike's Pizza	2,541
39650	A	Epic Wings	960
	B	Epic Wings	1,300
	C	Potentially Available – Do Not Disturb Tenant	1,674
	D/E	Little Goat Café	2,066
39672		Beverages and More	10,000
39694	A	Yogurt Factory	1,080
	B	LEASE PENDING	1,200
	C	EverSun Beauty & Wellness	2,520
39716		LA Fitness	45,000
39738	PAD F	U.S. Navy / U.S. Army Recruiting Offices	6,000
39760	A	Himalayan Taste Indian Cuisine	2,000
	B/C	Hana Sushi	2,500
39782		LEASE PENDING	16,708
39804	A	Marine Corp Recruiting Office	1,240
	B	Bright Now Dental	3,800
39826	PAD J	Navy Federal Credit Union	6,000
39848	A	Starbucks	1,600
	B	LEASE PENDING	1,200
	C	Verizon Wireless	2,148
39540	PAD L	Potentially Available	4,030
39562	PAD M	Rodrigo's	7,500

39540 Pad L
 ±4,030 SF
 (Former Bank w/Drive Thru)
 Potentially Available

WINCHESTER HIGHWAY (62,338 CPD)

Protea Senior Living
 Coming Soon

NICOLAS ROAD (20,317 CPD)

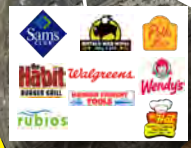
Chaparral High School





215

15



JEFFERSON AVE

MURRIETA HOTSPRINGS RD: 57,100 CPD

DATE ST EXTENSION TIMED WITH PROJECT

WINCHESTER RD NB: 59,254 CPD

FUTURE FRENCH VALLEY PKWY OFFRAMP

15



Rancho Temecula Town Center
 39540-39848 WINCHESTER ROAD
 TEMECULA CA



POPULATION: 2,104

POPULATION: 4,302

1,527 UNITS

POPULATION: 2,278

909 UNITS

POPULATION: 3,447

3,240 UNITS

POPULATION: 4,965

2,842 UNITS

POPULATION: 7,320

2,289 UNITS

POPULATION: 7,046

POPULATION: 9,123

STANDARD PACIFIC
198 SF HOMES

KB HOMES
197 SF HOMES

VAN DEALE
45 SF HOMES

THE RANCON GROUP
58 SF HOMES PLANNED

CORNERSTONE COMMUNITIES
253 SF HOMES UNDER CONSTRUCTION

WARM SP INVESTM
33 CUS
SF HO

RORIPAUG
2,500
PLAN

BUTTERFIELD STAGE RD

MARGARITA RD: 23,100 CPD

RANCHO CALIFORNIA RD

An aerial photograph of a large commercial shopping center with multiple buildings, parking lots, and surrounding residential areas. The text is overlaid on the center of the image.

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