



FOR LEASE



1,600± SF Former Coffee/Tea Shop
Available on 30 Days Notice
(Contact Broker for Details)



\$3.75 PSF Plus NNN
(2026 Estimated NNN at approximately \$1.00 PSF)



JOIN:



Winchester Square Shopping Center

39028 & 39140 Winchester Road, Murrieta, CA 92563

WestMar Commercial Real Estate

Scott Forest

CA License # 01396577

(951) 491-6300

sforest@westmarcre.com

Mark Esbensen

CA License # 00713990

(951) 491-6300

mesbensen@westmarcre.com

Cushman & Wakefield

Chad Iafrate, CCIM

CA License # 01329943

(760) 431-4234

chad.iafrate@cushwake.com



Exclusively Listed By: Scott Forest (DRE #01396577), Mark Esbensen (DRE #00713990) | (951) 491-6300 | www.westmarcre.com & Chad Iafrate (DRE #01396577) | (760) 431-4234
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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HIGHLIGHTS

- Extremely rare 1,600± SF former Coffee & Tea Shop at one of the top intersections in Temecula & Murrieta Valley (FF&E availability still TBD)
- Prominent Retail Location at the SEC of Winchester Road (Hwy 79N) and Murrieta Hot Springs Road
- Adjacent to Roripaugh Ranch Master Plan (2,015 Total Units) – Approximately 1,800 Homes Have Been Built with the Final 15-Acre 'Village Core' Retail Center Now Under Development
- Excellent Winchester Road Signalized Access and Visibility
- Strategically Located to Service the Areas of French Valley, Temecula and Murrieta



Suite	Tenant	SF	Rate PSF
39140 WINCHESTER ROAD			
Anchor	Albertsons/Sav-On	60,080±	----
101	Fantastic Sams	1,300±	----
102	Aladdin Bail Bonds	975±	----
105	Subway	975±	----
107	The UPS Store	1,300±	----
109	The Brow Studio	1,105±	----
111	Nail Salon	1,430±	----
113	Wingstop	1,755±	----
114	ACE Taekwondo Academy	1,835±	----
117	Friendly Dental	1,400±	----
119	Wingstop	1,500±	----
121	Chinese Restaurant	1,500±	----
127	Optometrist	2,140±	----
129	Tasty Thai Cuisine	1,500±	----
135	Natural Pet Food & Supplies	4,500±	----
137	Sapporo Sushi	1,964±	----
145-147	Shamrock's Bar & Grill	3,900±	----

39028 WINCHESTER ROAD			
101	Berkshire Hathaway	5,000±	----
107	Heavenly Hair	1,600±	----
109	AVAILABLE	1,600±	\$3.75 NNN
111	Club Pilates	1,760±	----
113	Ohana Hawaiian Grill	2,040±	----
115	Baskin Robbins	1,600±	----
2026 NNN Budget: \$1.00 PSF			



Demographics

Source: CoStar 2025				
		1 mile	3 mile	5 mile
	2025 Population (Estimated)	16,548	96,049	205,205
	2030 Population (Projected)	16,946	98,516	210,253
	Daytime Employee Population	4,793	42,430	80,437
	Average Household Income	\$121,662	\$137,811	\$138,335

Traffic Counts

Source: CoStar 2026		ADT
Winchester Road at Murrieta Hot Springs Road		31,240
Murrieta Hot Springs Road at Winchester Road		32,425



