

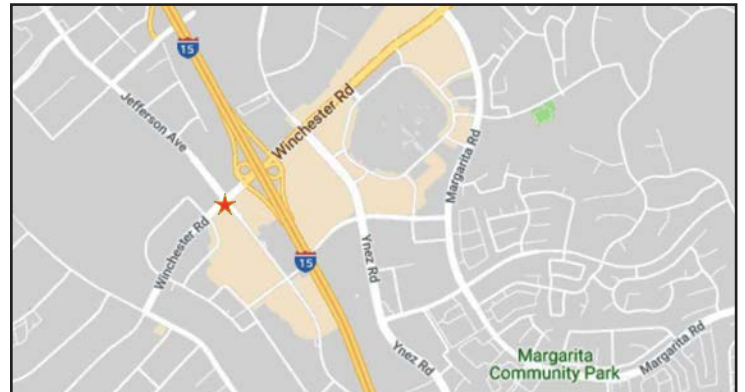
FOR LEASE

PLAZA SEVILLE

41540 WINCHESTER ROAD, TEMECULA, CA 92590



- 6,819± SF Hard Corner Retail/Office Building
- Full Building (Parcel) or Individual Suites Available
- Suite A - 3,645± SF Office
- Suite B/C - 3,080± SF Former Medical Office
- Immediate Occupancy
- Excellent Freeway Access
- Fully Built-Out with High End Office Improvements (See Attached Floor Plans)
- Lease Rate: \$1.75 PSF plus NNN (2017 NNNs approximately \$0.41 PSF)
- Full Pad: Contact Broker



Join:



Features:

- Located at signalized intersection of Jefferson Avenue and Winchester Road
- Located in Uptown Jefferson Specific Plan
- Zoned UC (Uptown Center) - Drive-thrus conditionally allowed
- Prominent signage opportunity facing signalized corner of Winchester Road and Jefferson Avenue

Demographics

Source: CoStar 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	2,778	72,851	177,516
2023 Population (Projected)	2,997	77,699	189,409
Daytime Employee Population	22,219	53,407	77,156
Average Household Income	\$59,150	\$87,218	\$94,968

Traffic Counts

Source: City of Temecula 2017	ADT
Jefferson Avenue South of Winchester Road	27,900
Winchester Road East of Jefferson Avenue	44,530
Winchester Road West of Jefferson Avenue	29,850

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

EXCLUSIVELY LISTED BY:

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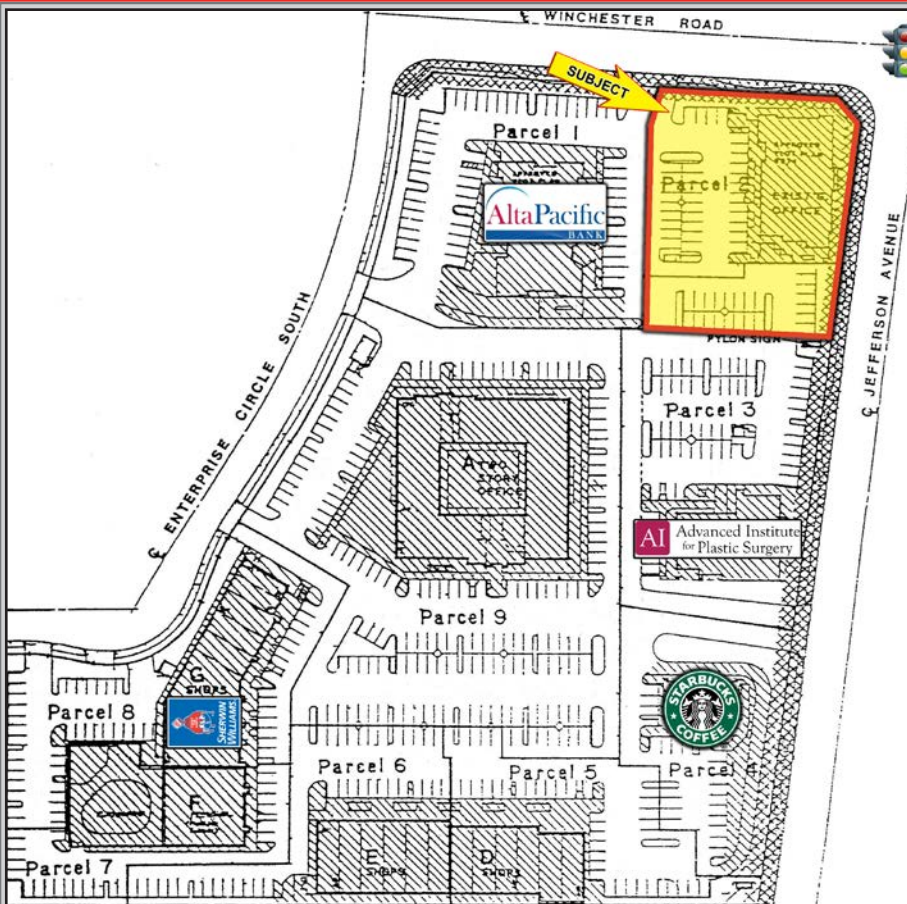
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WestMar Commercial Real Estate

Founded in 1988

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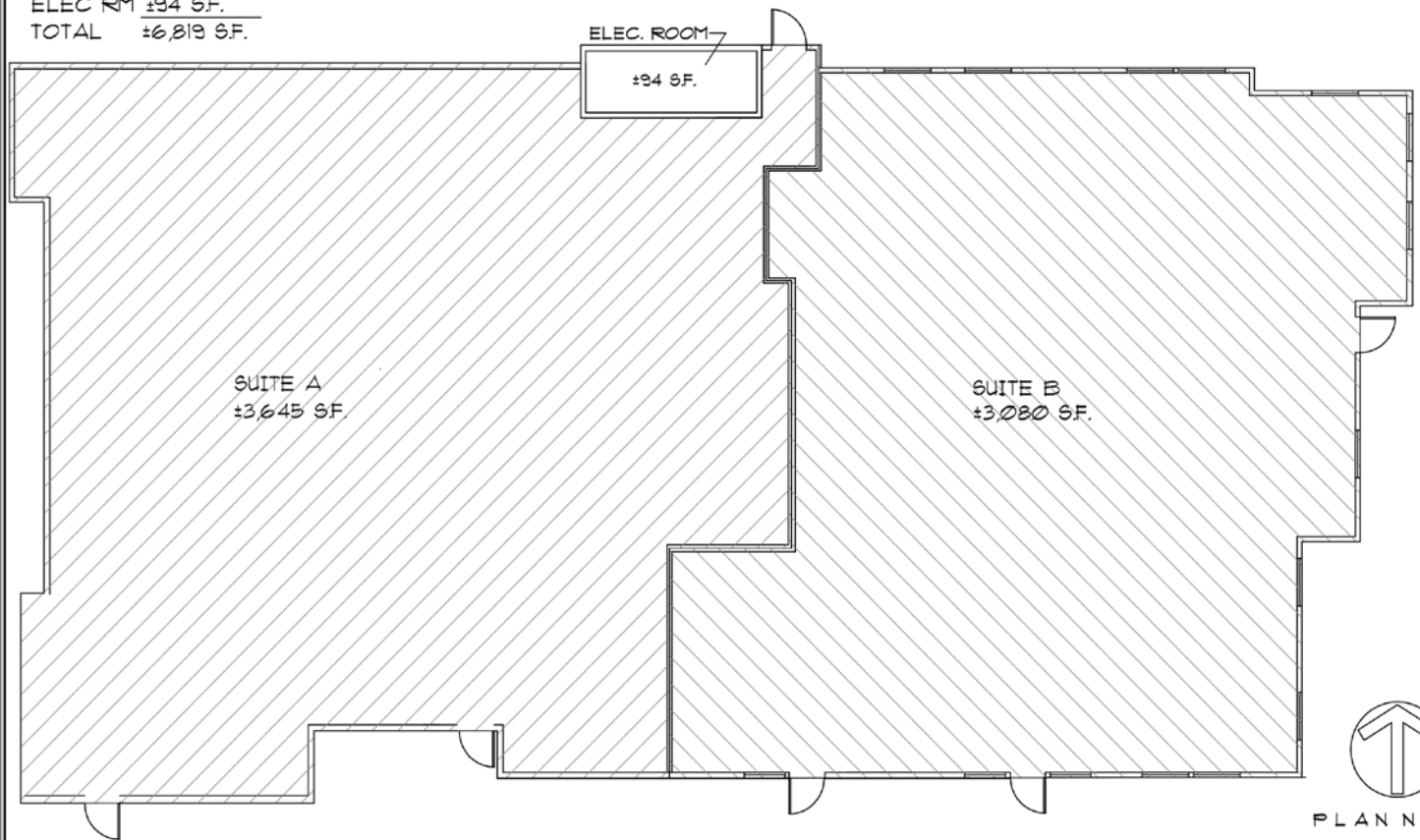


AVAILABILITY

Suite	Size	Rate/Month	Configuration
A	3,645± SF	\$1.75 PSF NNN	9 offices, reception area, open area, break room, conference room, and 2 private restrooms
B/C	3,080± SF	\$1.75 PSF NNN	Reception, open area, conference room, two private restrooms and numerous office/exam rooms

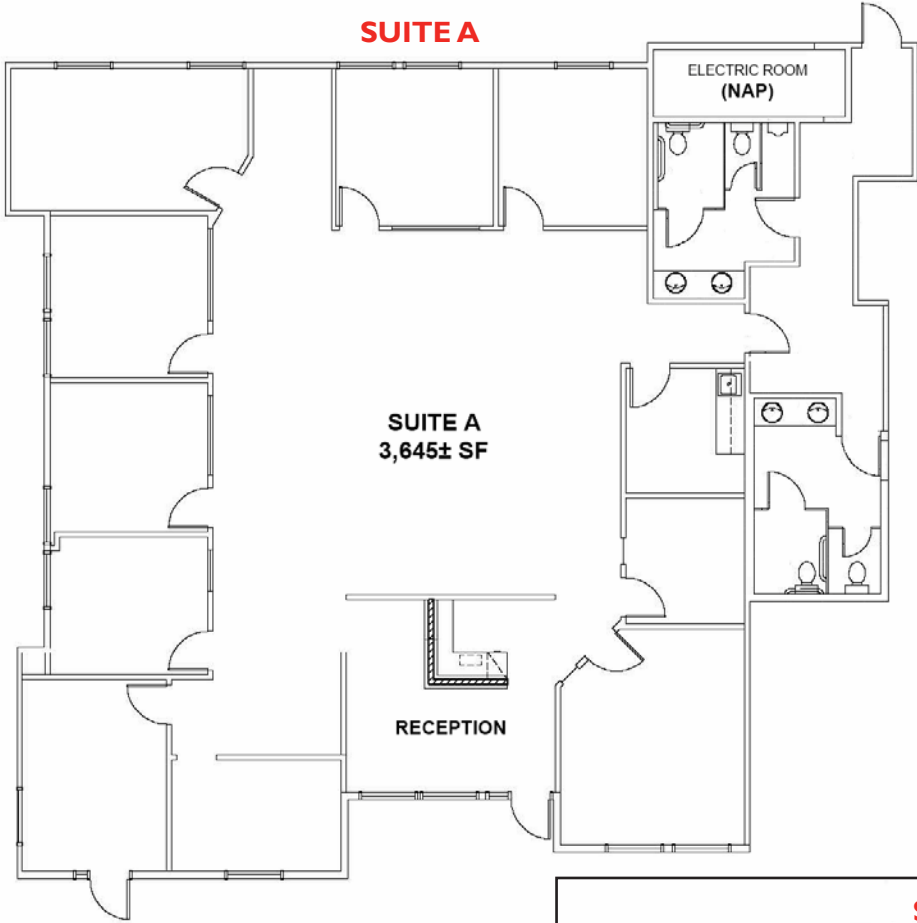
NOTE: Electric Room is Approximately 94± SF

SUITE A ±3,645 SF.
 SUITE B ±3,080 SF.
 ELEC RM ±94 SF.
 TOTAL ±6,819 SF.



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SUITE A



AVAILABILITY

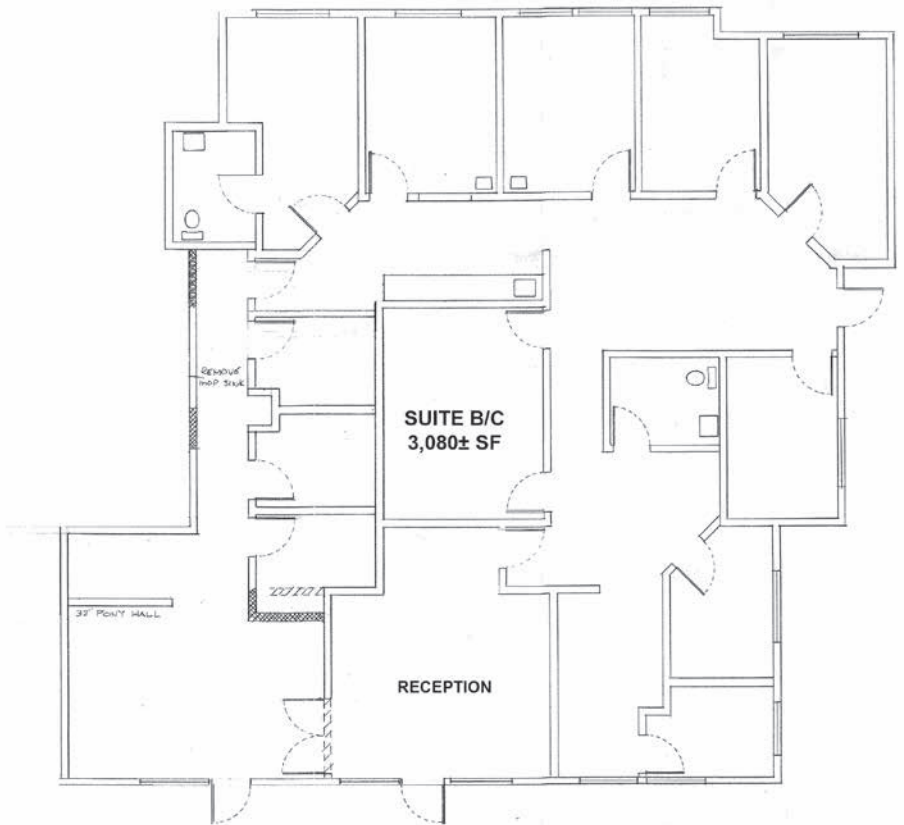
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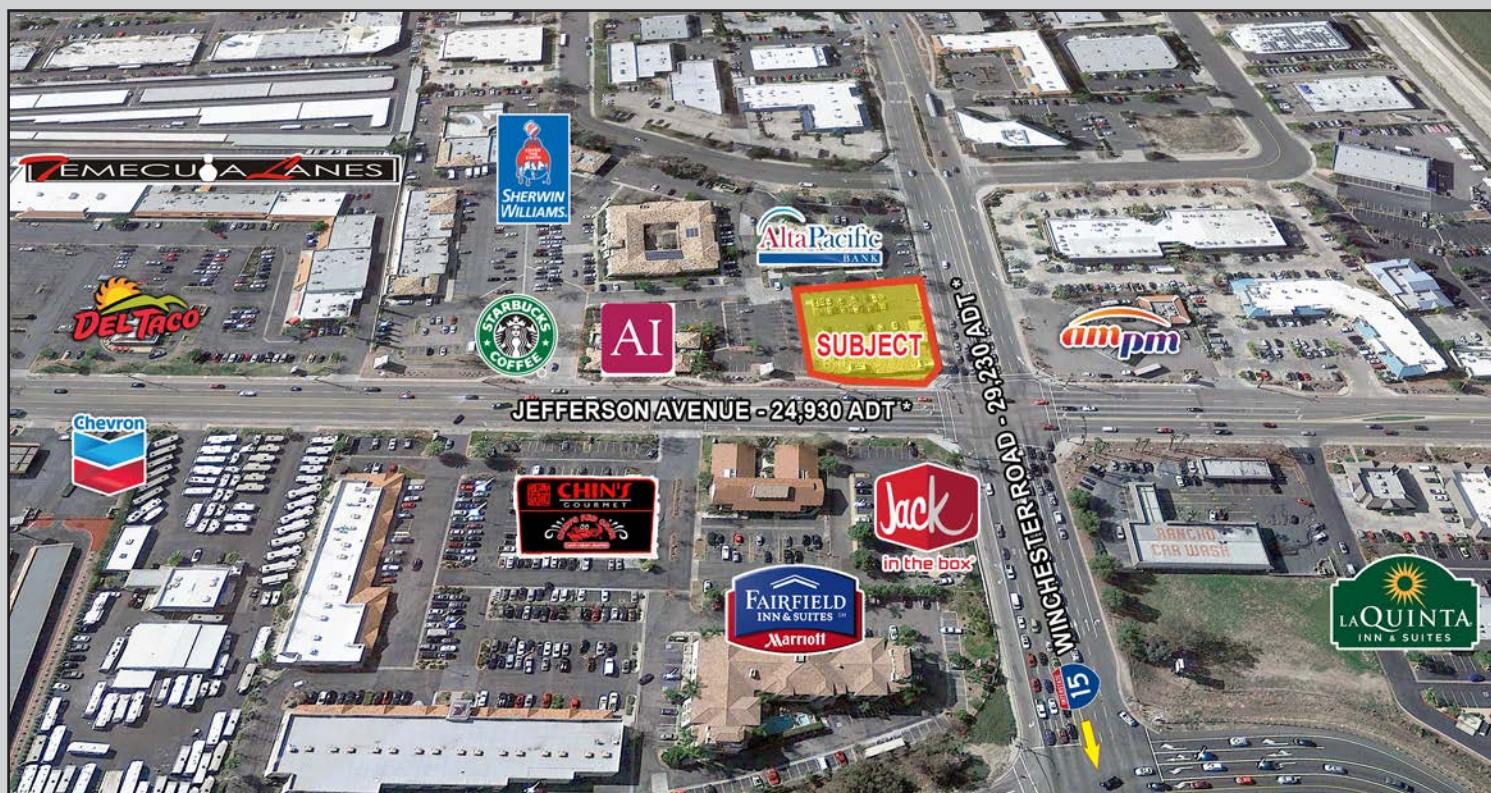
AVAILABILITY

Suite	Size	Rate/Month	Configuration
B/C	3,080± SF	\$1.75 PSF NNN	Reception, open area, conference room, two private restrooms and numerous office/exam rooms

SUITE B/C



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