

Promenade Mall Outparcel Retail

40688 Winchester Road, Temecula CA 92591

FOR LEASE



1,250± SF
SUITE AVAILABLE



\$ 4.25 PSF NNN
ASKING MONTHLY
LEASE RATE



WINCHESTER RD
FRONTAGE!!



FEATURES:

- Rare High Profile Outparcel Building at the Main Entrance to the Regional Temecula Promenade Mall
- Highly Sought After Building Signage on Winchester Road
- 1,250± SF (currently) Cold Stone Creamery - Available November 1, 2023
- Rare small shop opportunity in an Outparcel to the Temecula Promenade Mall of over 1.5 Million SF of retail and restaurants
- The regions primary retail destination within a 50 mile radius

Demographics

Source: CoStar 2023	1 mile	3 mile	5 mile
2023 Population (Estimated)	10,356	85,491	184,386
2028 Population (Projected)	10,346	85,988	185,609
Daytime Employee Population	17,798	58,361	85,304
Average Household Income	\$125,062	\$117,225	\$120,528

Traffic Counts

Source: CoStar 2022	ADT
Winchester Road West of Margarita Road	47,829
Ynez Road and Winchester	35,423

JOIN:



PROMENADE
TEMECULA

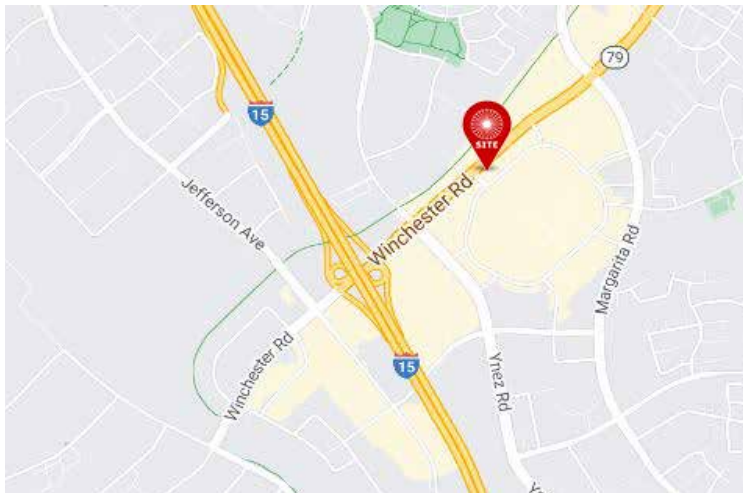


Exclusively Marketed By:

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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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