

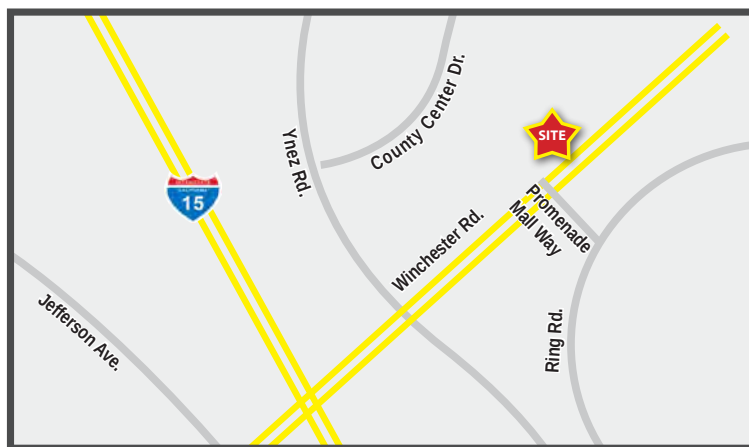
40620 WINCHESTER ROAD, SUITE B | TEMECULA, CA



PROPERTY HIGHLIGHTS:

- 5,007 SF Fully Built-Out Dental / Orthodontics Space Available For Lease.
- Prime Pad Building Located on Winchester Rd. Fronting the Promenade Mall.
- Exceptional Frontage and Visibility With Over 73K Cars Per Day.
- Ideal for Dentistry, Apparel, Jeweler, Day Spa, Cellular, Banks, Credit Unions And Other Retail or Service Users.
- Location! Location! Location!

NEARBY RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$86,049	\$84,774	\$91,050
Population	10,971	86,481	185,406
Daytime Population	12,894	40,636	75,671

TRAFFIC COUNTS

73,000 CPD

On Winchester Road

33,000 CPD

On Ynez Road

*Source: Regis

FORMER COAST DENTAL & ORTHODONTICS

RETAIL SUITE FOR LEASE

40620 WINCHESTER ROAD, SUITE B | TEMECULA, CA





FORMER COAST DENTAL & ORTHODONTICS

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Architectural floor plan of a dental clinic. The plan includes numerous rooms and areas, each labeled with a number in a circle. Key rooms include:

- Staff Room (120):** Located in the top left, containing a refrigerator (REF) and a 34" high counter.
- Medical Gas Closet (19):** Located on the left side, with a note: "VERIFY BACKING HEIGHT WITH MEDICAL GAS SUPPLIER".
- Quiet Room (118):** Located on the left side.
- PEDO/ENDO (117):** Located on the left side.
- Doctor's Adjustment (116):** Located on the left side.
- Operator (121, 122, 123, 132, 133, 134, 135, 136):** Multiple operator rooms throughout the plan.
- Sterile (127):** Located in the center.
- X-Ray (131):** Located in the center.
- Dark Room (130):** Located in the center.
- Pano X-Ray (108):** Located in the center.
- Manager's Office (107):** Located in the center.
- Case Presentation (106):** Located in the center.
- Ortho Reception (103):** Located in the center.
- Ortho Bays (105):** Located in the center.
- Ortho Sterile (104):** Located in the center.
- Equipment Room (115):** Located in the bottom left.
- Exam (112, 113, 114, 115):** Multiple exam rooms in the bottom left.
- Ortho (111):** Located in the bottom center.
- General Business (102):** Located on the right side.
- Lobby (101):** Located on the right side.
- Men's Toilet (125):** Located in the top right.
- Women's Toilet (126):** Located in the top right.
- TV by Owner:** Located in the top right.
- Shelves (124):** Located in the top right.
- Storage (124):** Located in the top right.
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- Shelves (200):** Located in the top right.

Annotations and notes include:

- REQUIRED BID ALTERNATE:** CONSTRUCT TWO TOILET ROOMS, INCLUDING METAL STUDS, DRYWALL, INSULATION, PLUMBING AND ELECTRICAL FIXTURES, HVAC, FIRE SPRINKLER, DOORS AND FRAMES, PAINT, WALL, WASHROOM ACCESSORIES, SIGNAGE, FLOORING AND ALL ITEMS REQUIRED FOR A COMPLETE AND USABLE FACILITY. SEE PLUMBING DRAWINGS FOR LOCATION OF UNDERSLAB WASTE LINES. SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR FIXTURES AND EQUIPMENT TO BE INSTALLED IN THESE ROOMS.
- TOILET ROOMS SHALL BE CONSTRUCTED BY LANDLORD UNDER SEPARATE PRIME. TENANT TO SUPPLY PAINT AND FLOOR COVERING.**
- REFER TO SHEET HS FOR CLEARANCE DIMENSIONS FOR ACCESSIBLE TOILET ROOMS. KEYNOTES FOR TOILET ROOMS REFER TO WASHROOM ACCESSORIES.**
- RELOCATE EXISTING DOOR & FRAME AND INFL. OPENING.**
- VERIFY BACKING HEIGHT WITH MEDICAL GAS SUPPLIER.**
- VERIFY UPPER WITH SMILECARE.**
- THIS EXTERIOR DOOR IS PROVIDED FOR CONVENIENCE AND IS NOT A REQUIRED EXIT.**
- 36" for 1600**
- APPROVED CITY OF TENECCULA REVIEWED BY [Signature] AUG 25 2000**
- APPROVAL OF THESE PLANS SHALL NOT BE CONSIDERED FOR ANY AND SHALL BE VALIDATED BY THE CITY OF TENECCULA. APPROVAL OF THESE PLANS SHALL NOT BE CONSIDERED FOR ANY AND SHALL BE VALIDATED BY THE CITY OF TENECCULA. APPROVAL OF THESE PLANS SHALL NOT BE CONSIDERED FOR ANY AND SHALL BE VALIDATED BY THE CITY OF TENECCULA.**



Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



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40620 Winchester Rd		RS1		
Temecula, CA 92591-5633		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	10,971	86,481	185,406
	2021 Projected Population	12,061	93,353	198,958
	2010 Census Population	9,921	77,799	165,045
	2000 Census Population	4,478	47,957	99,091
	Projected Annual Growth 2016 to 2021	2.0%	1.6%	1.5%
	Historical Annual Growth 2000 to 2016	9.1%	5.0%	5.4%
HOUSEHOLDS	2016 Median Age	33.3	35.2	34.9
	2016 Estimated Households	3,681	28,875	59,692
	2021 Projected Households	4,017	30,895	63,497
	2010 Census Households	3,309	25,815	52,878
	2000 Census Households	1,525	15,713	31,809
	Projected Annual Growth 2016 to 2021	1.8%	1.4%	1.3%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2016	8.8%	5.2%	5.5%
	2016 Estimated White	64.7%	65.5%	66.6%
	2016 Estimated Black or African American	6.4%	5.6%	5.6%
	2016 Estimated Asian or Pacific Islander	13.7%	11.7%	11.4%
	2016 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
	2016 Estimated Other Races	14.5%	16.3%	15.6%
INCOME	2016 Estimated Hispanic	26.9%	29.7%	28.6%
	2016 Estimated Average Household Income	\$86,049	\$84,774	\$91,050
	2016 Estimated Median Household Income	\$74,179	\$70,006	\$77,237
EDUCATION (AGE 25+)	2016 Estimated Per Capita Income	\$28,951	\$28,378	\$29,448
	2016 Estimated Elementary (Grade Level 0 to 8)	4.7%	4.1%	3.4%
	2016 Estimated Some High School (Grade Level 9 to 11)	6.6%	5.7%	5.4%
	2016 Estimated High School Graduate	23.2%	24.2%	22.6%
	2016 Estimated Some College	25.6%	29.3%	29.9%
	2016 Estimated Associates Degree Only	10.1%	9.4%	9.7%
BUSINESS	2016 Estimated Bachelors Degree Only	19.4%	18.6%	19.7%
	2016 Estimated Graduate Degree	10.3%	8.7%	9.2%
	2016 Estimated Total Businesses	864	4,168	8,017
	2016 Estimated Total Employees	12,894	40,636	75,671
	2016 Estimated Employee Population per Business	14.9	9.7	9.4
	2016 Estimated Residential Population per Business	12.7	20.7	23.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.