

# WINCHESTER MEADOWS

40315 WINCHESTER ROAD, TEMECULA





1,200 SF retail space  
AVAILABLE NOW



## PROPERTY HIGHLIGHTS

- 1,200 SF retail suite available for lease
- Rate: \$2.50 PSF + NNN (\$0.75 PSF)
- Monument signage available
- Close proximity to I-15 freeway
- Across from Temecula Promenade mall
- Located at a high-traffic intersection (55,970 CPD)
- Adjacent to Chapparral High School (3,216 students)

## DEMOGRAPHICS

	 Population	 Income	 Businesses	 Employees
Radius				
1 Mile	5,445	\$75,177	1,771	19,760
3 Mile	76,510	\$79,346	5,636	51,278
5 Mile	186,692	\$87,032	8,811	81,058

