



Ground Lease / BTS
 +/- 1.21 Acres / 52,708 SF

Located opposite Chaparral High School



TEMECULA

PROMENADE
TEMECULA



Chaparral High School
 Home of the Pumas

SITE



RANCHO TEMECULA
TOWN CENTER



BevMo!



LAIFITNESS.

NICOLAS RD (20,317 ATC)

WINCHESTER RD (62,338 ATC)

SEC Winchester & Nicholas Rd

Temecula, CA 92591

Offering Memorandum

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PROPERTY OVERVIEW



SITE INFORMATION

City, State, Zip	Temecula, CA 92591
County	Riverside
APN	920-100-057
Lot Size	1.21 Acres 52,708 SF
Zoning	NC (Neighborhood Commercial)

PROPERTY HIGHLIGHTS

- Ground Lease/Build To Suite Opportunity
- Located Along HWY 79/Winchester Road (+/- 62,388 ATC)
- Located Opposite to Chaparral High School
- Easy Access to I-15 Located 5 miles South
- Adjacent Tenants: O'Reilly's, Jack in the Box, VCA Pet Medical Center, Pizza Hut and Arco/AMPM
- Located Next To Rancho Temecula Town Center: Sprouts, Rite-Aid, BevMo!, LA Fitness, Bright Now Dental & Starbucks
- Average Household Income Over \$100k / 3 mile radius

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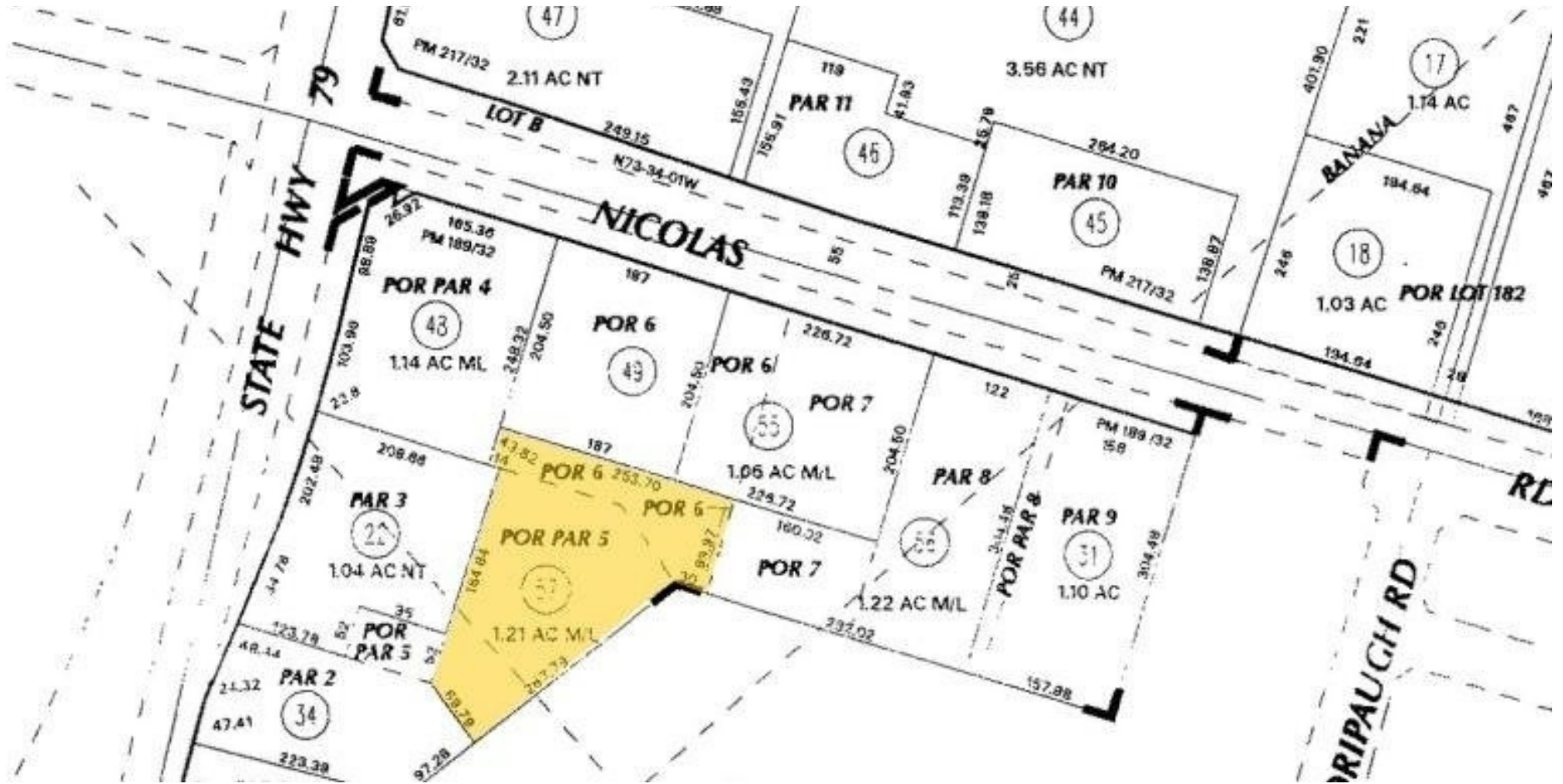
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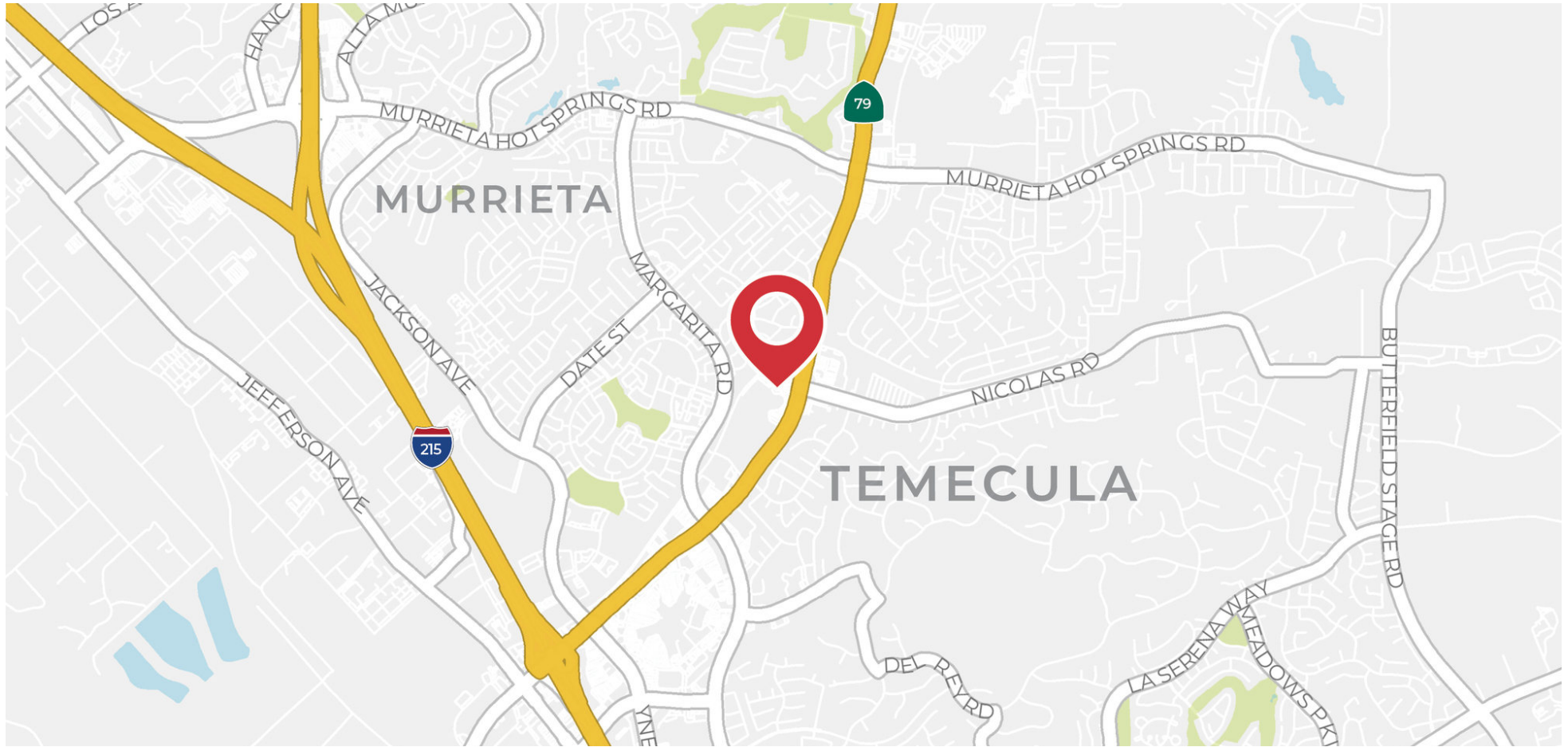
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LOCATION MAP



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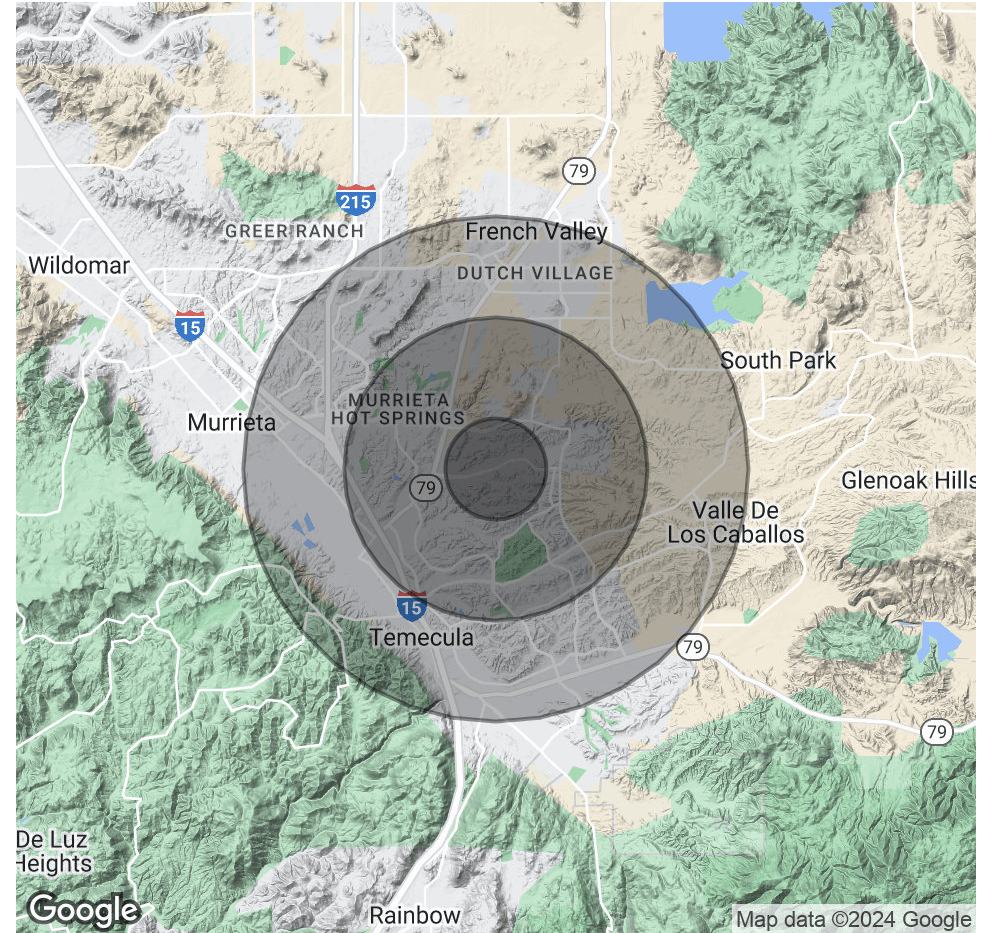
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,607	97,930	197,239
Average Age	39.6	36.1	34.7
Average Age (Male)	39.1	34.8	33.6
Average Age (Female)	41.3	37.2	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,813	30,614	59,790
# of Persons per HH	3.3	3.2	3.3
Average HH Income	\$119,945	\$107,550	\$111,058
Average House Value	\$497,714	\$442,080	\$445,711

* Demographic data derived from 2020 ACS - US Census



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