

Winchester Center

27452-27470 Jefferson Avenue, Temecula, CA 92590

FOR LEASE



1,397± - 2,961± SF
SUITES AVAILABLE



\$2.00 - \$2.25
PSF NNN
STARTING MONTHLY
LEASE RATES



JOIN: **Hertz** Patsy's Country
KITCHEN



Two Suites Available:

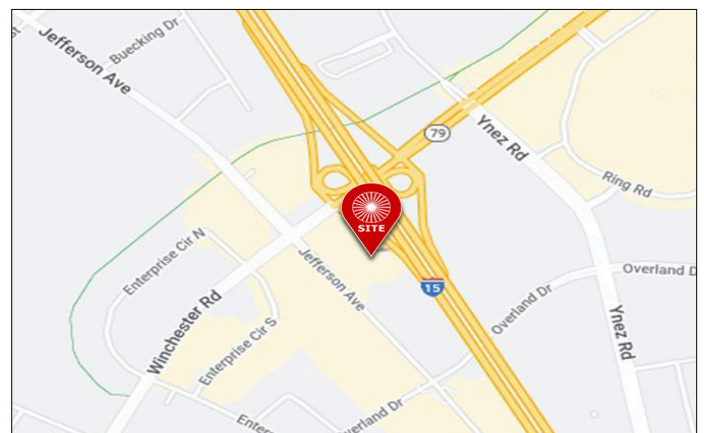
- **Building A | Suite 6C:**
2,961± SF | \$2.00 PSF/Month NNN
- **Building A | Suite 5A & B:**
2,400± SF | \$2.00 PSF/Month NNN
- **Building B | Suite 7C:**
1,397± SF | \$2.25 PSF/Month NNN
Has 5'± x 10'± Roll Up Truck Door in Rear
- **Low Net, Net Net fees**
(2024 NNN Budget: \$0.58 PSF/Month)
- 37,726± Square Foot Shopping Center
- Excellent Mix of National, Regional, and Local Tenants
- Located at Interstate 15 and Winchester Road Southbound I-15 Freeway On Ramp
- Excellent Interstate 15 Freeway Showroom Exposure
- Southeast Corner Winchester Road and Jefferson Avenue
- High parking ratio:
(257 spaces - approximately 1 per 161 SF)

Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	4,432	71,527	170,773
2029 Population (Projected)	4,816	71,527	171,980
Daytime Employee Population	23,604	56,033	86,248
Average Household Income	\$92,870	\$107,877	\$119,237

Traffic Counts

Source: CoStar 2020-2022	ADT
I-15 at Winchester Road	203,601
Winchester Road at I-15	30,375



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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.

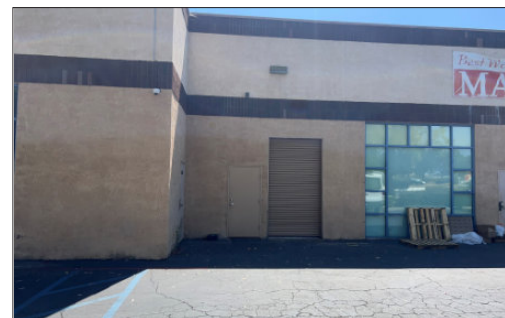
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BUILDING/ SUITE	SQUARE FEET	APPROX. DIMENSIONS	BASE RENT/ PSF	TENANT
27470 JEFFERSON AVENUE - Building A				
1 A	2,607	Irregular	————	Patsy's Country Kitchen
1 B	1,308	Irregular	————	Temecula Catering
2	900	15 X 60	————	Temecula Catering
3	1,080	18 X 60	————	Outlaw Tattoo Studio
4	1,320	22 X 60	————	Outlaw Tattoo Studio
5 A & B	2,400	40 X 60	\$2.00	AVAILABLE
6 A & B	3,200	40 x 80	————	Arthur Murray Dance Studio
6 C	2,961	40 x 80	\$2.00	AVAILABLE
27452 JEFFERSON AVENUE - Building B				
1	1,115	20 X 55	————	The Kitchen Station
2	1,310	20 X 55	————	D'Luxe Nail Bar
3	1,040	20 X 62 Irregular	————	The Kitchen Station
4	1,250	20 X 62	————	Hertz Car Rental
5	1,250	20 X 62	————	Basho's Smoke Shop
6 A & B	2,800	40 X 70	————	Audio Addiction
7 A & B	4,200	80 X 70	————	Bestwei Trading (Asian Market)
7 C	1,397	20 X 70	\$2.25	AVAILABLE (Includes 5' x 10' ± Roll Up Truck Door)
8 A	4,738	60 X 80	————	Patio World
8 B	2,850	Irregular	————	Precision Flooring
TOTALS	37,727			

Note: 2024 estimated NNN budget is approximately \$0.58 per square foot per month.
Rates, terms and tenant mix subject to change.

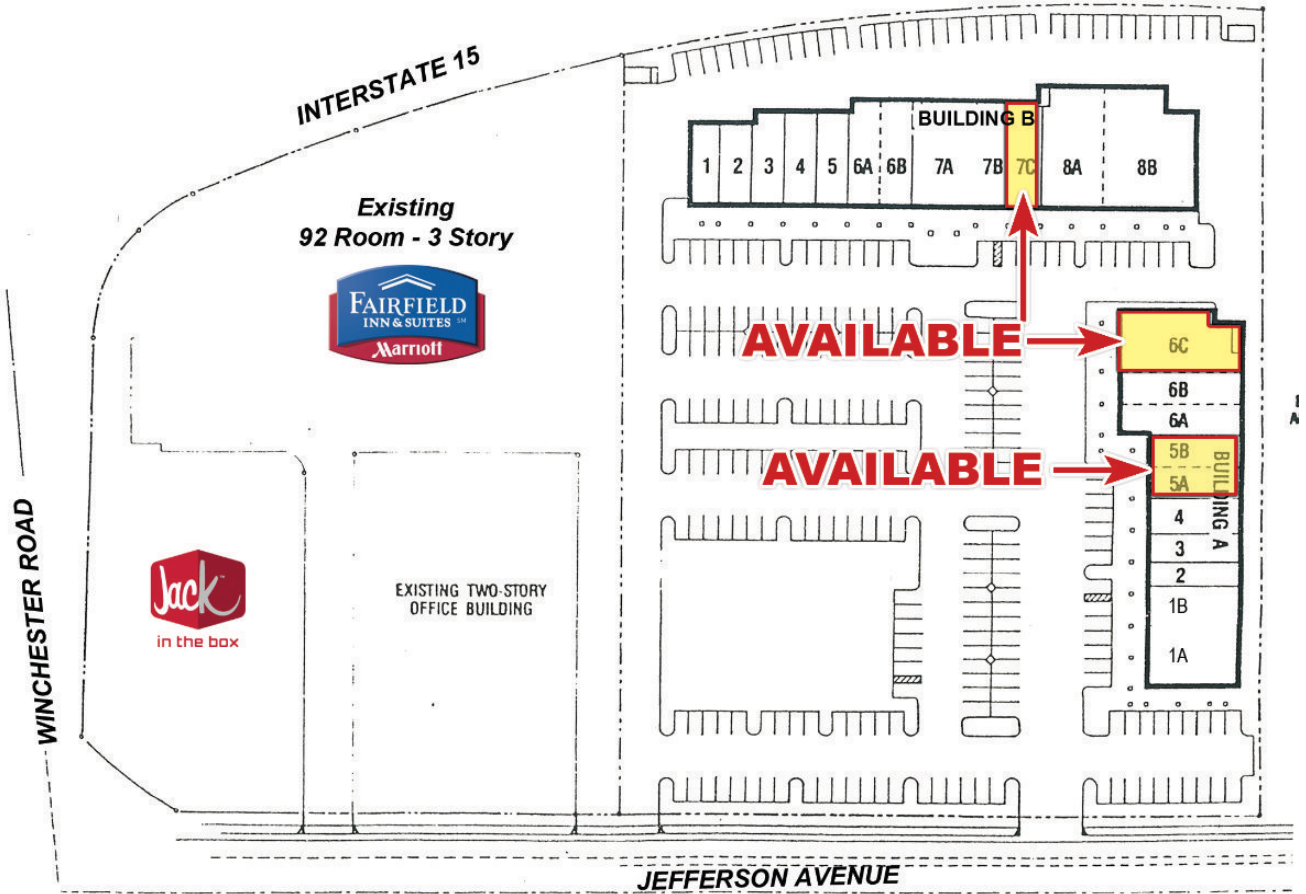


Building B, Suite 7C

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