

FOR LEASE

JEFFERSON RETAIL/WINCHESTER OFFICE PLAZA

27315 Jefferson Avenue & 41593 Winchester Road, Temecula, CA





RETAIL SPACE AVAILABILITIES

- Suite CD: 1,958 SF
- Suite F1: 1,680 SF
- Suite F2: 1,629 SF

OFFICE SPACE AVAILABILITIES

- Suite 105: 2,171 SF
- Suite 108: 1,108 SF
- Suite 110: 2,695 SF
- Suite 112B: 184 SF
- Suite 122: 839 SF
- Suite 212: 1,055 SF
- Suite 216: 751 SF

NEIGHBORING TENANTS

Jack in the Box, Hobby Lobby, Dollar Tree, TJ Maxx, Pier 1 Imports, Tuesday Morning, Sally Beauty, Starbucks, 7-Eleven, Del Taco & More

COMMENTS

- 174,000 Vehicles Per Day
- Strategic location next to Temecula 24-hour Urgent Care and Kaiser Permanente Temecula Medical Offices
- Rapidly growing population in the City of Temecula
- Close proximity to the I-15 freeway

NEIGHBORHOOD DEMOGRAPHICS



TOTAL POPULATION

1 Mile	1,618
3 Miles	69,782
5 Miles	170,210



AVERAGE HOUSEHOLD INCOME

\$97,509
\$94,252
\$101,972



MEDIAN AGE

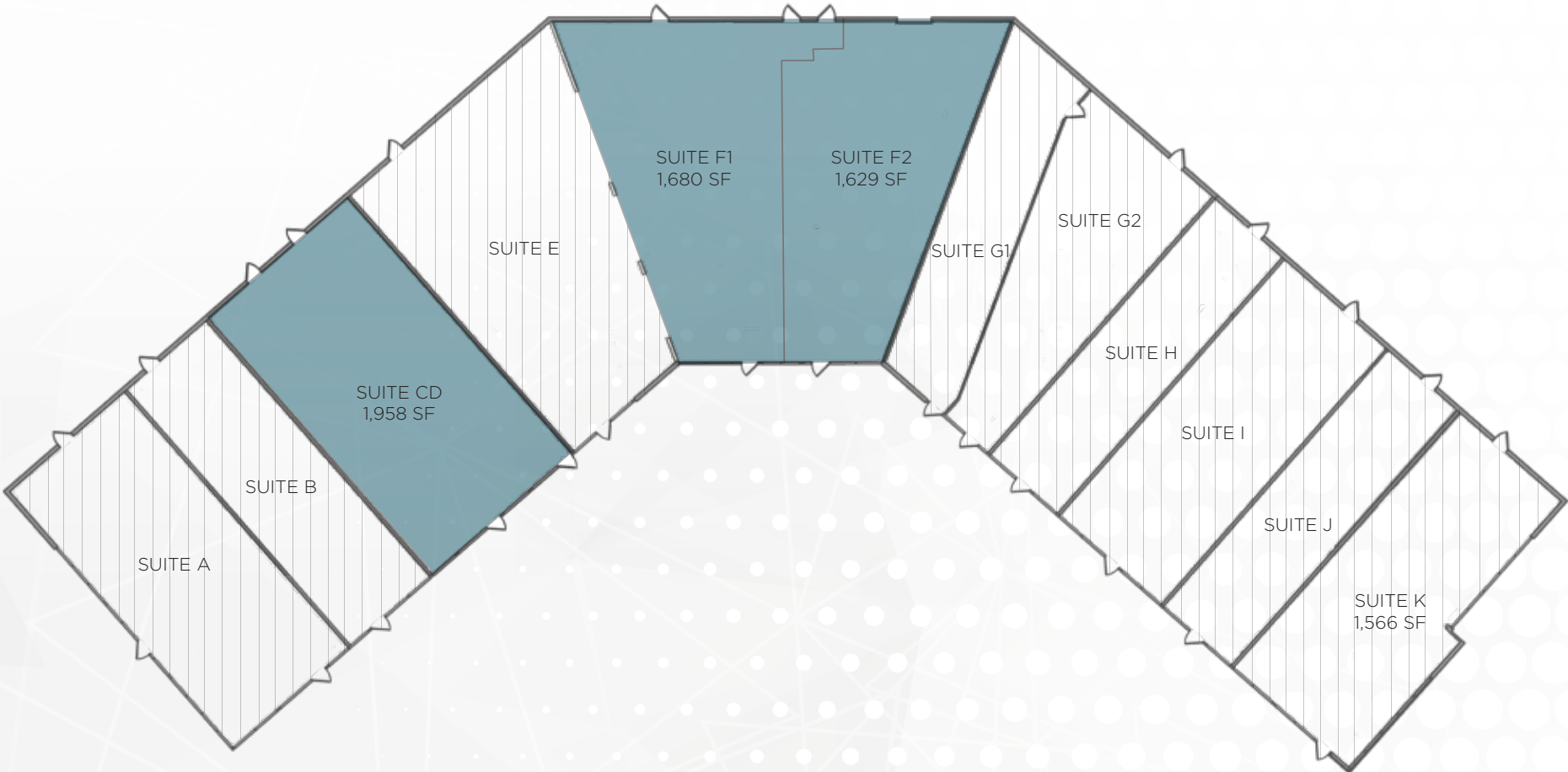
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FLOOR PLAN | RETAIL

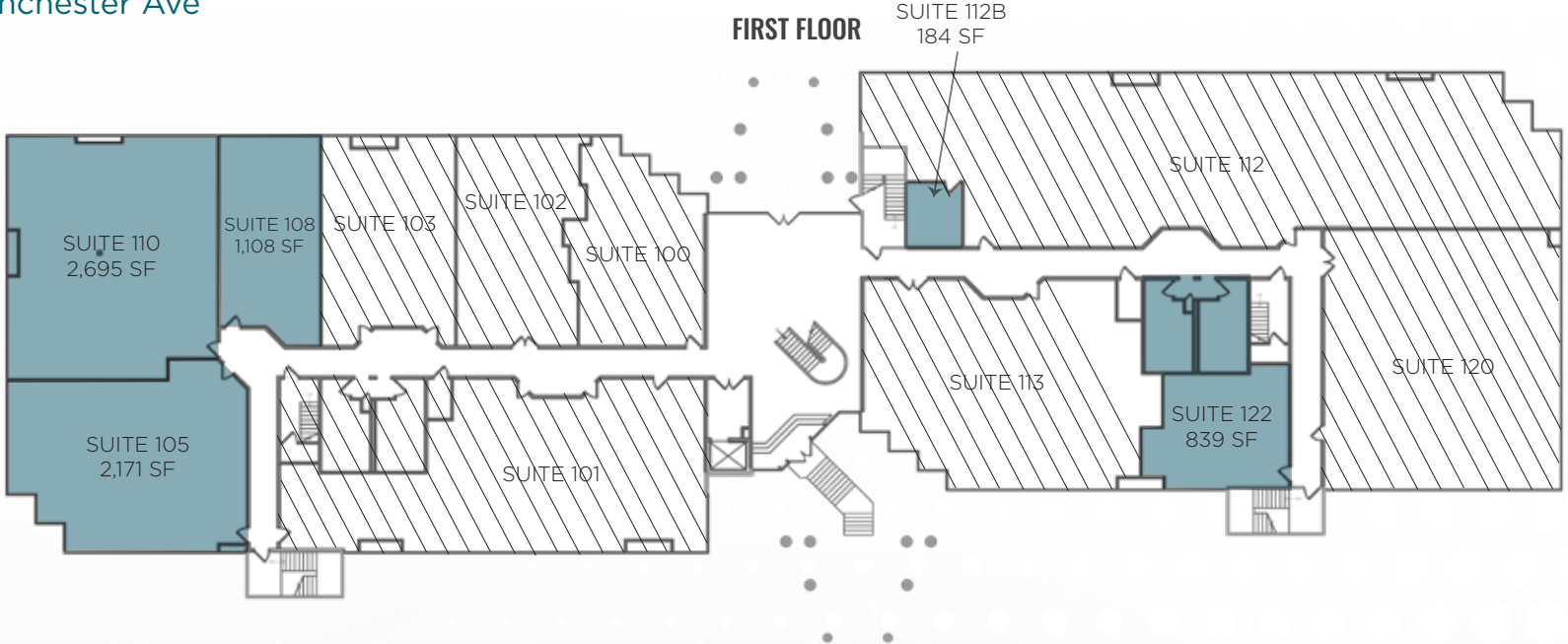
27315 Jefferson Ave



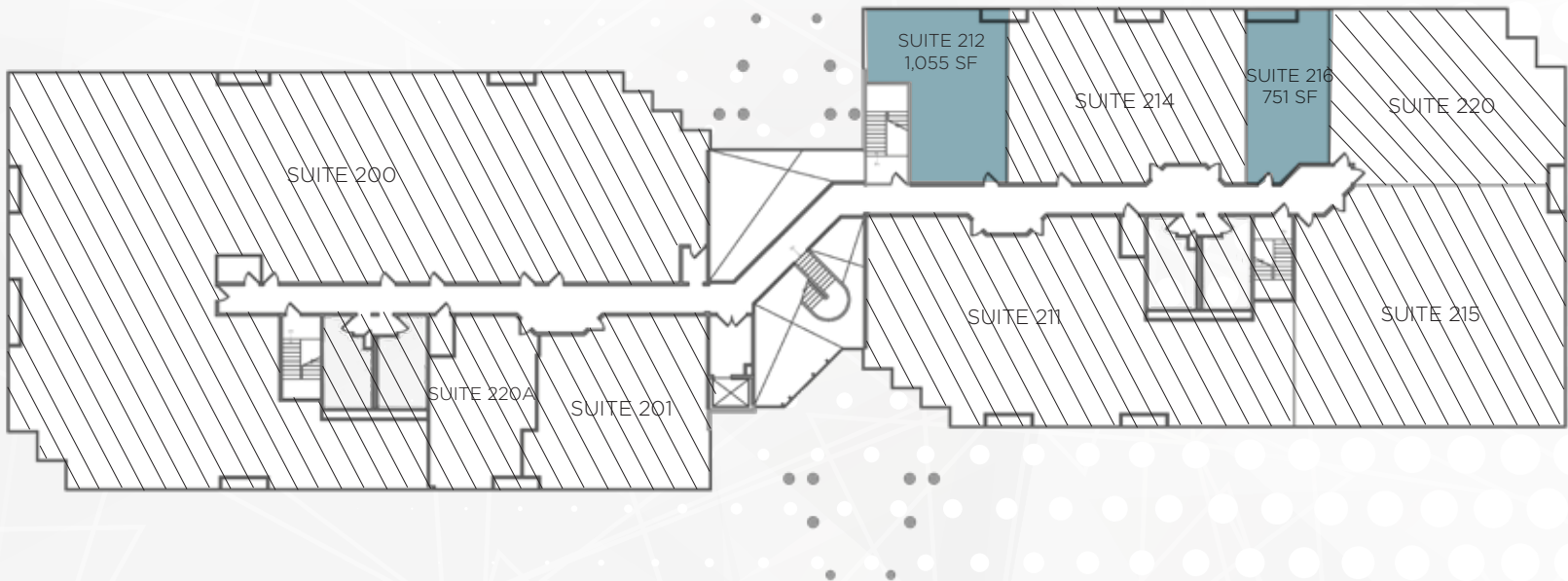
FLOOR PLAN | OFFICE

41593 Winchester Ave

FIRST FLOOR



SECOND FLOOR



27315 Jefferson Ave
Temecula, CA

Retail Overview



FOR MORE INFORMATION, PLEASE CONTACT:

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