

FOR SALE

Winchester Rd, Temecula CA

± 5.36 Acres Corner Lot on major Thoroughfare



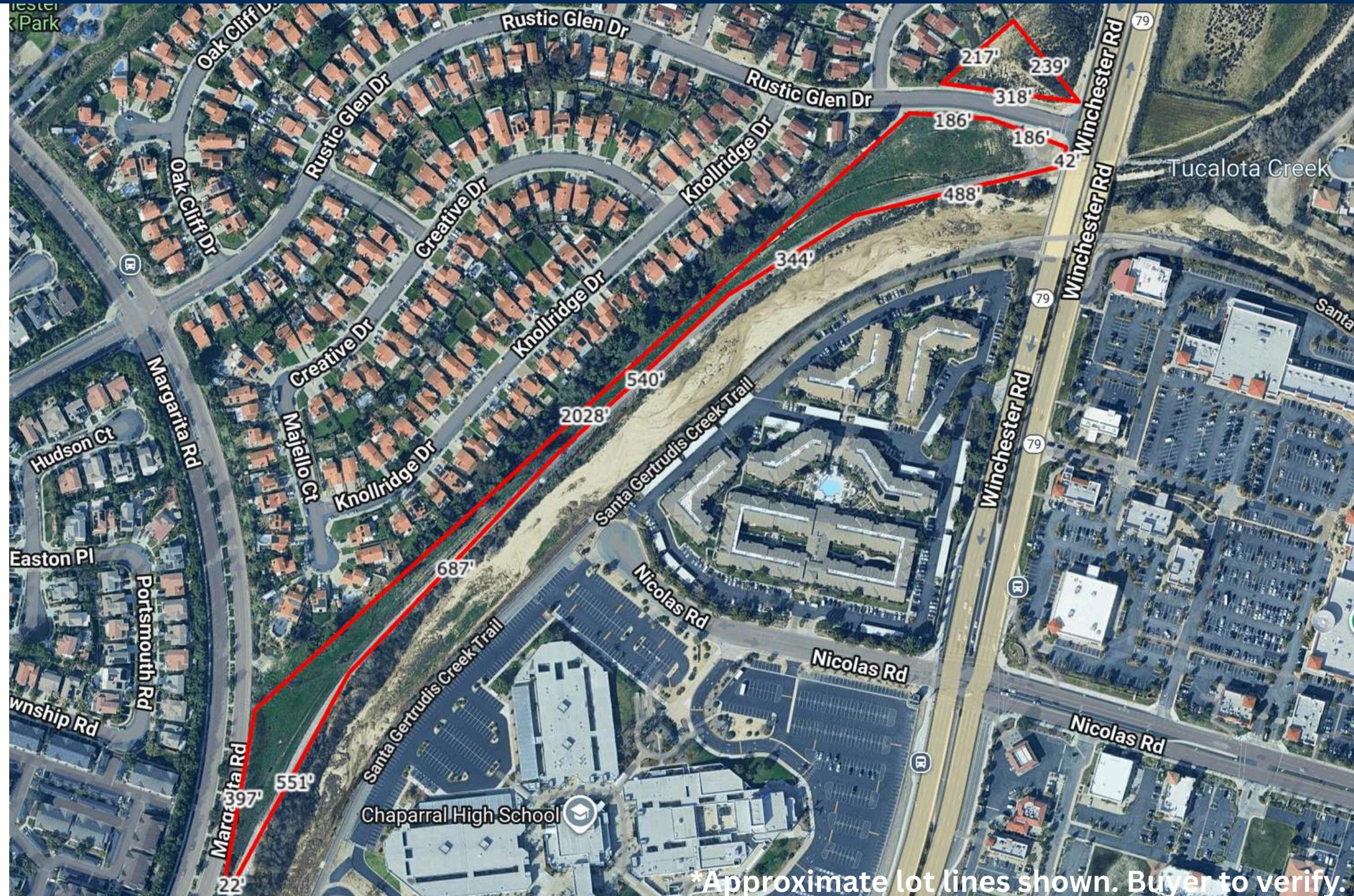
*Approximate lot lines shown. Buyer to verify.

Winchester Rd, Temecula CA

HIGHLIGHTS:

- **±5.36 Acres**
- **APN: 920-090-003**
- **Zoning: Public Institutional (PI)**
- **High Traffic Visibility (±58,088 CPD)**
- **Frontage on Winchester Rd & Margarita Rd**
- **3 Potential Development Sites**
- **Surrounded by Major Commercial & Residential Developments**
- **Excellent Medical Office Opportunity**
- **Nearby access I-15 freeway**
- **Price: \$950,000.00**

[Click here for permitted uses \(PD\)](#)

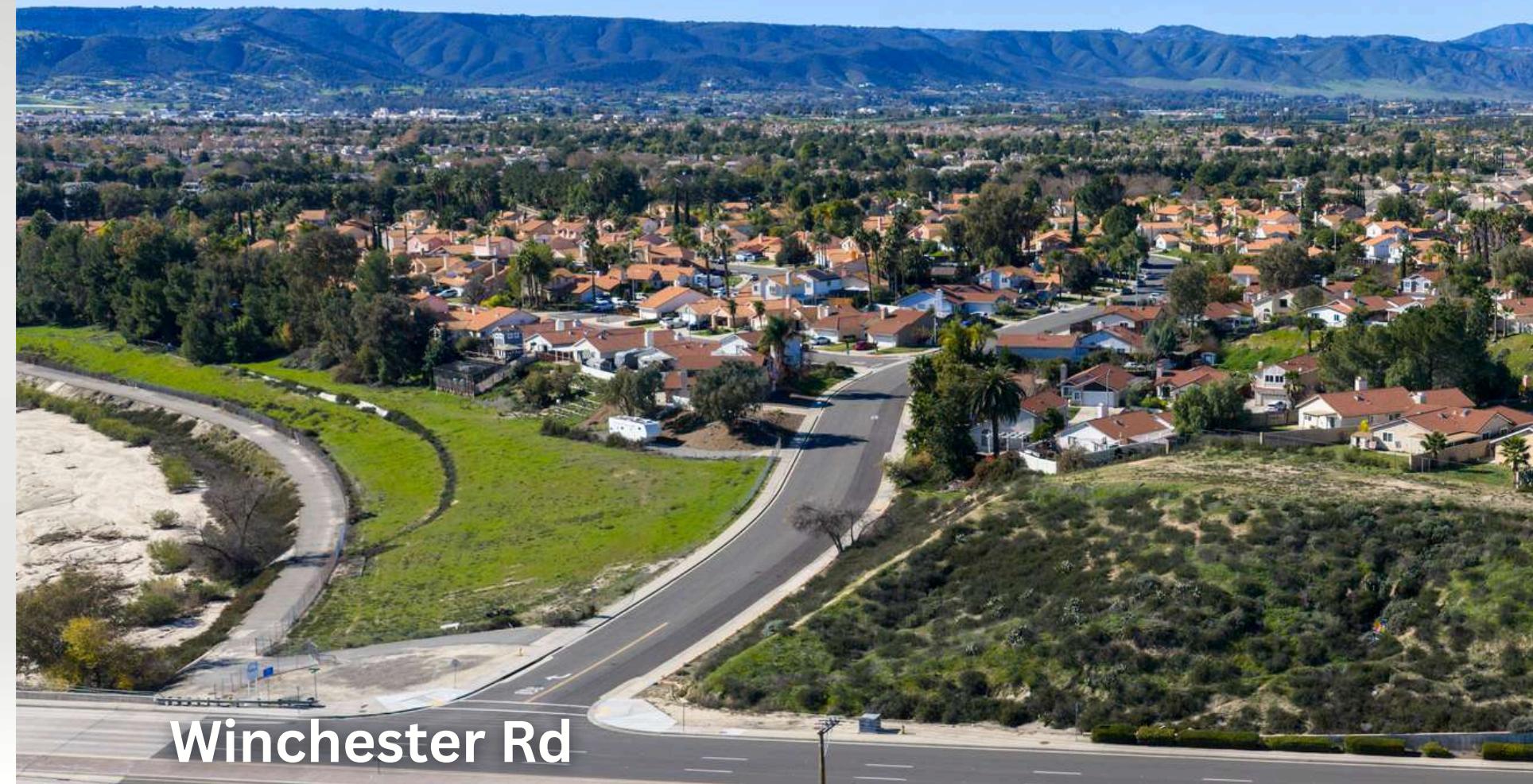
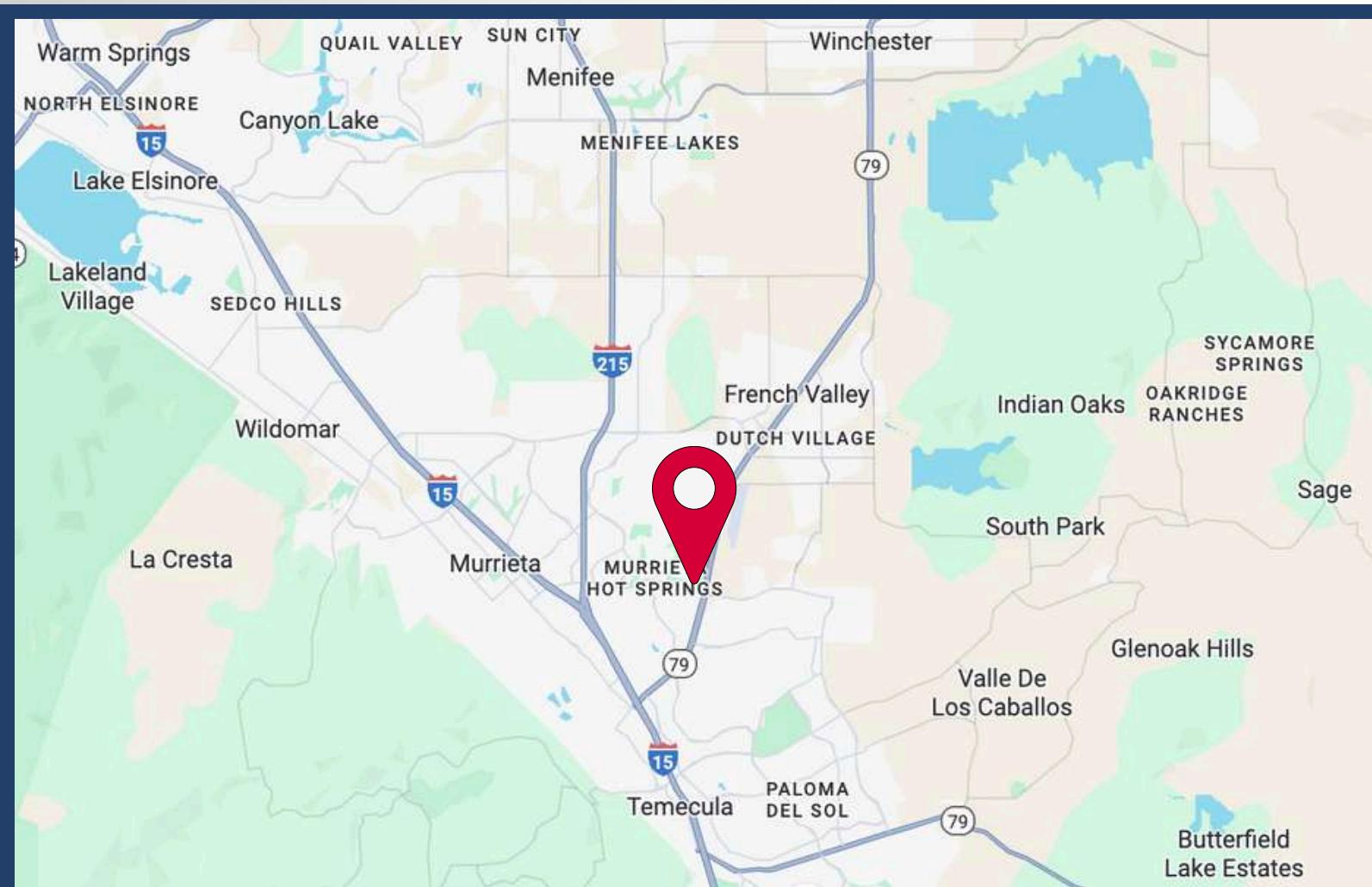


Temecula



± 58,088 CPD
New Development Incoming!
6 acres sold in 2025 for \$5M

Unique Opportunity to utilize excess dirt from one lot to bring the other proposed pad up to grade, creating 2 developable sites. Well suited for Medical Offices, Day Care Centers, Religious Facilities, Professional Offices, Gov Services, etc



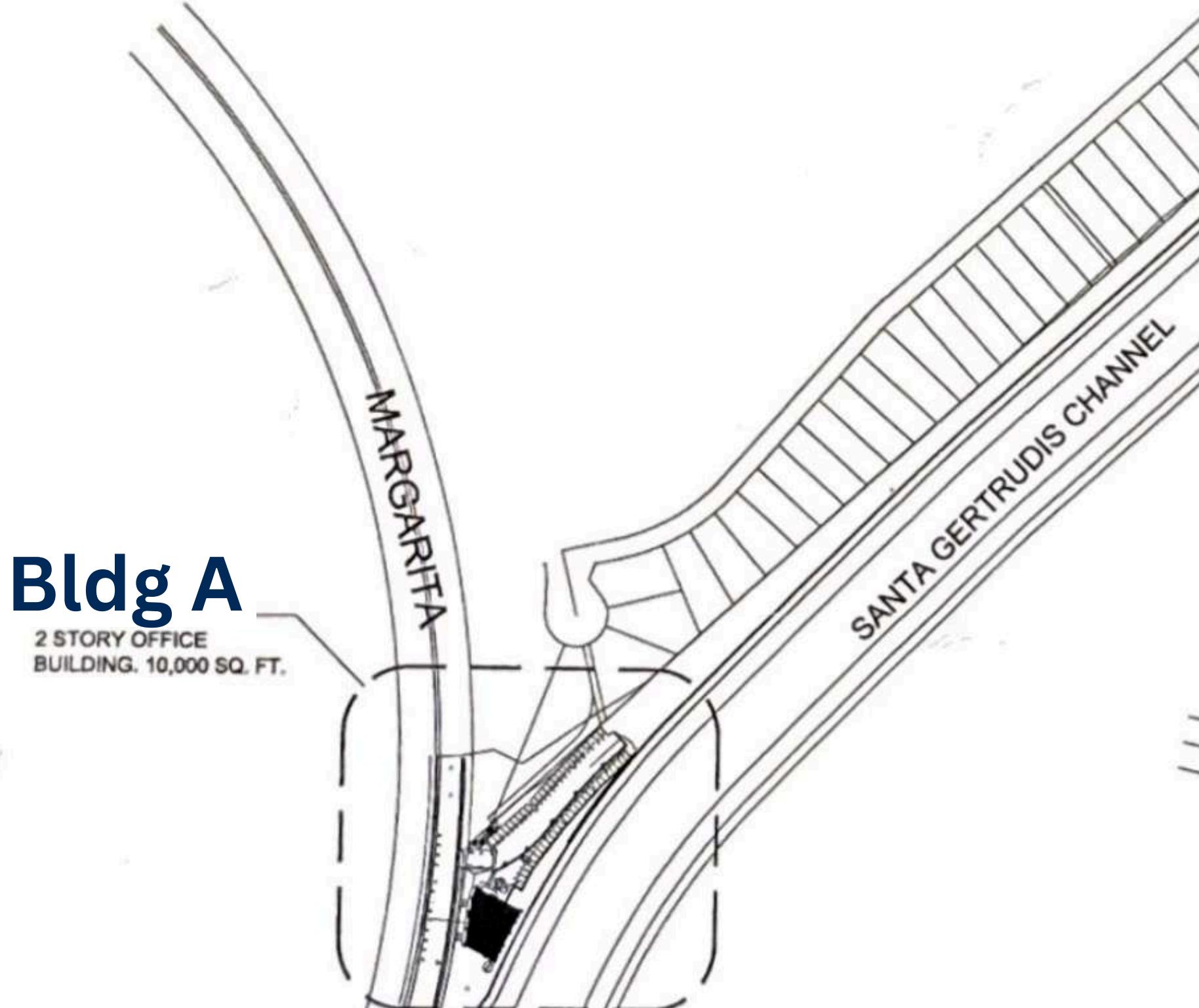
3 Proposed Pad Sites

Bldg C

1 STORY OFFICE
BUILDING, 3,936 SQ. FT.

Bldg B

1 STORY OFFICE
BUILDING, 10,100 SQ. FT.

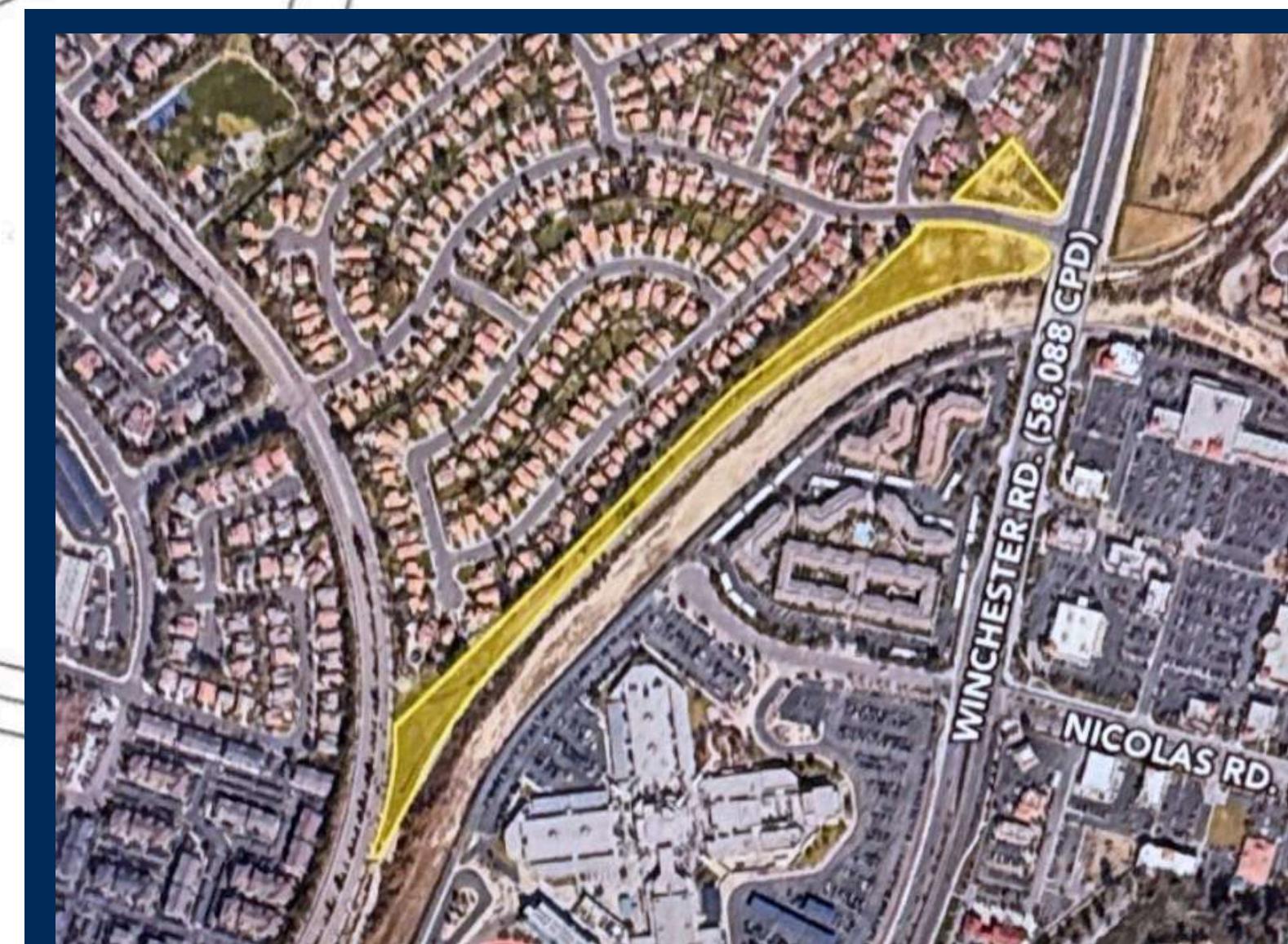


Bldg A

2 STORY OFFICE
BUILDING, 10,000 SQ. FT.

SANTA GERTRUDIS CHANNEL

WINCHESTER



For More
Information:

BOBBY MENDEZ
951.283.5015

Bobby@MendezRCG.com
www.BobbyMendezCRE.com
DRE#01971883



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