

# FOR SALE

Winchester Rd, Temecula CA

± 5.36 Acres Corner Lot on major Thoroughfare



\*Approximate lot lines shown. Buyer to verify.

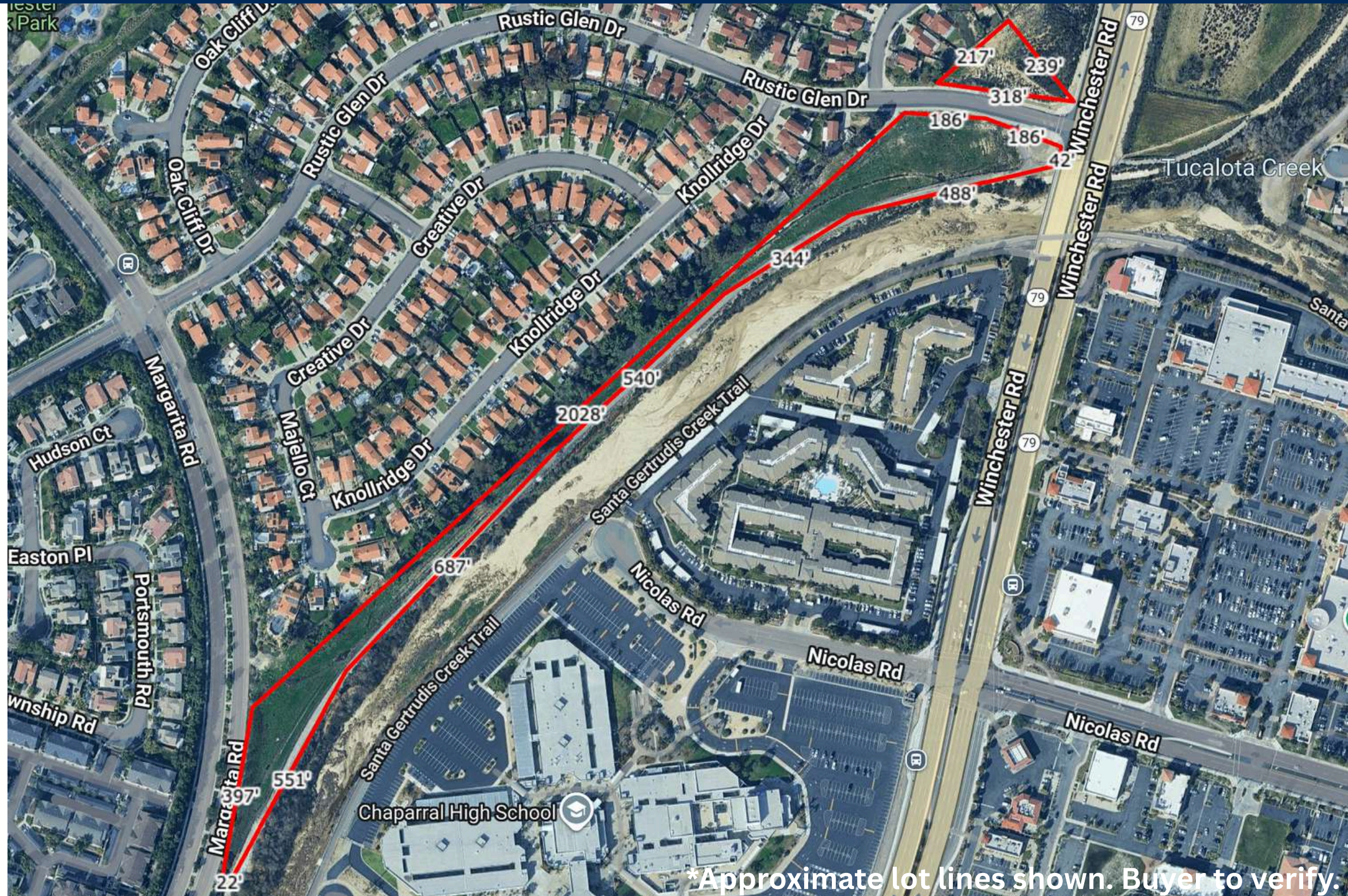


# Winchester Rd, Temecula CA

## 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 \(PI\)](#)



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FOUNTAIN GLEN  
TEMECULA  
55+ APARTMENT HOMES

**SITE**

Rustic Glen Dr

Winchester Rd

**± 58,088 CPD**

**New Development Incoming!**  
**6 acres sold in 2025 for \$5M**



SEPHORA

ESPORTA  
FITNESS

EST. 1983  
**BRUEGGER'S  
BAGELS**  
AUTHENTIC NEW YORK STYLE

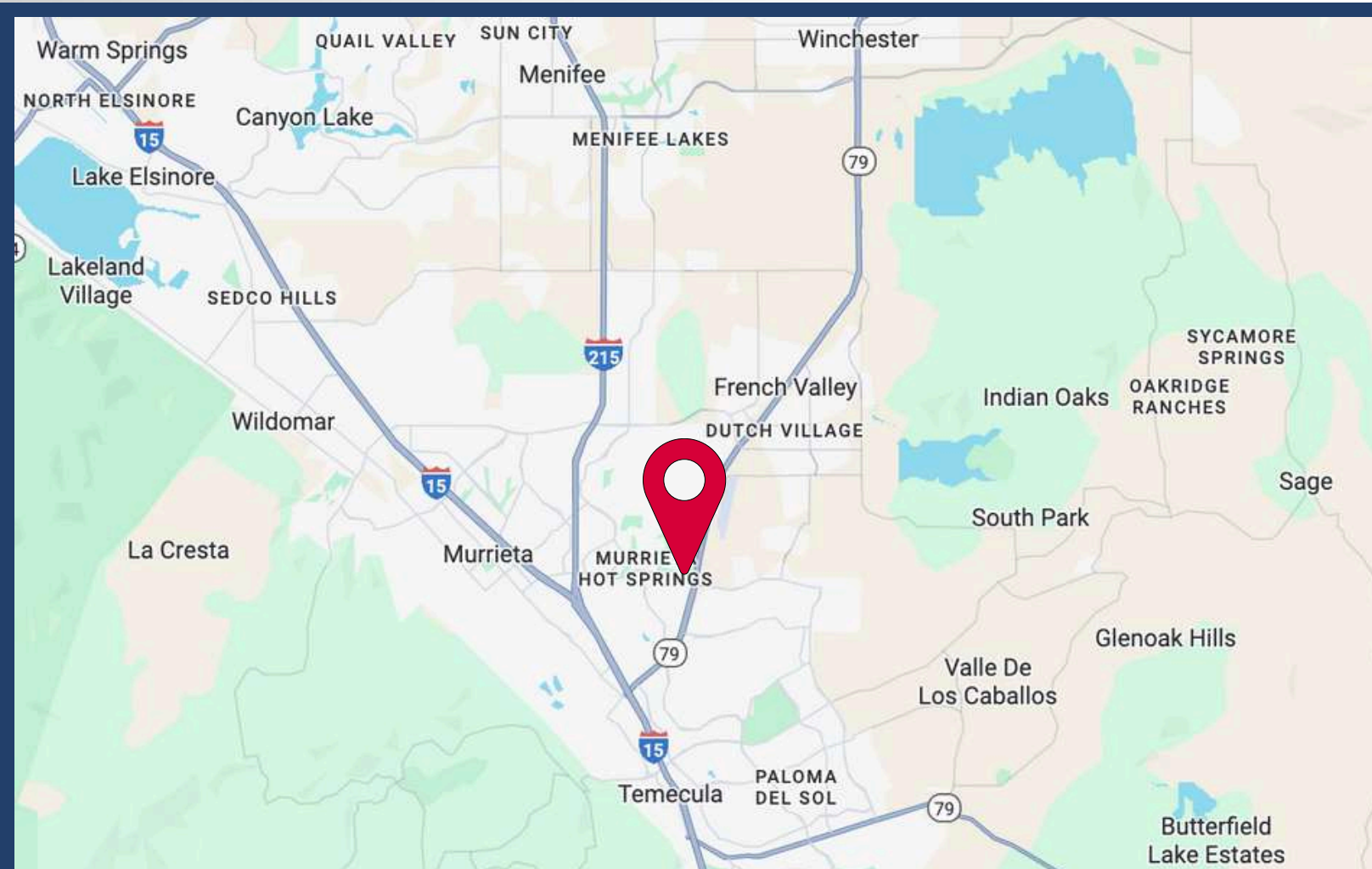
Rodrigo's  
Mexican Grill

**BevMo!**

**SPROUTS**  
FARMERS MARKET



**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.

RUSTIC GLEN

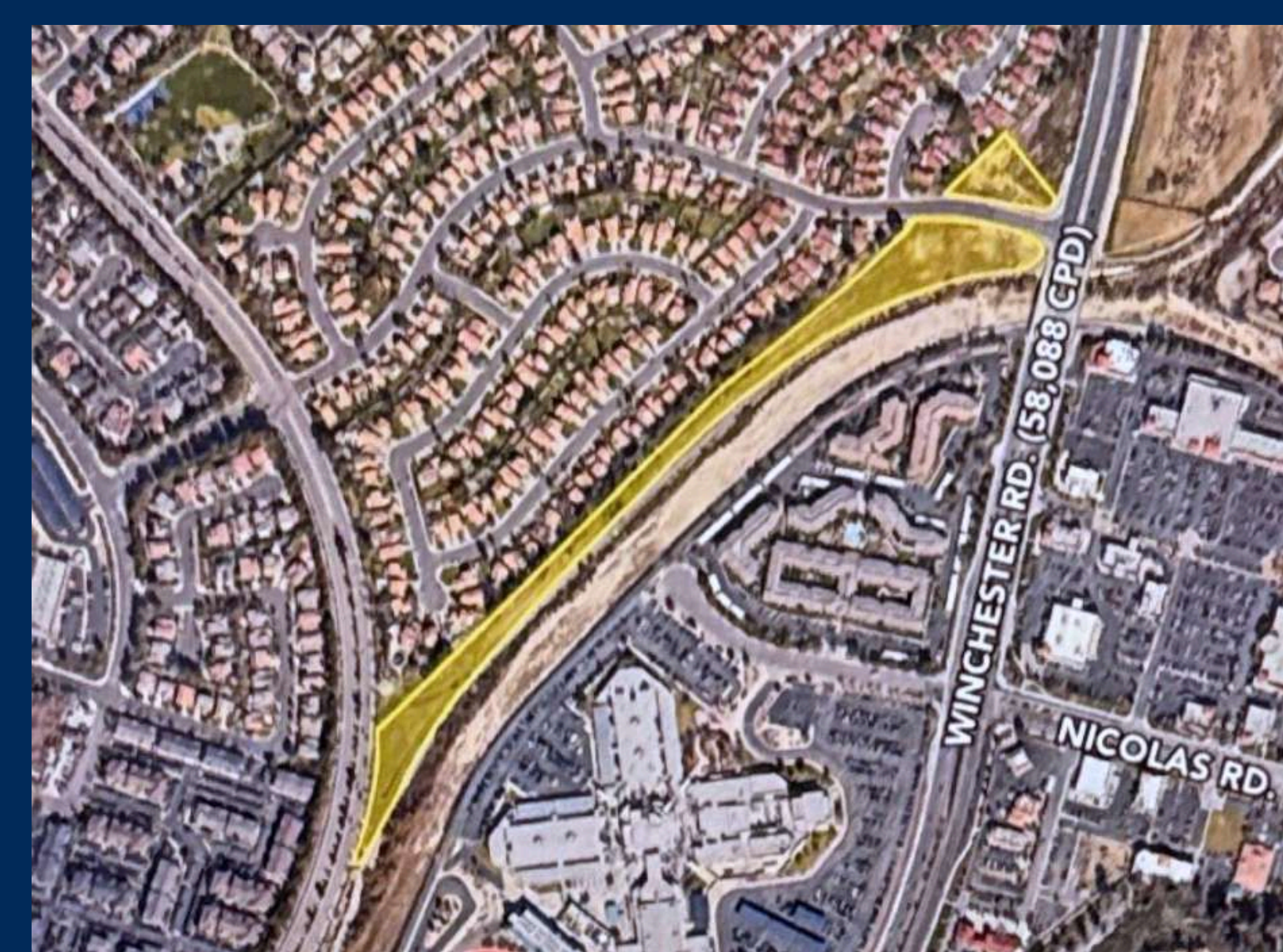
WINCHESTER

**Bldg A**

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

MARGARITA

SANTA GERTRUDIS CHANNEL





# For More Information:

**BOBBY MENDEZ**

**951.283.5015**

**Bobby@MendezRCG.com**

**www.BobbyMendezCRE.com**

DRE#01971883



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