

FOR LEASE

WINCHESTER MEADOWS

40405 Winchester Road | Suite 103 | Temecula, CA

OFFICE
RETAIL
LAND
INDUSTRIAL



JANET F. KRAMER, JD, CCIM
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CalDRE #01351570



GREAT SIGNAGE OPPORTUNITY

OFFERING SUMMARY

AVAILABLE SF:	±1,360 SF
LEASE RATE:	\$2.75/SF/MO. NNN
NNN FEE:	\$1.13/SF/MO.
MARKET:	Inland Empire

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PROPERTY HIGHLIGHTS

- Prime location at the intersection of two major retail corridors
- Strong co-tenancy with Planet Fitness, CVS, and Dollar Tree
- Dedicated monument signage on Margarita Road and Winchester Road
- Next to Chaparral High School (3,237 students & 120+ teachers)



SITE PHOTOS

40405 Winchester Road | Suite 103 | Temecula | CA



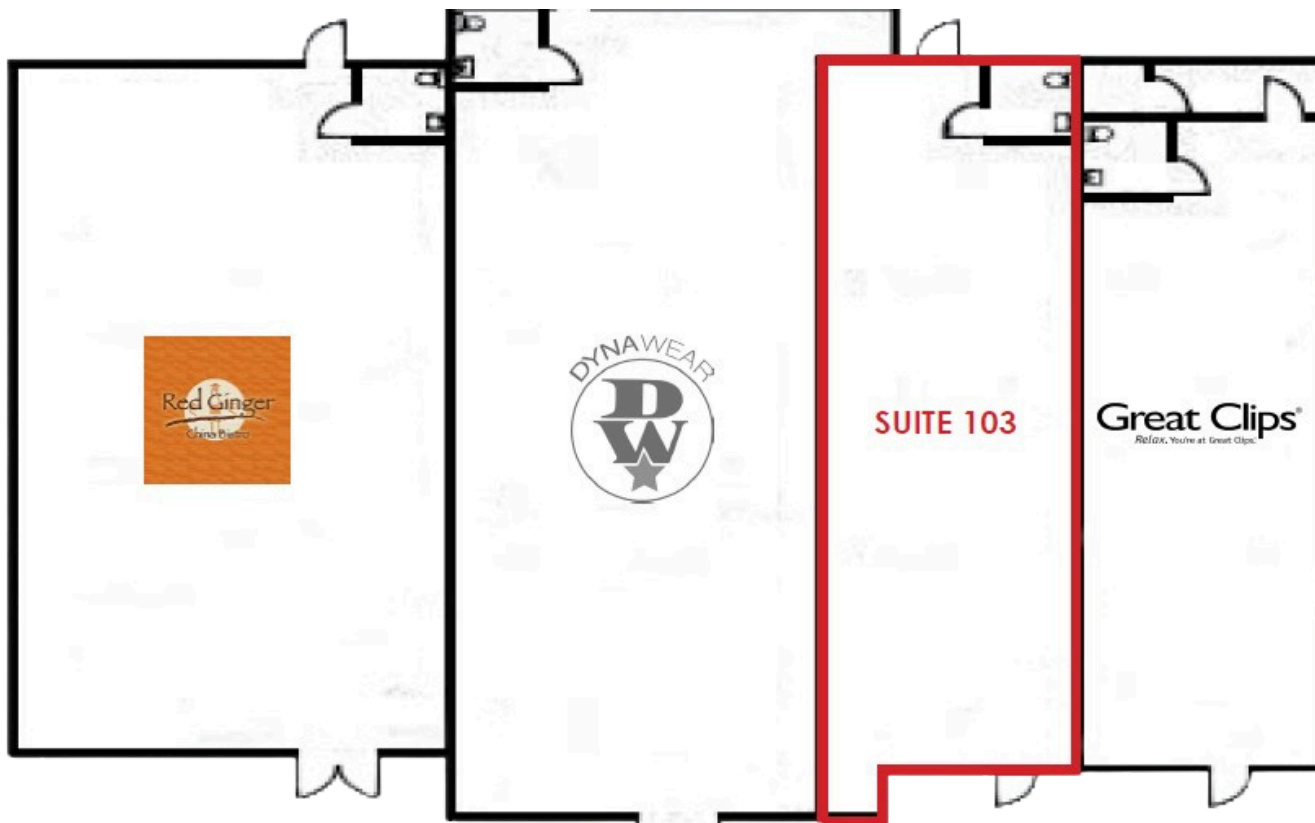
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PROPERTY SUMMARY

40405 WINCHESTER ROAD | SUITE 103 | TEMECULA | CA

SUITE	TENANCY	SIZE
101	RED GINGER	±2,250 SF
102	DYNA WEAR	±2,245 SF
103	AVAILABLE	±1,360 SF
104	GREAT CLIPS	±1,200 SF



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RETAILER MAP

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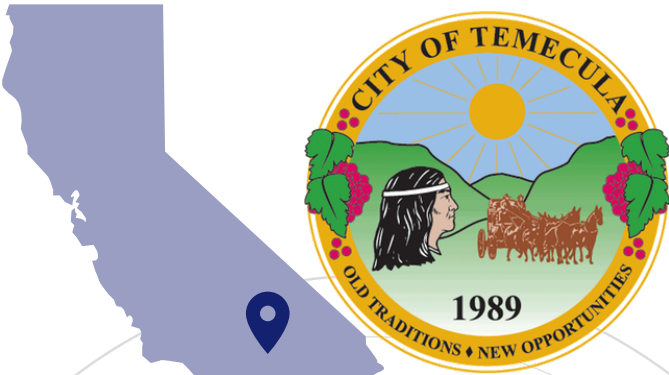
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This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2025

DEMOGRAPHICS

40405 WINCHESTER ROAD | SUITE 103 | TEMECULA | CA



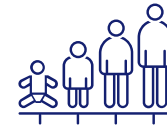
-  **State** California
-  **County** Riverside
-  **Mayor** Brenden Kalfus
-  **Website** temeculaca.gov

POPULATION

Source: ESRI



93,757
POPULATION

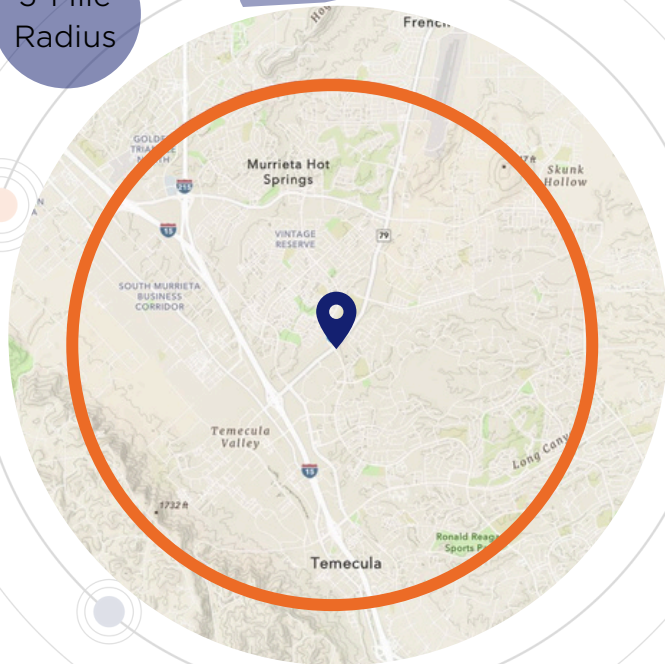


37.7
MEDIAN AGE



32,121
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



65%
WHITE COLLAR



17%
BLUE COLLAR



19%
SERVICES



6%
UNEMPLOYMENT RATE

EDUCATION



20
HIGH SCHOOL
GRADUATE



36%
SOME COLLEGE



37%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$104,733
MEDIAN HOUSEHOLD
INCOME



\$44,896
PER CAPITA
INCOME



\$310,607
MEDIAN NET
WORTH

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