

Winchester Pavilion

41720 Winchester Road, Temecula, CA 92590

OFFICE FOR LEASE



1,597± SF
Available



\$2.35
PSF Per Month MG

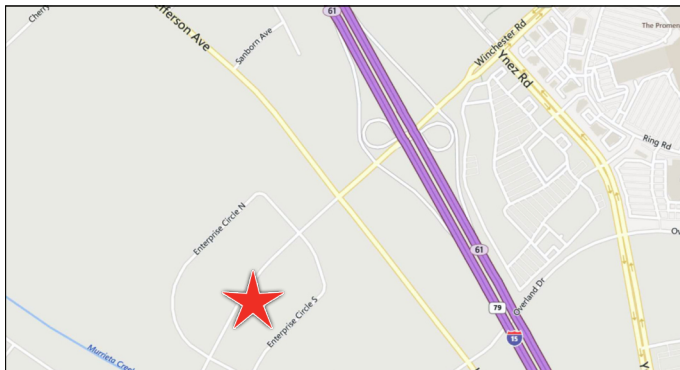


HIGHLIGHTS

- Office Suite with two private offices and open area with coffee bar/counter with sink
- Elevator served
- Location is easily Accessible from Interstate 15 and the
- Temecula and Murrieta business parks
- Walking distance to restaurants and financial institutions
- High traffic Winchester Road frontage
- Winchester Road signage

Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	836	65,260	167,109
2029 Population (Projected)	879	69,124	176,093
Daytime Employee Population	22,985	55,345	84,505
Average Household Income	\$84,577	\$108,076	\$118,552



Traffic Counts

Source: CoStar 2023	ADT
Winchester Road at Jefferson Avenue	41,892



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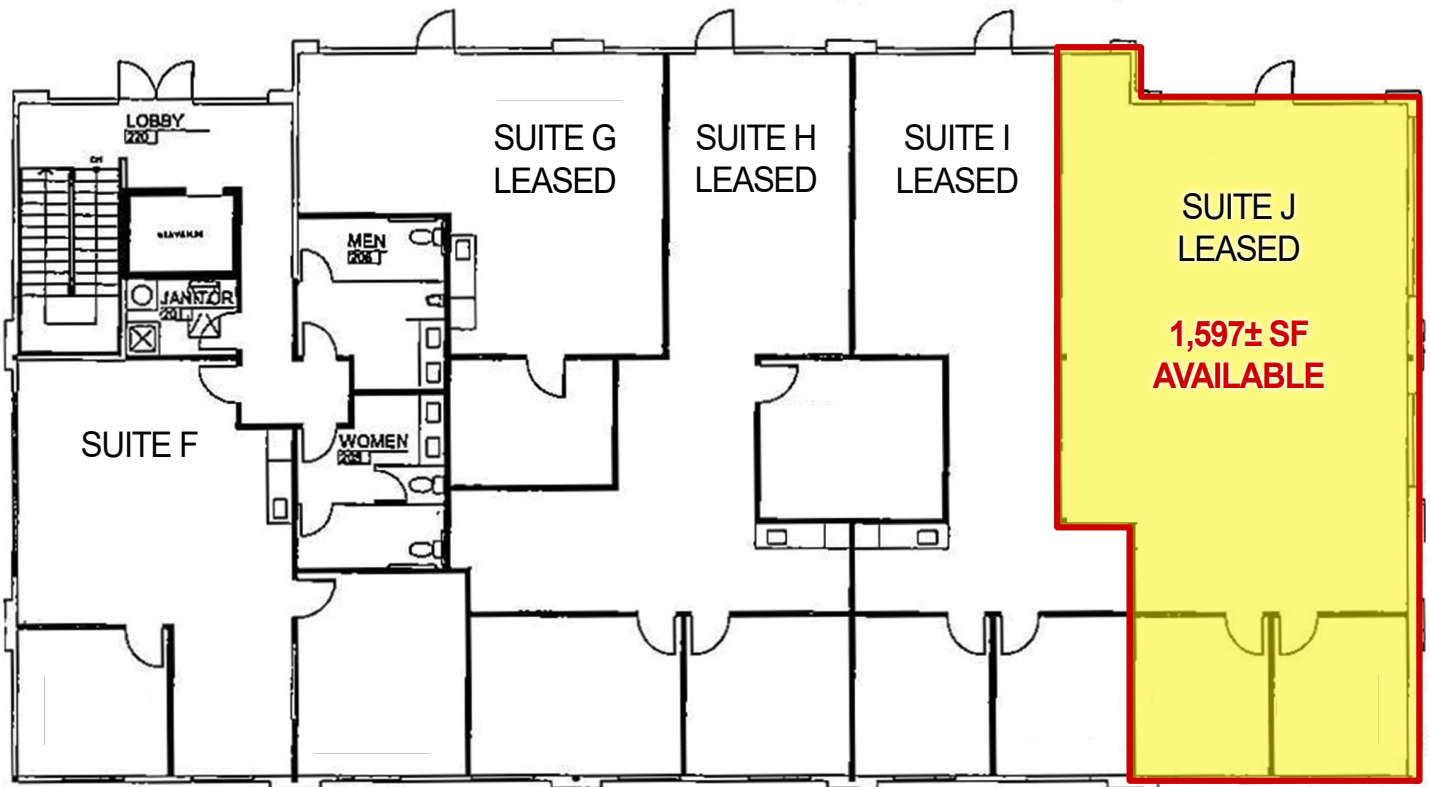
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The above information, while not guaranteed, has been secured from sources we believe to be reliable.

Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

UNIT	TENANT	SF	RATE (PSF/MONTH)
F	Invicta Financial Group	1,086	----
G	Allstate Insurance	821	----
H	Dr. Rahmany	1,551	----
I	Dr. Rahmany	1,102	----
J	AVAILABLE	1,597	\$2.35 MG

Modified Gross does not include janitorial or electricity.



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Suite J



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