

# Rancho Crossroads Plaza

**FOR LEASE**

41115 - 41125 Winchester Road, Temecula, CA 92591



**1,061± SF**  
SUITES AVAILABLE



**\$2.75 PSF NNN**  
STARTING MONTHLY  
LEASE RATE



- 28,000± SF Shopping Center
- Located on the corner of Winchester Road and Ynez Road, along the I-15 northbound freeway on-ramp
- Adjacent to busy Starbucks
- Signalized intersection
- Across from 1,200,000± SF Promenade Regional Mall, anchored by J.C. Penny, Cheesecake Factory, P.F. Changs, Yard House, Macy's, Regal Edwards Temecula
- Located across from 425,000± SF Palm Plaza power center, anchored by At Home, Food 4 Less, Hobby Lobby, TJ Maxx, Dollar Tree, Auto Club
- Parking Ratio: Approximately 5/1,000
- Monument sign panels available fronting Winchester Road and Ynez Road
- Freeway sign panel for larger/select tenants

Join These Retailers in the Immediate Area:



**Exclusively Marketed By:**

**Allison Esbensen**

Sales Associate  
CA License # 01983671  
(951) 491-6300

[aesbensen@westmarcre.com](mailto:aesbensen@westmarcre.com)

**Mark Esbensen**

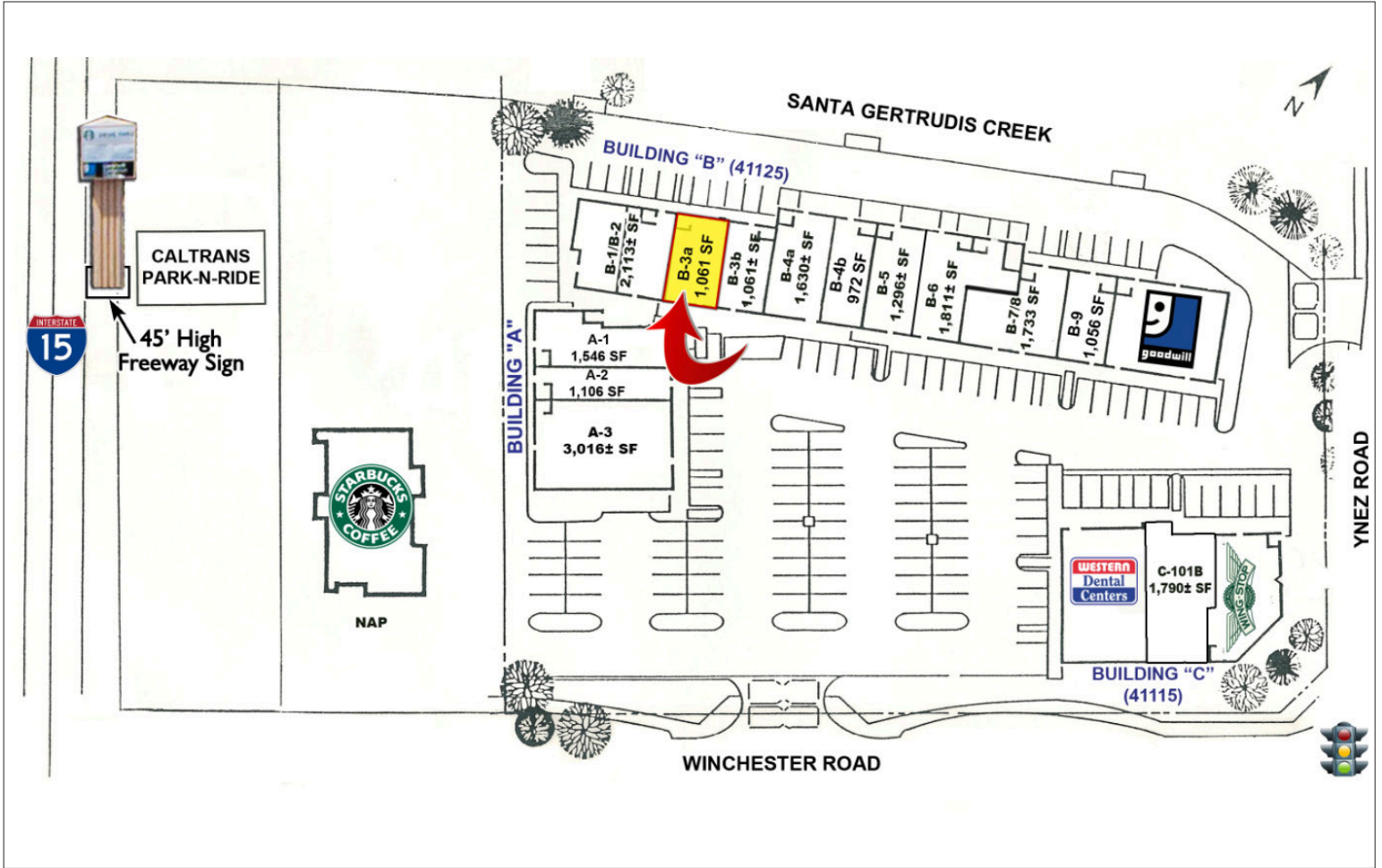
President | CEO  
CA License # 00713990  
(951) 491-6300

[mesbensen@westmarcre.com](mailto:mesbensen@westmarcre.com)

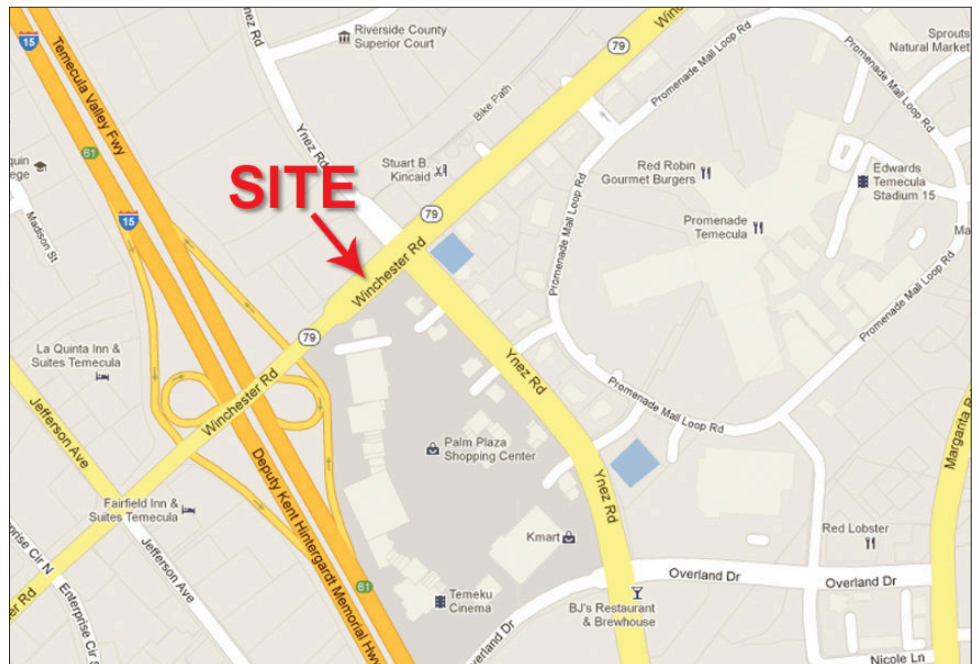
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**Winchester Road Monument Sign**



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Rancho Crossroads Plaza 41115 - 41125 Winchester Road, Temecula, CA				
Building	Address/ Suite	Approximate Square Feet	Approximate Monthly Rent PSF	Status
<b>C</b>	41115 Winchester Road			
	101A	1,780	----	
	101B	1,790	----	PayMore <i>(Coming Soon)</i>
	102	3,351	----	Western Dental
<b>A</b>	41125 Winchester Road			
	A-1/2	2,652	----	Salon Centric
	A-3	3,016	----	T-Shirt Mart
<b>B</b>	B-1/2	2,113	----	Captain Tattoo
	<b>B-3a</b>	<b>1,061</b>	<b>\$2.75 PSF NNN</b>	<b>AVAILABLE</b>
	B-3b	1,061	----	Smoke Express
	B-4a	1,630	----	JPC Health Center
	B-4b	972	----	Donut Shop
	B-5	1,296	----	WeFiix
	B-6	1,811	----	D'Or Nail Lounge
	B-7/8	1,733	---	Cocina Del Carmen <i>(Coming Soon)</i>
	B-9	1,056	----	Pearl Thai Noodle House
	B-10	2,508	----	Goodwill

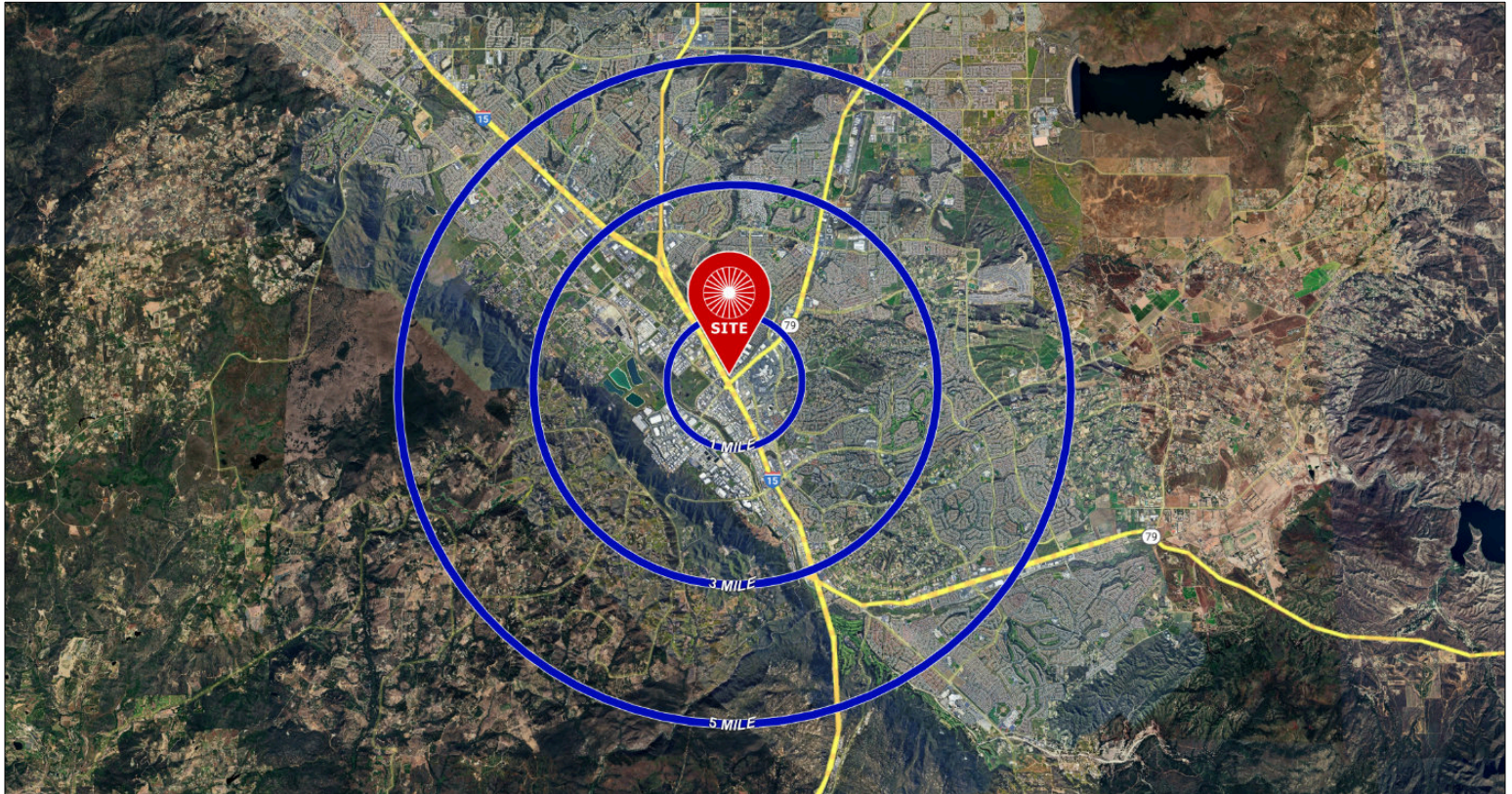
**All leases are net, net, net. (2025 monthly NNN budget is approximately \$0.86 PSF per month.)**



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## 2024 ESTIMATED POPULATION



**7,233**      **78,194**      **175,024**  
1 mile      3 miles      5 miles

## DAYTIME EMPLOYEE POPULATION



**21,684**      **59,288**      **86,911**  
1 mile      3 miles      5 miles

## 2029 PROJECTED POPULATION



**7,718**      **82,697**      **184,427**  
1 mile      3 miles      5 miles

## AVERAGE HOUSEHOLD INCOME



**\$112,216**      **\$108,044**      **\$119,191**  
1 mile      3 miles      5 miles

Source: CoStar 2024

## TRAFFIC COUNTS



**Winchester Road at Ynez Road**      **71,066**  
**Ynez Road at Winchester Road**      **35,423**

Source: CoStar 2022

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