



- Across from 1,200,000± SF Promenade Regional Mall, anchored by J.C. Penny, Cheesecake Factory, P.F. Changs, Yard House, Macy's, Regal Cinemas
- Adjacent to busy Starbucks
- Located on the corner of Winchester Road and Ynez Road, along the I-15 northbound freeway on-ramp

FOR LEASE



2,113± SF Suite & 3,016± Prime Endcap Available



From \$1.95 PSF Plus NNN Starting Monthly Base Lease Rate



Join These Retailers in the Immediate Area:



WATCH VIDEO



Rancho Crossroads Plaza

41115-41125 Winchester Road, Temecula, CA 92591

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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.

HIGHLIGHTS

- Immediate Occupancy
- Newly refurbished suite
- 28,000± SF Shopping Center
- Signalized intersection
- 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
- Joint Tenant Monument signs located fronting Winchester Road and Ynez Road
- Freeway sign panel for larger/select tenants



Demographics

Source: CoStar 2025		1 mile	3 mile	5 mile
	2025 Population (Estimated)	7,517	76,313	176,019
	2030 Population (Projected)	7,810	78,078	180,208
	Daytime Employee Population	20,671	56,265	82,846
	Average Household Income	\$138,237	\$124,078	\$134,427

Traffic Counts

Source: CoStar 2025		ADT 
Winchester Road at Ynez Road		72,233
Ynez Road at Winchester Road		36,432



Building	Address/ Suite	Approximate Square Feet	Approximate Monthly Rent PSF	Status
C	41115 Winchester Road			
	101A	1,780	----	Wing Stop
	101B	1,790	----	PayMore
	102	3,351	----	Western Dental
A	41125 Winchester Road			
	A-1/2	2,652	----	Salon Centric
	A-3	3,016	\$3.00 PSF NNN	AVAILABLE - END CAP FRONTING WINCHESTER ROAD
B	B-1/2	2,113	\$1.95 PSF NNN	AVAILABLE
	B-3a	1,061	----	E-Bike
	B-3b	1,061	----	Smoke Express
	B-4a	1,630	----	La Carniceria Meat Market - Coming Soon
	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
	B-9	1,056	----	Pearl Thai Noodle House
	B-10	2,508	----	Goodwill

All leases are net, net, net. (2026 monthly NNN budget is approximately \$0.86 PSF per month.)



