

Rancho Crossroads Plaza

FOR LEASE

41115 - 41125 Winchester Road, Temecula, CA 92591



1,630± SF
SUITE AVAILABLE



3,016± SF
PRIME ENDCAP
AVAILABLE



FROM \$2.65 PSF
NNN
STARTING MONTHLY
LEASE RATE



- Suite B4a Immediate Occupancy
- Suite A-3 Available April 1, 2026
- Newly refurbished suite
- 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 Cinemas
- 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

Join These Retailers in the Immediate Area:



Exclusively Marketed By:

Allison Esbensen
Sales Associate
CA License # 01983671
(951) 491-6300
aesbensen@westmarcre.com

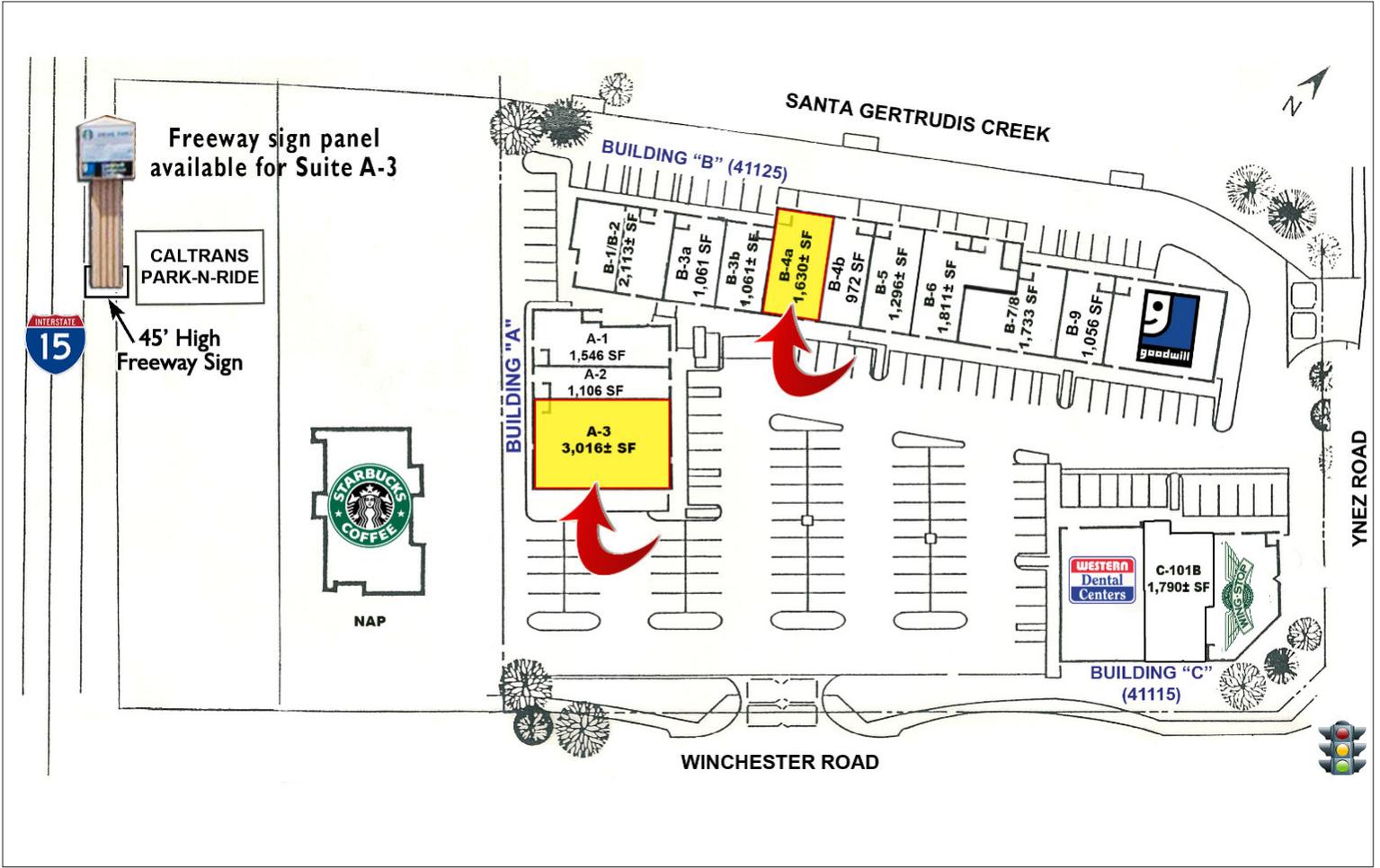
Mark Esbensen
President | CEO
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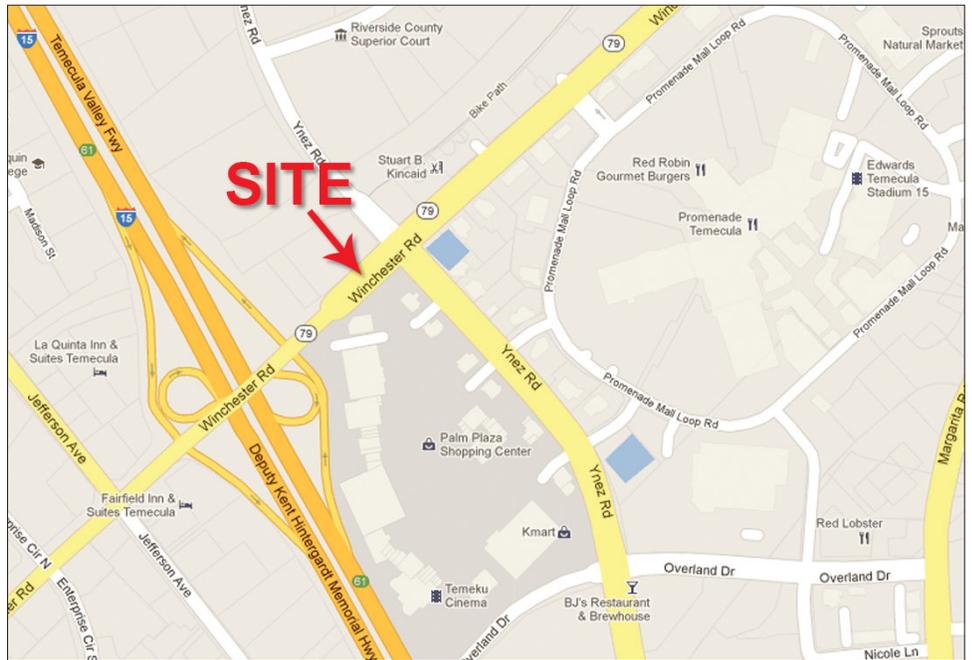
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Winchester Road Monument Sign



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Building	Address/ Suite	Approximate Square Feet	Approximate Monthly Rent PSF	Status
C	41115 Winchester Road			
	101A	1,780	----	
	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 APRIL 1, 2026 - END CAP FRONTING WINCHESTER ROAD
B	B-1/2	2,113	----	Captain Tattoo
	B-3a	1,061	----	E-Bike
	B-3b	1,061	----	Smoke Express
	B-4a	1,630	\$2.65 PSF NNN	AVAILABLE
	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

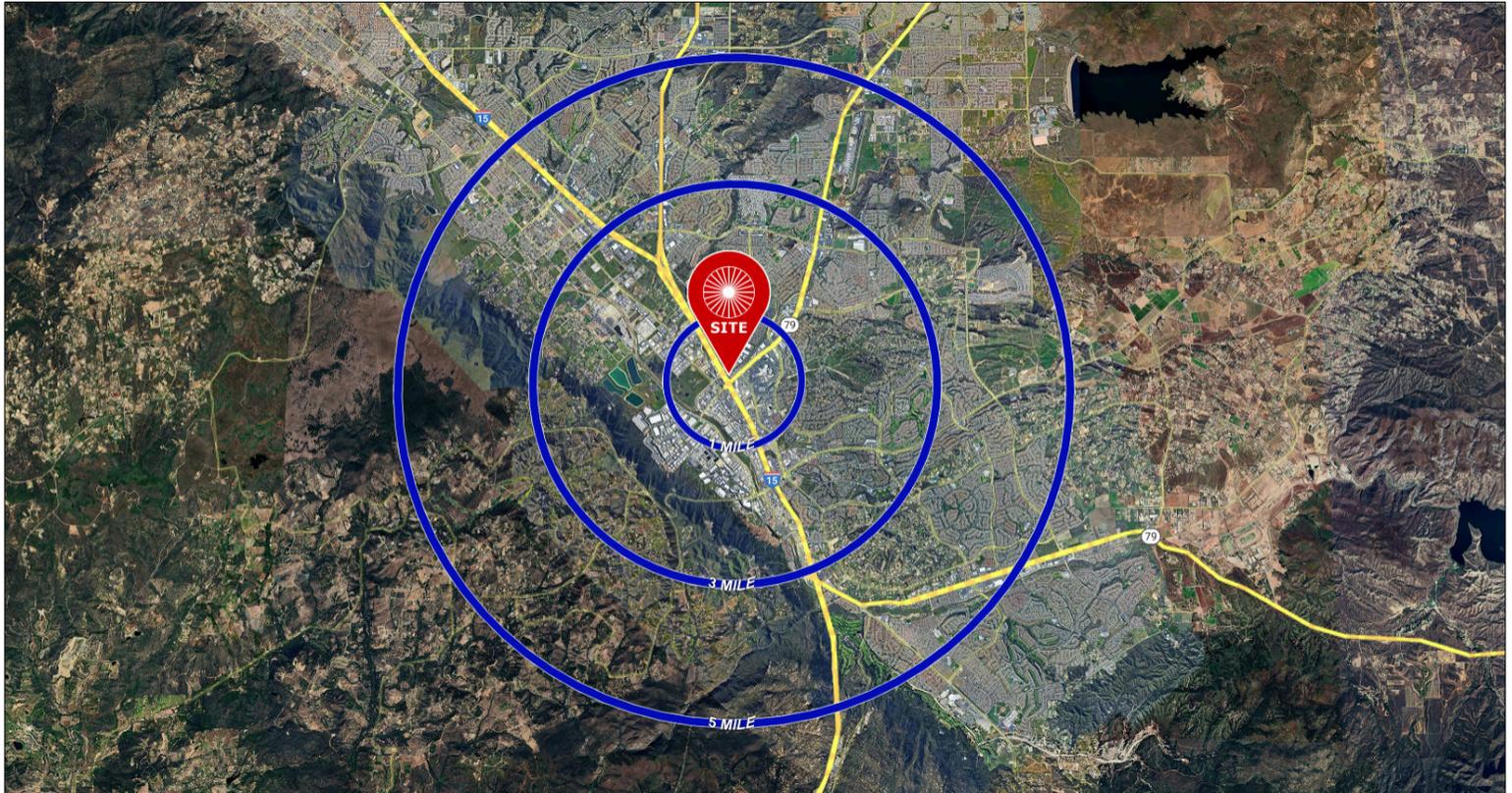
All leases are net, net, net. (2026 monthly NNN budget is approximately \$0.86 PSF per month.)



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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 **72,233**
Ynez Road at Winchester Road **36,432**

Source: CoStar 2025

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