

# Chaparral Village

SEC Winchester Road and Nicolas Road, Temecula, CA

## 1.21± Acre Retail Pad

Join:



- Annual Ground Rent: \$75,000 NNN
- Sale Price: \$1,200,000.00
- APN: 920-100-057
- Build-To-Suit For Up To 12,321± Square Feet Available  
(Contact Broker For Pricing)

Features:

- Located directly across from Chaparral High School (2,800± students)
- Excellent visibility from Winchester Road and Nicolas Road
- One of the last remaining pads near Promenade Mall
- Zoned Neighborhood Commercial (NC)
- Nicolas Road now connects to Butterfield Stage Road and Roripaugh Ranch Specific Plan



Join Retailers in the Immediate Area Such as:

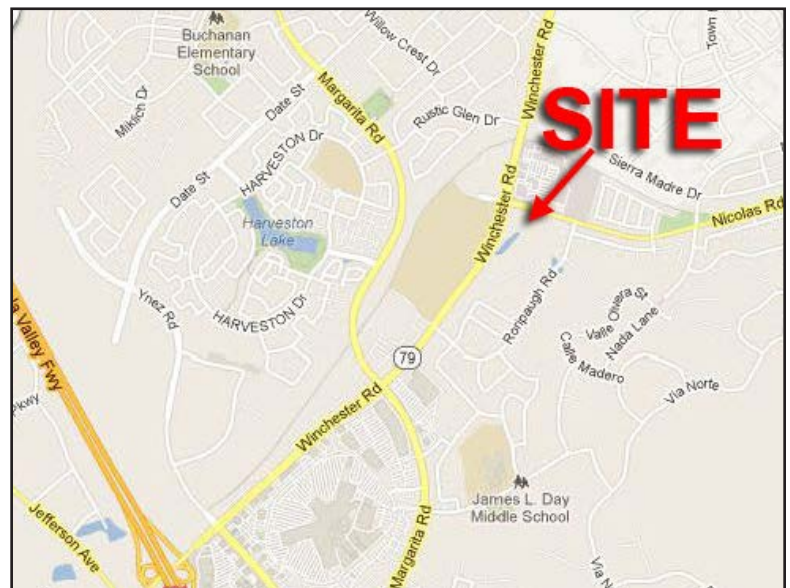


Demographics

Source: ESRI 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	18,088	101,216	196,220
2022 Population (Projected)	19,246	108,113	209,493
Average Household Income	\$89,576	\$87,933	\$92,179

Traffic Counts

Source: City of Temecula* and CalTrans** 2015	ADT
Winchester Road East of Margarita*	55,970
Interstate 15 at Winchester Road**	203,000



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