

FOR LEASE

# WINCHESTER SQUARE

39140 WINCHESTER ROAD, MURRIETA, CA



Join:



### Features:

- 1,300± SF Available Immediately (Former Hair Salon)  
(Contact Broker for Showing Instructions)
- Asking Monthly Lease Rate: \$2.50 PSF NNN  
(NNN's Estimated at \$0.83 PSF)
- Prominent Retail Location at the SEC of Winchester Road (Hwy 79N) and Murrieta Hot Springs Road
- Adjacent to Roripaugh Ranch Specific Plan - New Homes Now Under Construction and Selling! (2,015± Units)
- Excellent Winchester Road Signalized Access and Visibility
- Strategically Located to Service the Areas of French Valley, Temecula and Murrieta
- Murrieta Hot Springs Road Now Extends to Butterfield Stage Road, Allowing Circulation from Central/South Temecula to Winchester Road



### EXCLUSIVELY LISTED BY:

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

**WestMar Commercial Real Estate**

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Suite	Tenant	SF	Rate PSF	Suite	Tenant	SF	Rate PSF
<b>39140 WINCHESTER ROAD</b>				114	Karate	1,835±	----
Anchor	Albertsons/Sav-On	60,080±	----	117	Friendly Dental	1,400±	----
<b>101</b>	<b>AVAILABLE</b>	<b>1,300±</b>	<b>\$2.50</b>	119	Los Primos Mexican Food	1,500±	----
102	Aladdin Bail Bonds	975±	----	121	Chinese Restaurant	1,500±	----
105	Subway	975±	----	127	Optometrist	2,140±	----
107	The UPS Store	1,300±	----	129	Tasty Thai Cuisine	1,500±	----
109	T-Mobile	1,105±	----	135	Natural Pet Food & Supplies	4,500±	----
111	Nail Salon	1,430±	----	137	Sapporo Sushi	1,964±	----
113	Gyros N' Kabob	1,755±	----	145-147	Shamrock's Bar & Grill	3,900±	----



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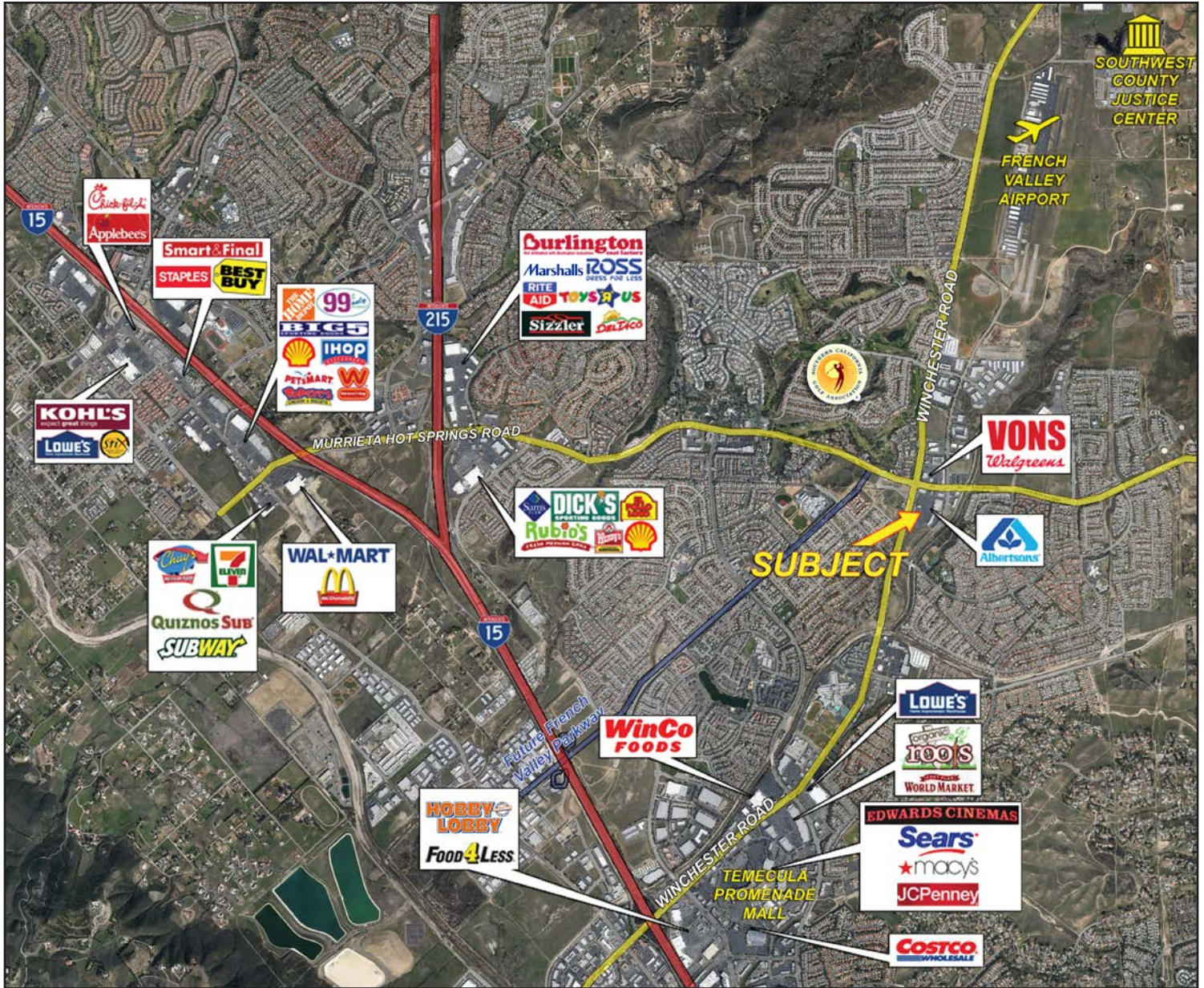
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### Demographics

Source: CoStar 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	18,016	99,265	203,815
2023 Population (Projected)	19,236	106,146	218,051
Daytime Employee Population	3,565	39,884	74,838
Average Household Income	\$84,512	\$94,490	\$98,081

### Traffic Counts

Source: City of Murrieta 2017	ADT
Winchester Road at Murrieta Hot Springs Road	53,712
Murrieta Hot Springs Road at Winchester Road	39,352

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