

FOR LEASE

# WINCHESTER SQUARE

39140 WINCHESTER ROAD, MURRIETA, CA



Join:



### Features:

- Just Leased: Natural Pet Food & Supplies "Providing the Resources for a Healthier Pet" T-Mobile
- 1,430± SF Available 1/1/19 (Former Nail Salon)  
(Contact Broker for Details, Do Not Disturb Tenant)
- Asking Monthly Lease Rate: \$2.75 PSF NNN  
(NNN's Estimated at \$0.79 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
- Call Broker for Showing Instructions



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.

### EXCLUSIVELY LISTED BY:

#### WestMar Commercial Real Estate

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#### Cushman & Wakefield

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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±	----
101	Hair Salon	1,300±	----	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±	----
<b>111</b>	<b>AVAILABLE 1/1/19</b>	<b>1,430±</b>	<b>\$2.75</b>	137	Sapporo Sushi	1,964±	----
113	Gyros N' Kabob	1,755±	----	145-147	Shamrock's Bar & Grill	3,900±	----

\* Available January 1, 2019



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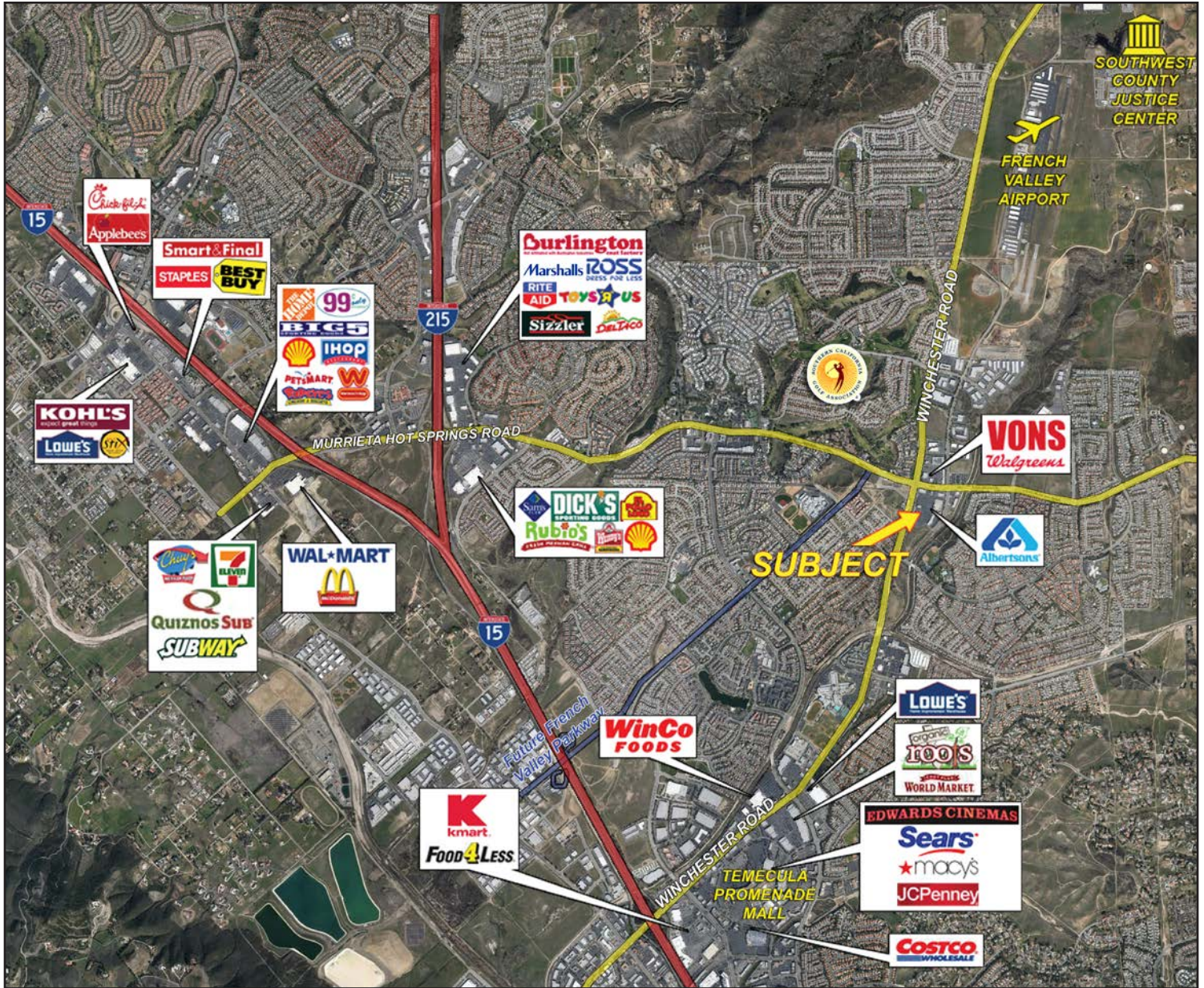
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## Demographics

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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