

for lease

# WINCHESTER MARKETPLACE

40665-40705 WINCHESTER ROAD | TEMECULA, CA | 92591



**FOR LEASE**

• 975 SF 2nd Gen Boba Shop + Patio

EXCLUSIVE BROKERS





# ±60,108 SF SHOPPING CENTER

## PROPERTY HIGHLIGHTS

- Winchester Marketplace is Temecula’s only Trader Joe’s anchored shopping center and is located just off the 15 Freeway and Winchester Road, which is the main corridor for Temecula
- This Center benefits from excellent daytime, evening, and weekend traffic and is across from the Temceula Promenade Mall

## TRAFFIC COUNTS

- Winchester Road: 52,033 ADT
- Margarita Road: 24,603 ADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	10,610	85,451	183,976
AHH Income	\$137,996	\$127,515	\$140,033
Daytime Pop.	14,489	57,737	81,976

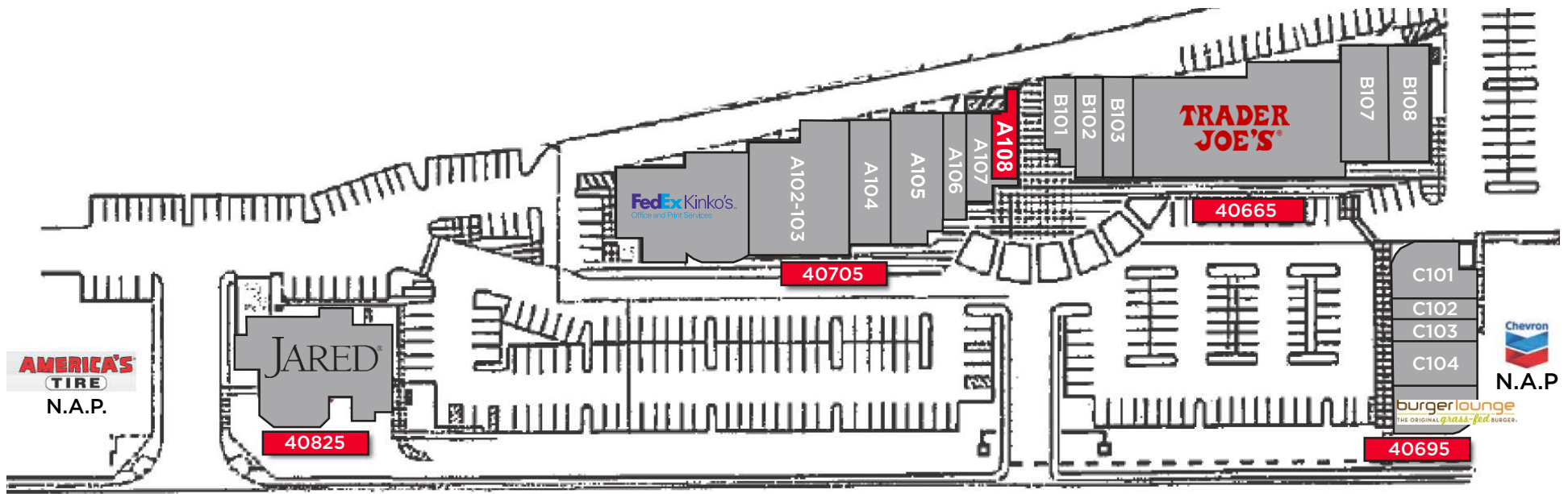
## TENANTS

**TRADER JOE'S**  
**burgerlounge**  
 THE ORIGINAL *grass-fed* BURGER.  
**nékter**  
 JUICE BAR  
**FEDEx Kinko's**  
 Office and Print Services  
**JARED**

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# AVAILABILITIES

40705 Winchester Rd.			40665 Winchester Rd.			40695 Winchester Rd.		
SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.
A101	Fedex/Kinkos	6,520	B101	Bushfire Grill	1,130	C101	Earth Bistro	1,333
A102/103	Pacific Dental Services	5,547	B102	Diamonds by Monet	1,381	C102	The Press Espresso	1,256
A104	Kura Sushi	3,732	B103	Massage Green	1,820	C103	Nekter Juice Bar	1,155
A105	Friar Tux	1,900	B104-105	Trader Joe's	12,229	C104	Nail & Spa Salon	1,010
A106-107	Provident Bank	2,443	B107-108	Discovery Shops / ACS	3,028	C105	Burger Lounge	1,500
A108	AVAILABLE (2nd Gen Boba Shop)	975	40825	Jared Galleria of Jewelry	6,449			



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# SUITE A-108

## SUITE HIGHLIGHTS:

- 2nd Generation Boba Shop
- 975 SF + Patio
- Available Now
- Asking Rent - \$3.75/SF + NNN



# AERIAL



# DEMOGRAPHICS

1 Mile

3 Mile

## Demographic and Income Profile

**40665 Winchester Rd, Temecula, California, 92591 8**

40665 Winchester Rd, Temecula, California, 92591

Ring: 1 mile radius

Latitude: 33.52897, Longitude: -117.15600



Summary	Census 2010	Census 2020	2025	2030		
Population	9,415	9,790	10,610	11,788		
Households	3,234	3,401	3,691	4,075		
Families	2,444	-	2,678	2,947		
Average Household Size	2.89	2.88	2.87	2.89		
Owner Occupied Housing Units	1,852	-	2,092	2,153		
Renter Occupied Housing Units	1,381	-	1,599	1,922		
Median Age	32.1	-	36.8	37.5		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	2.13%	0.07%	0.30%			
Households	2.00%	0.33%	0.49%			
Families	1.93%	0.32%	0.44%			
Owner HHs	0.58%	0.49%	0.66%			
Median Household Income	3.33%	2.33%	2.57%			
Households by Income	2025	2030				
	Number	Percent	Number	Percent		
<\$15,000	282	7.6%	276	6.8%		
\$15,000 - \$24,999	146	4.0%	120	2.9%		
\$25,000 - \$34,999	132	3.6%	118	2.9%		
\$35,000 - \$49,999	164	4.4%	146	3.6%		
\$50,000 - \$74,999	514	13.9%	487	12.0%		
\$75,000 - \$99,999	395	10.7%	390	9.6%		
\$100,000 - \$149,999	663	18.0%	699	17.2%		
\$150,000 - \$199,999	592	16.0%	690	16.9%		
\$200,000+	803	21.8%	1,149	28.2%		
Median Household Income	\$112,607		\$132,624			
Average Household Income	\$137,996		\$155,597			
Per Capita Income	\$47,031		\$52,847			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	823	8.7%	610	5.7%	679	5.8%
5 - 9	862	9.2%	699	6.6%	731	6.2%
10 - 14	793	8.4%	867	8.2%	799	6.8%
15 - 19	697	7.4%	836	7.9%	849	7.2%
20 - 24	504	5.4%	659	6.2%	736	6.2%
25 - 34	1,457	15.5%	1,371	12.9%	1,707	14.5%
35 - 44	1,599	17.0%	1,558	14.7%	1,632	13.8%
45 - 54	1,188	12.6%	1,485	14.0%	1,637	13.9%
55 - 64	737	7.8%	1,099	10.4%	1,340	11.4%
65 - 74	409	4.3%	809	7.6%	913	7.7%
75 - 84	224	2.4%	456	4.3%	576	4.9%
85+	122	1.3%	161	1.5%	187	1.6%

## Demographic and Income Profile

**40665 Winchester Rd, Temecula, California, 92591 8**

40665 Winchester Rd, Temecula, California, 92591

Ring: 3 mile radius

Latitude: 33.52897, Longitude: -117.15600



Summary	Census 2010	Census 2020	2025	2030		
Population	79,608	85,153	85,451	89,846		
Households	26,413	28,844	29,676	31,598		
Families	20,352	-	22,029	23,348		
Average Household Size	3.00	2.94	2.87	2.83		
Owner Occupied Housing Units	16,304	-	17,968	18,382		
Renter Occupied Housing Units	10,109	-	11,708	13,216		
Median Age	33.4	-	37.7	38.7		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	1.01%	0.07%	0.30%			
Households	1.26%	0.33%	0.49%			
Families	1.17%	0.32%	0.44%			
Owner HHs	0.46%	0.49%	0.66%			
Median Household Income	1.57%	2.33%	2.57%			
Households by Income	2025	2030				
	Number	Percent	Number	Percent		
<\$15,000	1,634	5.5%	1,607	5.1%		
\$15,000 - \$24,999	831	2.8%	712	2.3%		
\$25,000 - \$34,999	1,115	3.8%	977	3.1%		
\$35,000 - \$49,999	2,034	6.9%	1,862	5.9%		
\$50,000 - \$74,999	4,295	14.5%	4,108	13.0%		
\$75,000 - \$99,999	4,419	14.9%	4,478	14.2%		
\$100,000 - \$149,999	6,496	21.9%	6,811	21.6%		
\$150,000 - \$199,999	3,786	12.8%	4,322	13.7%		
\$200,000+	5,065	17.1%	6,721	21.3%		
Median Household Income	\$102,519		\$110,831			
Average Household Income	\$127,515		\$139,344			
Per Capita Income	\$44,302		\$49,105			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,746	7.2%	4,717	5.5%	4,949	5.5%
5 - 9	6,098	7.7%	5,143	6.0%	5,110	5.7%
10 - 14	6,837	8.6%	5,843	6.8%	5,455	6.1%
15 - 19	6,687	8.4%	6,016	7.0%	5,723	6.4%
20 - 24	5,499	6.9%	5,444	6.4%	5,633	6.3%
25 - 34	10,523	13.2%	12,338	14.4%	13,139	14.6%
35 - 44	11,721	14.7%	12,029	14.1%	13,019	14.5%
45 - 54	11,497	14.4%	10,338	12.1%	11,208	12.5%
55 - 64	7,063	8.9%	9,890	11.6%	9,802	10.9%
65 - 74	4,428	5.6%	7,856	9.2%	8,698	9.7%
75 - 84	2,654	3.3%	4,385	5.1%	5,340	5.9%
85+	858	1.1%	1,451	1.7%	1,772	2.0%

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# DEMOGRAPHICS (cont.)

5 Mile

## Demographic and Income Profile

40665 Winchester Rd, Temecula, California, 92591 8

40665 Winchester Rd, Temecula, California, 92591

Ring: 5 mile radius

Latitude: 33.52897, Longitude: -117.15600



Summary	Census 2010	Census 2020	2025	2030
Population	164,001	178,745	183,335	191,876
Households	52,841	59,096	61,942	65,767
Families	41,577	-	47,318	49,999
Average Household Size	3.07	3.01	2.95	2.91
Owner Occupied Housing Units	35,450	-	40,753	41,904
Renter Occupied Housing Units	17,391	-	21,189	23,863
Median Age	33.5	-	37.6	38.4

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.91%	0.07%	0.30%
Households	1.21%	0.33%	0.49%
Families	1.11%	0.32%	0.44%
Owner HHs	0.56%	0.49%	0.66%
Median Household Income	1.90%	2.33%	2.57%

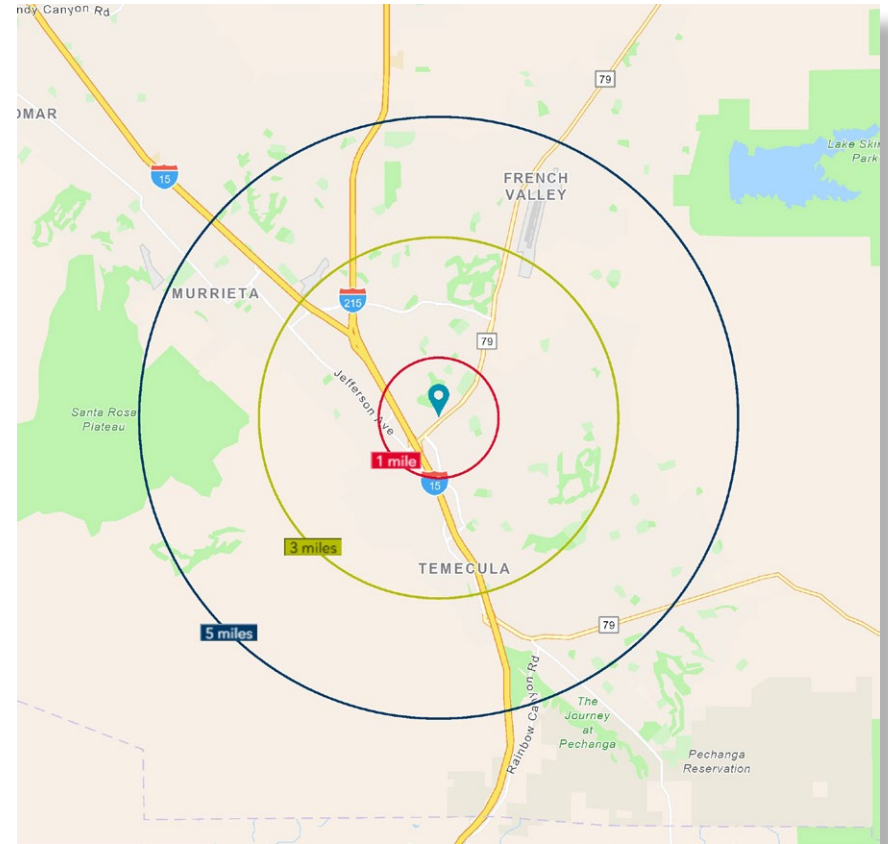
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	2,983	4.8%	2,924	4.4%
\$15,000 - \$24,999	1,449	2.3%	1,246	1.9%
\$25,000 - \$34,999	2,098	3.4%	1,849	2.8%
\$35,000 - \$49,999	3,752	6.1%	3,397	5.2%
\$50,000 - \$74,999	7,992	12.9%	7,546	11.5%
\$75,000 - \$99,999	8,449	13.6%	8,343	12.7%
\$100,000 - \$149,999	13,639	22.0%	13,970	21.2%
\$150,000 - \$199,999	8,891	14.4%	9,989	15.2%
\$200,000+	12,687	20.5%	16,502	25.1%

Median Household Income		\$111,492	\$122,508
Average Household Income		\$140,033	\$152,611
Per Capita Income		\$47,283	\$52,277

Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,590	7.1%	10,180	5.6%	10,683	5.6%
5 - 9	13,049	8.0%	11,275	6.1%	11,130	5.8%
10 - 14	14,811	9.0%	12,903	7.0%	11,859	6.2%
15 - 19	14,429	8.8%	13,137	7.2%	12,120	6.3%
20 - 24	10,778	6.6%	11,825	6.4%	11,511	6.0%
25 - 34	20,429	12.5%	25,861	14.1%	29,103	15.2%
35 - 44	24,820	15.1%	25,279	13.8%	27,091	14.1%
45 - 54	24,075	14.7%	22,733	12.4%	23,914	12.5%
55 - 64	14,013	8.5%	21,528	11.7%	21,355	11.1%
65 - 74	8,610	5.2%	16,498	9.0%	18,401	9.6%
75 - 84	5,623	3.4%	8,956	4.9%	10,865	5.7%
85+	1,775	1.1%	3,159	1.7%	3,844	2.0%



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