

FOR LEASE

JEFFERSON RETAIL/WINCHESTER OFFICE PLAZA

27315 Jefferson Avenue & 41593 Winchester Road, Temecula, CA





RETAIL SPACE

- One (1) 5,365 SF Suite Available, will divide
- Asking \$2.00 SF / NNN

OFFICE SPACE

- Two (2) Suites Available, Suite 103 & 105: 1,303 SF and 1,418 SF
- Asking \$1.75 SF/ Modified Gross

NEIGHBORING TENANTS

Jack in the Box, Hobby Lobby, Dollar Tree, TJMaxx, Pier 1 Imports, Tuesday Morning, Sally Beauty, Starbucks, 7-Eleven, Del Taco & More

COMMENTS

- 174,000 Vehicles Per Day
- Strategic location next to Temecula 24-hour Urgent Care and Kaiser Permanente Temecula Medical Offices
- Rapidly growing population in the City of Temecula
- Close proximity to the I-15 freeway

NEIGHBORHOOD DEMOGRAPHICS



TOTAL POPULATION

1 Mile	1,618
3 Miles	69,782
5 Miles	170,210



AVERAGE HOUSEHOLD INCOME

\$97,509
\$94,252
\$101,972



MEDIAN AGE

31.2
34.7
35.4

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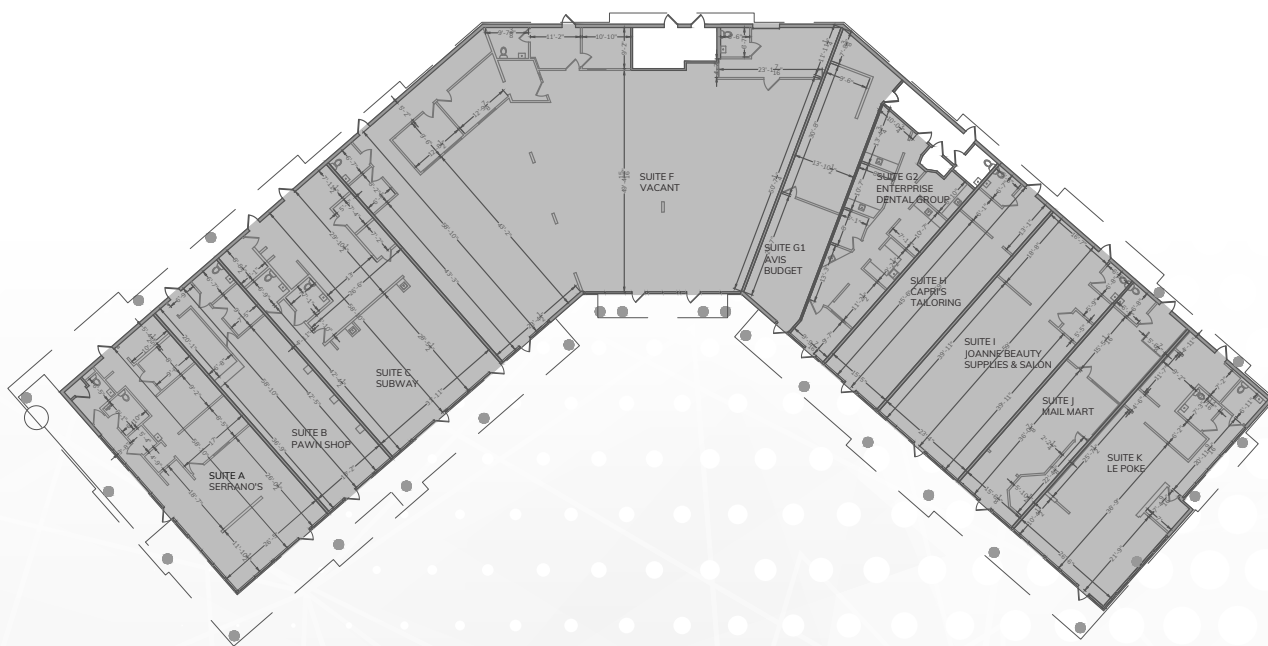
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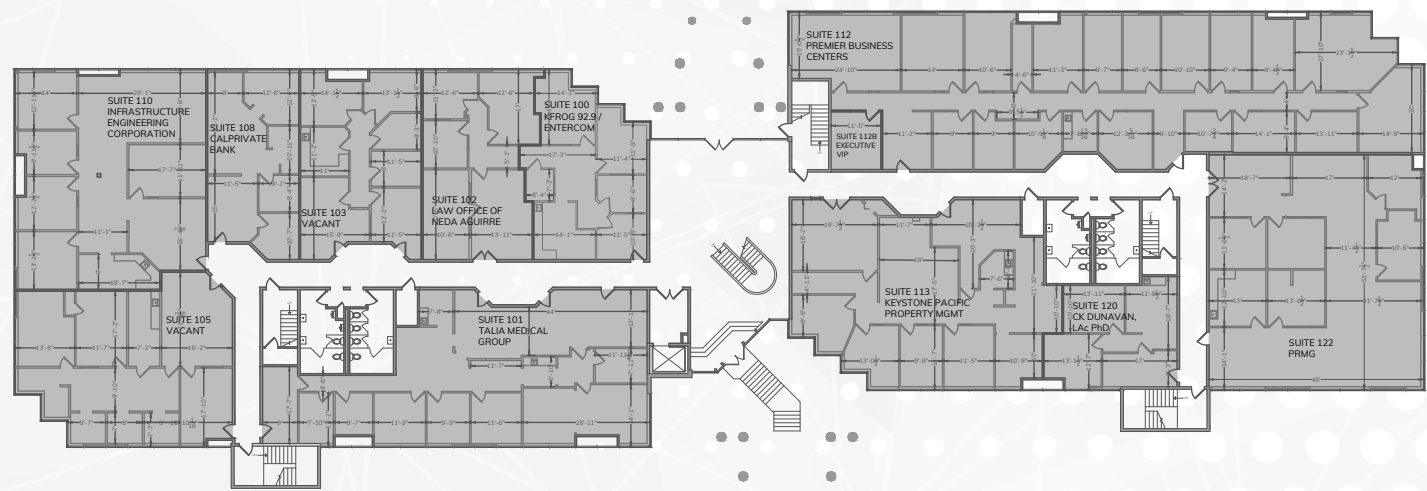


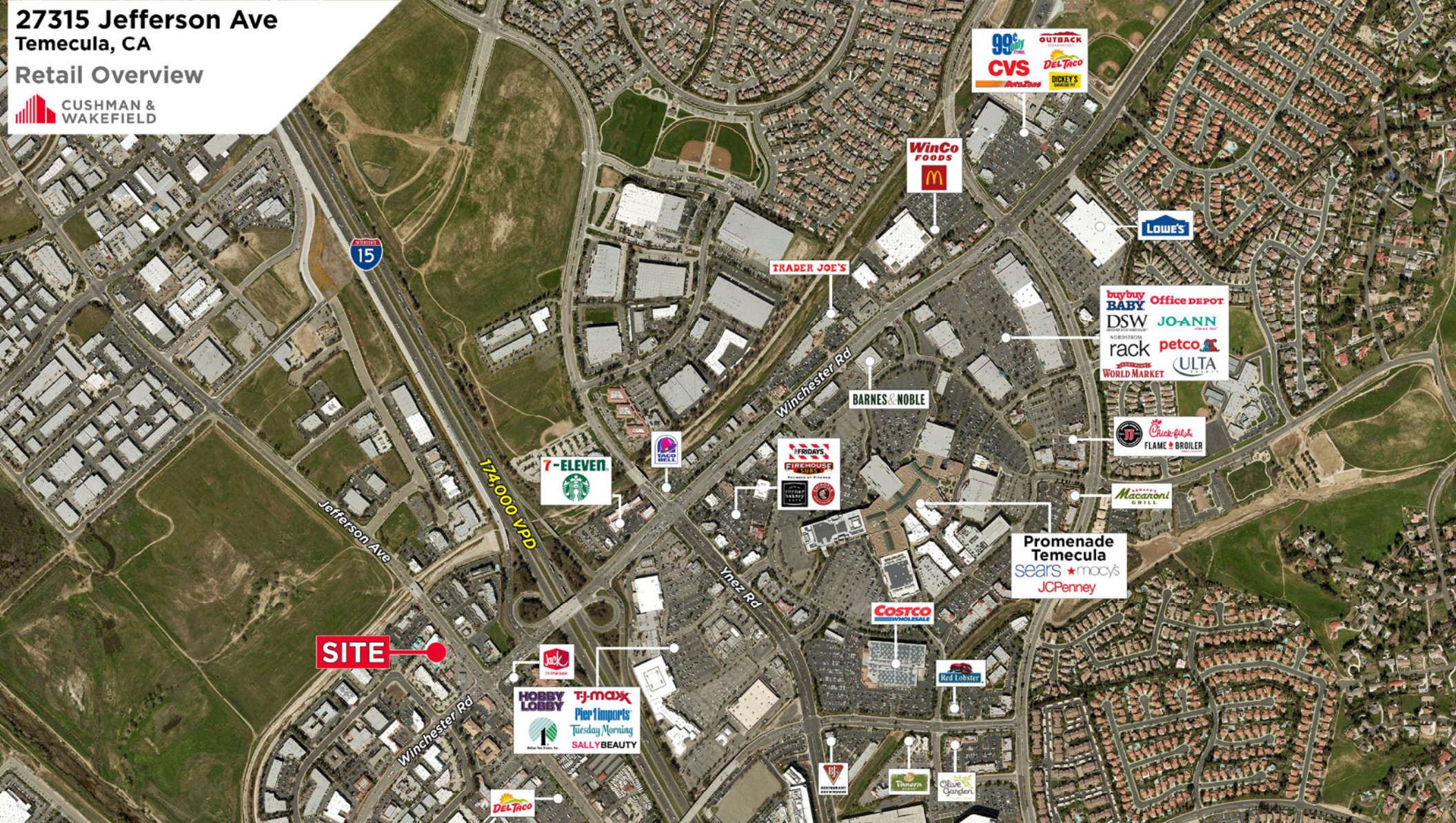
FLOOR PLAN

RETAIL



OFFICE





FOR MORE INFORMATION, PLEASE CONTACT:

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