# FOR LEASE

# JEFFERSON RETAIL/WINCHESTER OFFICE PLAZA

27315 Jefferson Avenue & 41593 Winchester Road, Temecula, CA







# NEIGHBORHOOD DEMOGRAPHICS



TOTAL POPULATION



AVERAGE HOUSEHOLD INCOME

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MEDIAN AGE

1 Mile	1,618	\$97,509	31.2
3 Miles	69,782	\$94,252	34.7
5 Miles	170,210	\$101,972	35.4

## **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 24hour Urgent Care and Kaiser Permanente Temecula Medical Offices
- Rapidly growing population in the City of Temecula
- Close proximity to the I-15 freeway

#### Lars Platt, MAI, CCIM

+1 949 930 9242 lars.platt@cushwake.com Lic. #01214001

#### **Bob Thagard**

+1 949 372 4909 bob.thagard@cushwake.com Lic. #00891244

#### **Ali Anderson**

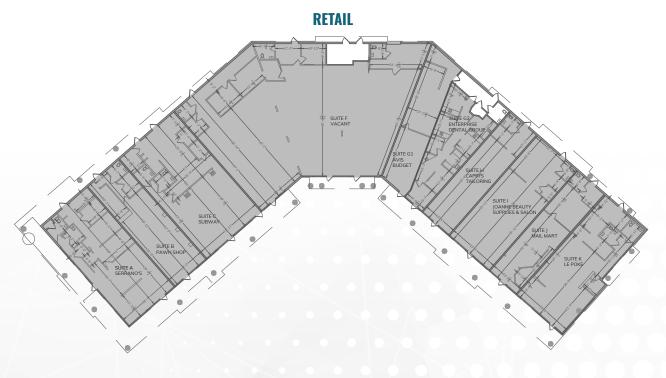
+1 949 372 4890 ali.anderson@cushwake.com Lic. #01905414

#### **Nicole Brosious**

+1 909 942 4694 nicole.brosious@cushwake.com Lic. #02004624



# **FLOOR PLAN**







# FOR MORE INFORMATION, PLEASE CONTACT:

## Lars Platt, MAI, CCIM

Senior Managing Director +1 949 930 9242 lars.platt@cushwake.com Lic. #01214001

## **Bob Thagard**

Executive Managing Director +1 949 372 4909 bob.thagard@cushwake.com Lic. #00891244

#### **Ali Anderson**

Senior Associate +1 949 372 4890 ali.anderson@cushwake.com Lic. #01905414

# **Nicole Brosious**

Associate +1 909 942 4694 nicole.brosious@cushwake.com Lic. #02004624

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