

RANCHO TEMECULA TOWN CENTER

39540-39848 WINCHESTER ROAD
TEMECULA CA



PROPERTY HIGHLIGHTS

- Ultra Successful & High Volume Shopping Center Anchored by Sprouts, Esporta Fitness, Rite Aid & BevMo Offering Local & Regional Drawing Power Ideally Positioned at the Gateway to Temecula's High Growth Residential Trade Area With $\pm 4,500$ Homes in Various Stages of Development within a 3 mile radius of the Shopping Center
- Freestanding Former Bank With Drive Thru Potentially Available For Lease
- Second Generation Restaurant Space With Patio Potentially Available For Lease
- Retail Spaces Available For Lease Ranging From $\pm 900 - 2,097$ Sq Ft
- Prominent Winchester Road Monument Signage Available

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BRIAN BIELATOWICZ

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DRE #01269887

MEET YOUR CO-TENANTS





LOWE'S

WALGREENS

WinCo FOODS

Chaparral High School

RITE AID

STIRACIA'S

HANA SUSHI

NICHOLAS ROAD (19,173 CPD)

STARBUCKS COFFEE
verizon
everbowl

ESPORTA FITNESS

Bright Now! Dental
Smiles for Everyone!

NAVY FEDERAL Credit Union

iTAN
SUN • SPA • SPA

WINCHESTER ROAD (59,254 CPD)

39694
±1,200 SF

39540 Pad L
±4,030 SF
(Former Bank w/
Drive Thru)
Potentially Available

BevMo!

39650
±2,066 SF

AMAZING LASH STUDIO

THE JOINT chiropractic

SPROUTS FARMERS MARKET

BRUEGGER'S BAGELS
EST. 1982
AUTHENTIC NEW YORK STYLE

Rodrigo's MEXICAN GRILL

alphaTea BOBA TEA HOUSE
Epic Wings

MOUNTAIN MIKE'S PIZZERIA

39628
±1,197 SF

39628
±900 SF

39628
±900 SF



STREET	STE	TENANT	SF
39584	A	Bruegger's Bagels	2,000
	B/C/D	Bella Allure Salon	3,040
39606		Sprouts	26,950
39628	A	The Joint	1,200
	B	Lease Pending	1,197
	C	Potentially Available - Contact Broker	900
	D	David's Tailoring and Tuxedo	900
	E	Wonder Nails	1,500
	F	Amazing Lash Studio	1,800
	G	Potentially Available - 12/2023 Contact Broker	900
	H	U.S. Airforce	900
	I-J	Mountain Mike's Pizza	2,541
	39650	A	Wings-n-Things
B		Wings-n-Things	1,300
C		Rapha Tea	1,674
D/E		Potentially Available - 2nd Generation Restaurant Improvements	2,066
39672		Beverages and More	10,000
39694	A	Yogurt Factory	1,080
	B	Available	1,200
	C	I-Tan	2,520
39716		LA Fitness	45,000
39738	PAD F	U.S. Navy / U.S. Army Recruiting Offices	6,000
39760	A	Himalayan Taste Indian Cuisine	2,000
	B/C	Hana Sushi	2,500
39782		Rite Aid	16,708
39804	A	Marine Corp Recruiting Office	1,240
	B	Bright Now Dental	3,800
39826	PAD J	Navy Federal Credit Union	6,000
39848	A	Starbucks	1,600
	B	Everbowl	1,200
	C	Go Wireless	2,148
39540	PAD L	Potentially Available	4,030
39562	PAD M	Rodrigo's	7,500

PROPERTY PHOTOS





Rancho Temecula
Town Center
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TEMECULA CA

FUTURE FRENCH VALLEY PKWY OFFRAMP



RANCHO CALIFORNIA RD

BUTTERFIELD STAGE RD

WARM SP INVESTM
33 CUS
SF HO

RORIPAUG
2,500
PLAN

THE RANCON
GROUP
58 SF HOMES
PLANNED



DEMOGRAPHICS

3-mile radius

Population	101,292
Average Household Income	\$133,366
Households	33,560
Median Household Income	\$106,567
Daytime Population	74,345
Median Age	35.8

TRAFFIC COUNTS

62,338
Cars Per Day
Winchester Rd.*

20,317
Cars Per Day
Nicholas Rd.

Source: Regis

An aerial photograph of a large commercial shopping center with multiple buildings, parking lots, and surrounding residential areas. The center is located at the intersection of Winchester Road and a major thoroughfare. The buildings are modern with flat roofs and large windows. The parking lots are filled with cars, and there are several trees scattered throughout the site.

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
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