

FOR LEASE

JEFFERSON RETAIL/WINCHESTER OFFICE PLAZA

27315 JEFFERSON AVENUE & 41593 WINCHESTER ROAD, TEMECULA, CA



**CUSHMAN &
WAKEFIELD**

NEIGHBORHOOD DEMOGRAPHICS

RETAIL SPACE

- One (1) 5,429 SF Suite Available, will divide
- Suite C: ±1,890 SF

OFFICE SPACE

- Suite 215: 3,474 SF, \$1.75 MG
- Suite 108: 1,108 SF, \$1.75 MG
- Suite 122: 839 SF, \$1.75 MG
- Suite 210A: 1,000 SF, \$1.75 MG

NEIGHBORING TENANTS

- Jack in the Box, Hobby Lobby, Dollar Tree, TJ Maxx, 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



TOTAL POPULATION



AVERAGE HOUSEHOLD INCOME



MEDIAN AGE

	TOTAL POPULATION	AVERAGE HOUSEHOLD INCOME	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



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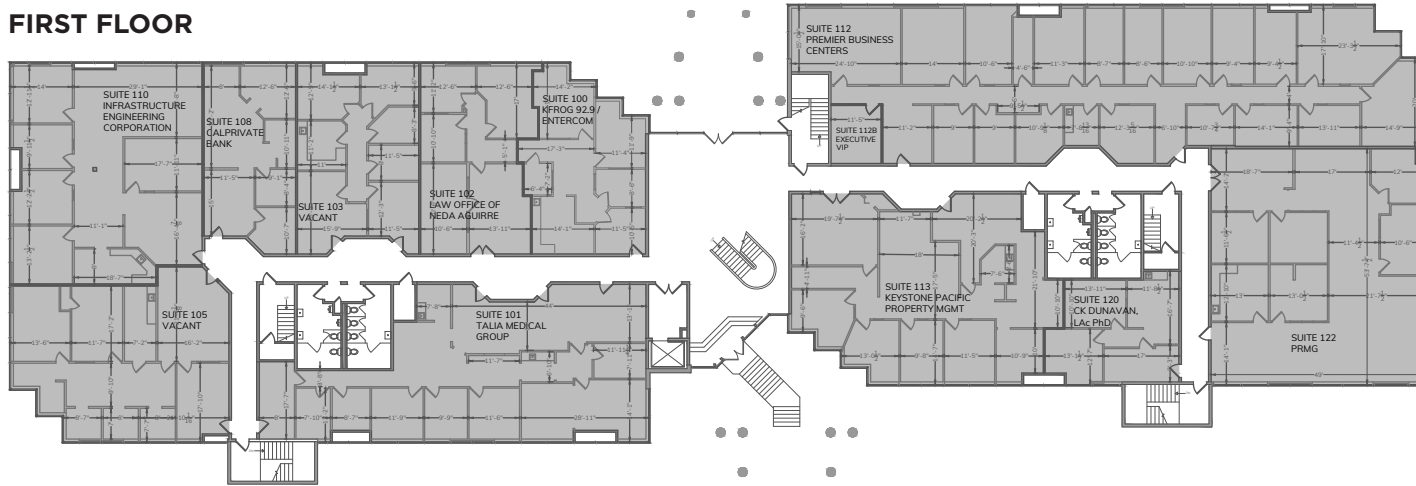
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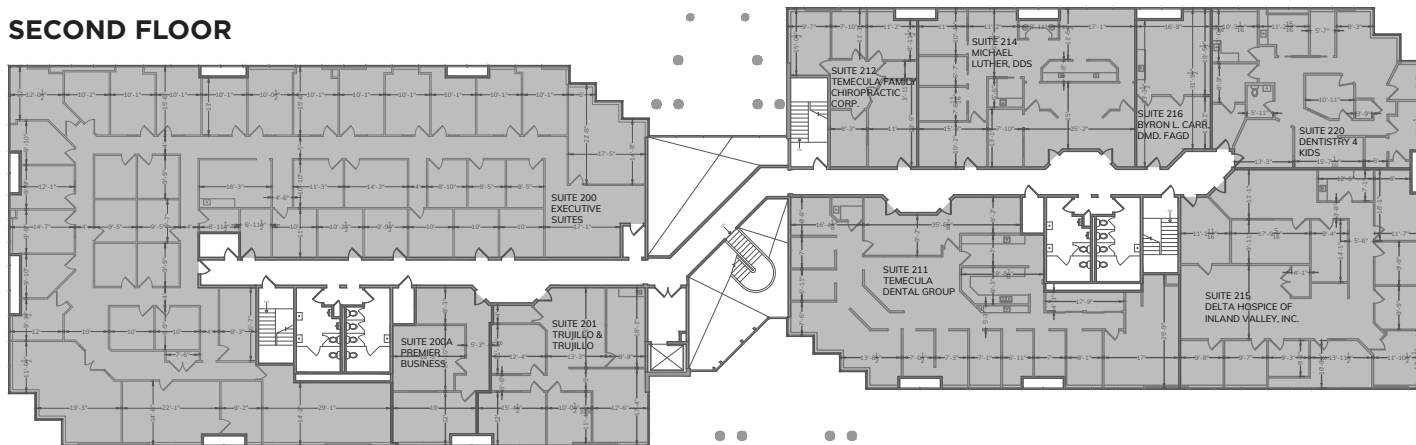


FLOOR PLAN | OFFICE

FIRST FLOOR

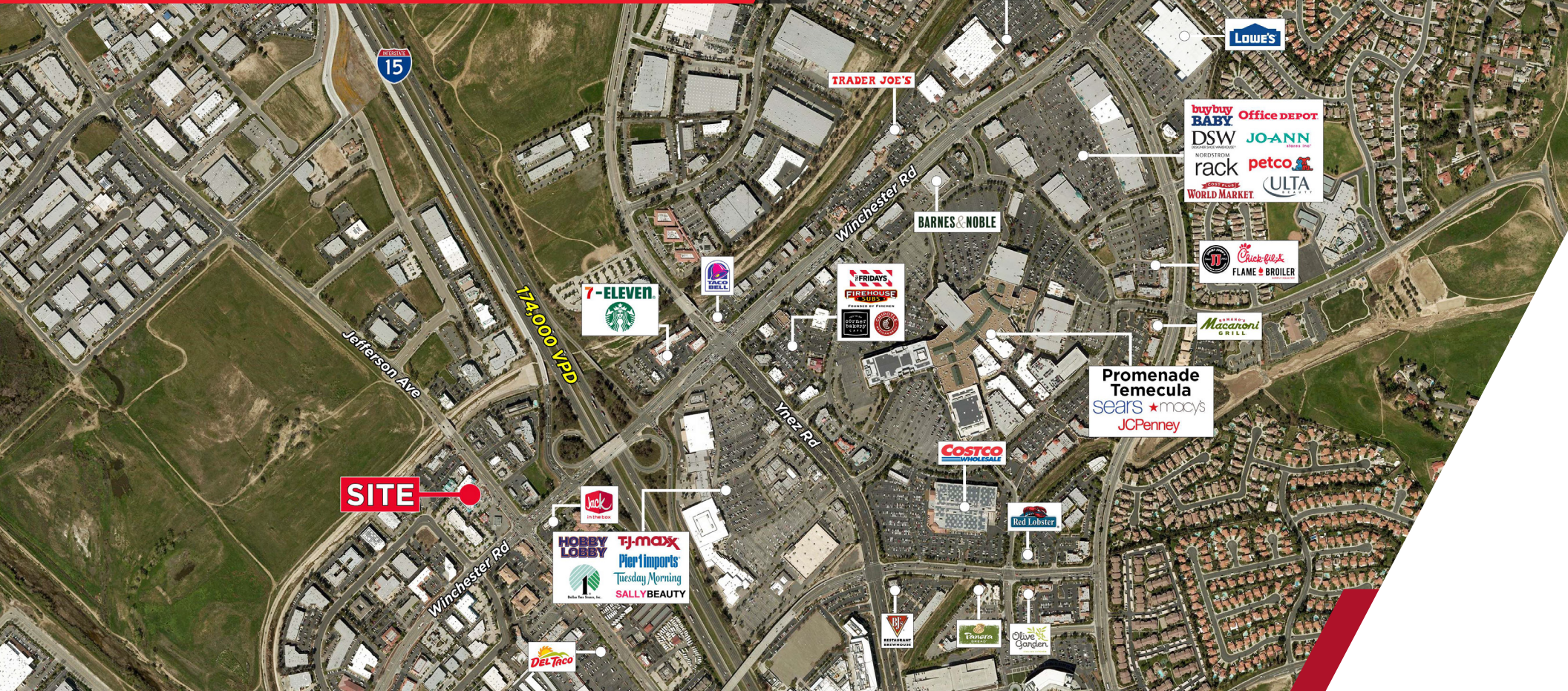


SECOND FLOOR



RETAIL OVERVIEW

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FOR MORE INFORMATION, PLEASE CONTACT:

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