



For Lease - Office / Retail Space

41669 WINCHESTER ROAD, TEMECULA, CALIFORNIA 92590

FOR MORE INFORMATION, CONTACT:

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**COLDWELL
BANKER
COMMERCIAL
SC**

41669 Winchester Road, Temecula, CA

PROPERTY HIGHLIGHTS

- Suite 103: $\pm$ 1,954 SF with reception, office, 2 large open areas, restroom and storage
- Monthly Rate: \$1.90 / psf mg
- Join Michelle's Place and Old Town Barber
- Located on Winchester Road - 1 Block from Jefferson - Easy Access
- Close to I-15 Freeway



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WINCHESTER INFORMATION

Temecula is a city in southwestern Riverside County, California, United States. The city is a tourist and resort destination, with the Temecula Valley Wine Country, Old Town Temecula, the Temecula Valley Polo Club, the Temecula Valley Balloon & Wine Festival, the Temecula Valley International Film Festival, championship golf courses, and resort accommodations for tourists which contribute to the city's economic profile.

The city of Temecula, forming the southwestern anchor of the Inland Empire region, is approximately 58 miles (93 km) north of downtown San Diego and 85 miles (137 km) southeast of downtown Los Angeles. Temecula is bordered by the city of Murrieta to the north and the Pechanga Indian Reservation and San Diego County to the south.



DEMOGRAPHICS

Current Population	111,013
Population (Five Year Projection)	116,686
Current Number of Households	35,532
Number of Households (Five Year Projection)	37,438
Average Household Income 2019	\$113,499
Median Household Income 2019	\$87,353



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