

Winchester Pavilion

41720 Winchester Road, Temecula, CA 92590

OFFICE FOR LEASE



1,597± SF
Available



\$1.45
PSF Per Month MG

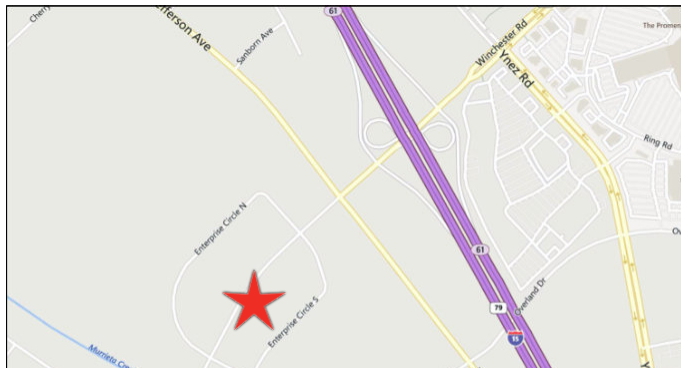


HIGHLIGHTS

- Office Suite with two private offices and open area with coffee bar/counter with sink
- Elevator served
- Location is easily Accessible from Interstate 15 and the Temecula and Murrieta business parks
- Walking distance to restaurants and financial institutions
- High traffic Winchester Road frontage
- Winchester Road signage

Demographics

Source: CoStar 2025		1 mile	3 mile	5 mile
	2025 Population (Estimated)	913	63,731	167,842
	2030 Population (Projected)	939	65,288	171,849
	Daytime Employee Population	21,397	52,393	81,098
	Average Household Income	\$125,910	\$124,735	\$133,989



Traffic Counts

Source: CoStar 2023		
Winchester Road at Jefferson Avenue		ADT 41,892



Scott Forest (DRE #01396577) | (951) 491-6300 | sforest@westmarcre.com | www.westmarcre.com

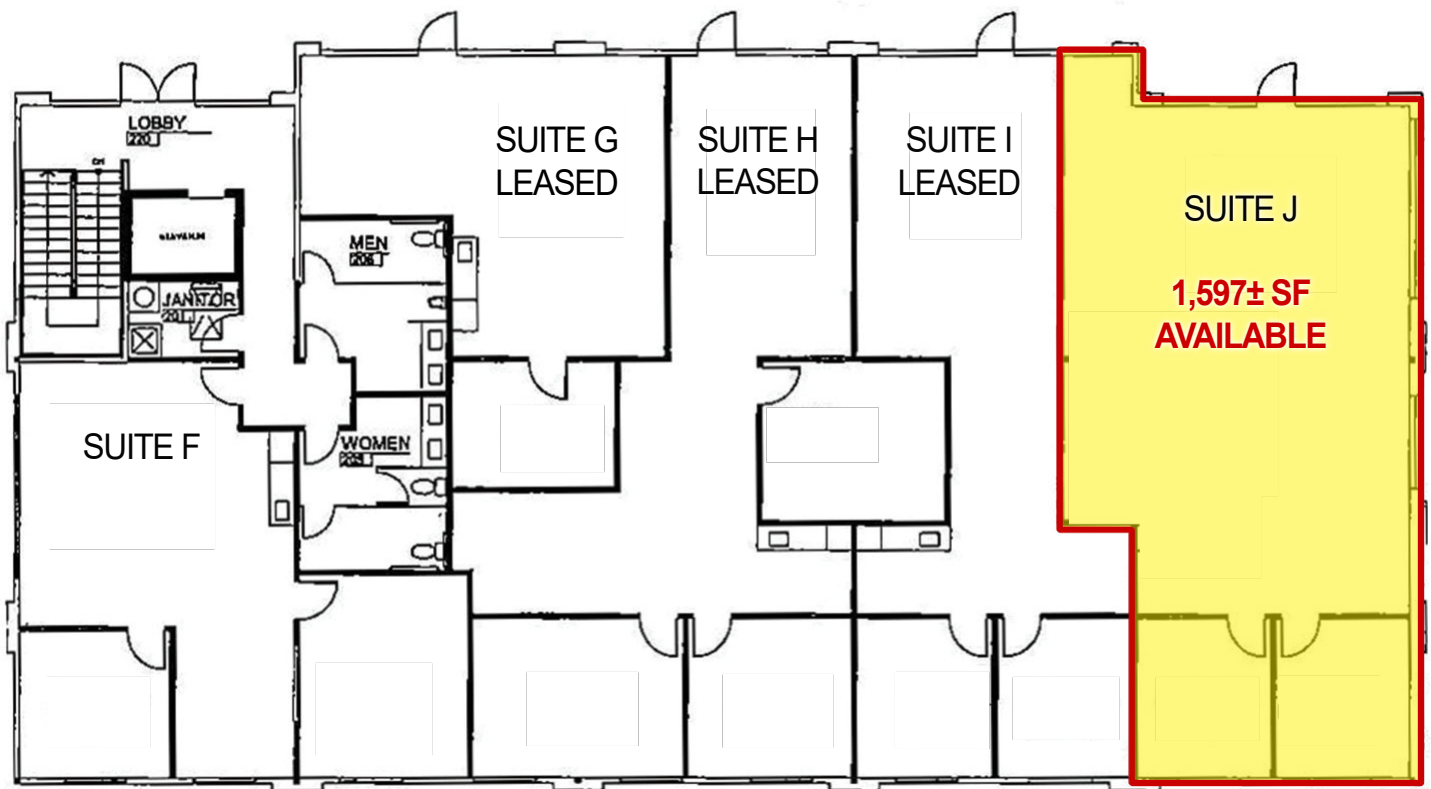
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Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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UNIT	TENANT	SF	RATE (PSF/MONTH)
F	Invicta Financial Group	1,086	----
G	Allstate Insurance	821	----
H	Dr. Rahmany	1,551	----
I	Dr. Rahmany	1,102	----
J	AVAILABLE	1,597	\$1.45 MG
Modified Gross does not include janitorial or electricity.			



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Suite J



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