

Winchester Pavilion

41720 Winchester Road, Temecula, CA 92590

OFFICE FOR LEASE



1,597± SF Available



\$1.75 PSF Per Month MG

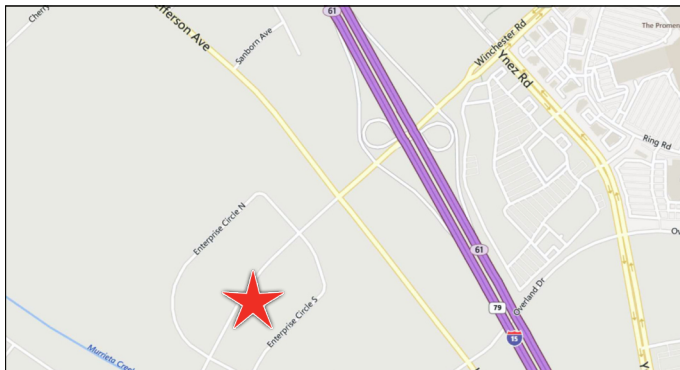


HIGHLIGHTS

- 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	ADT
Winchester Road at Jefferson Avenue	41,892



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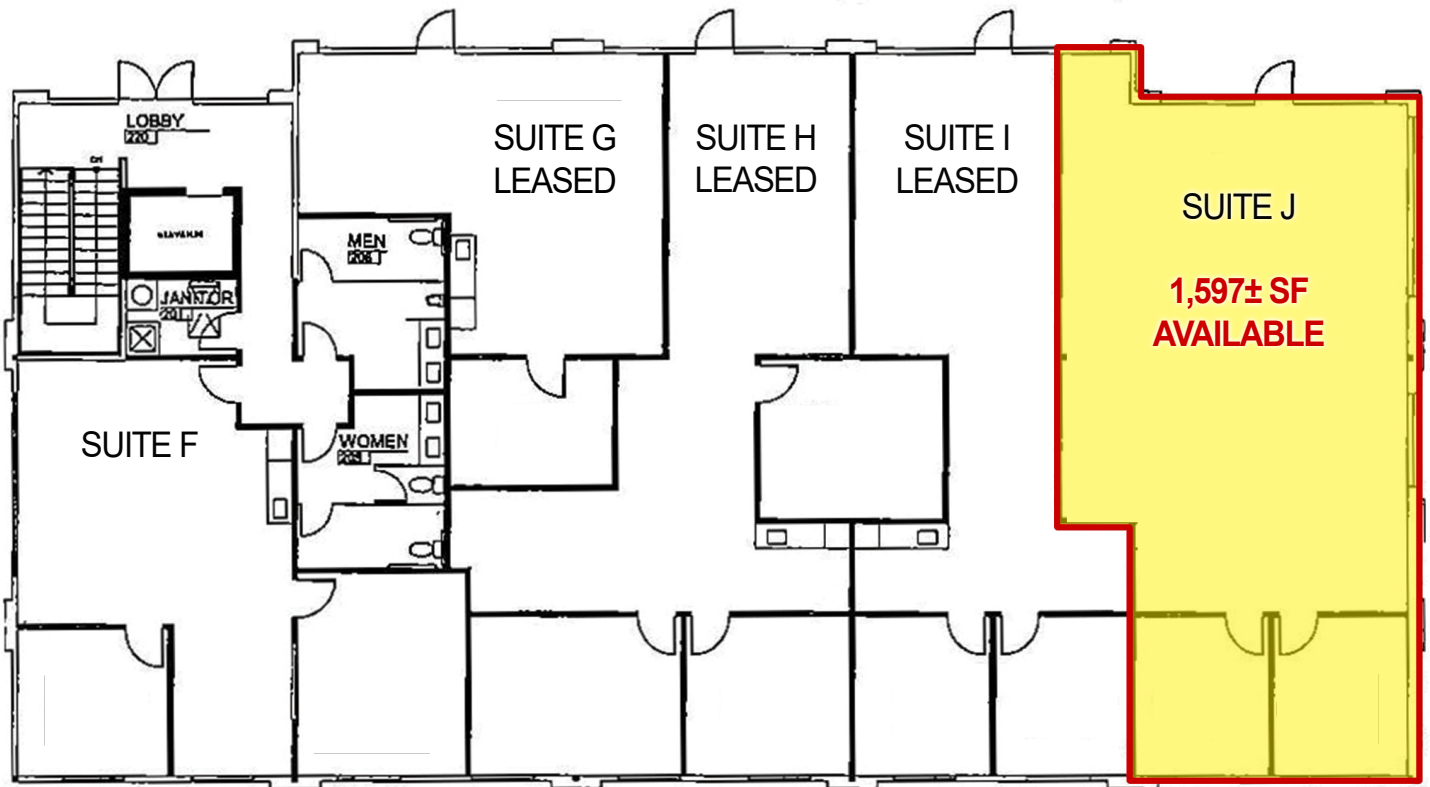
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The above information, while not guaranteed, has been secured from sources we believe to be reliable.

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

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	\$1.75 MG

Modified Gross does not include janitorial or electricity.



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Suite J



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