

SKY CANYON RETAIL CENTER
N.E.C. WINCHESTER ROAD & WILLOWS AVENUE
TEMECULA, CA

Nearby Major Retailers



www.avantrealestate.com

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LOCATION

NEC OF WINCHESTER RD & WILLOWS AVE
IN THE CITY OF TEMECULA, CALIFORNIA

SITE 7.3 ACRES

PROPOSED BUILDINGS

4 BUILDINGS TOTALING ±55,243 SF

● **Building 1 (Grocery/Big Box) - ±42,000 SF**

● **Building 2 (Tire Shop) - ±7,027 SF**

● **Building 3 (Drive Thru) - ± 950 SF**

● **Building 4 (Carwash) 5,266 SF**

TOTAL BUILDING AREA - ±55,243 SF

● **PARKING: 303.82 STALLS**

Nearby Major Retailers



TRAFFIC COUNTS

WINCHESTER: 44,823 VPD SOUTH OF WILLOWS

WINCHESTER: 28,000 VPD NORTH OF WILLOWS

MURRIETA HOT SPRINGS: 16,551 VPD (KALIBRATE '21)



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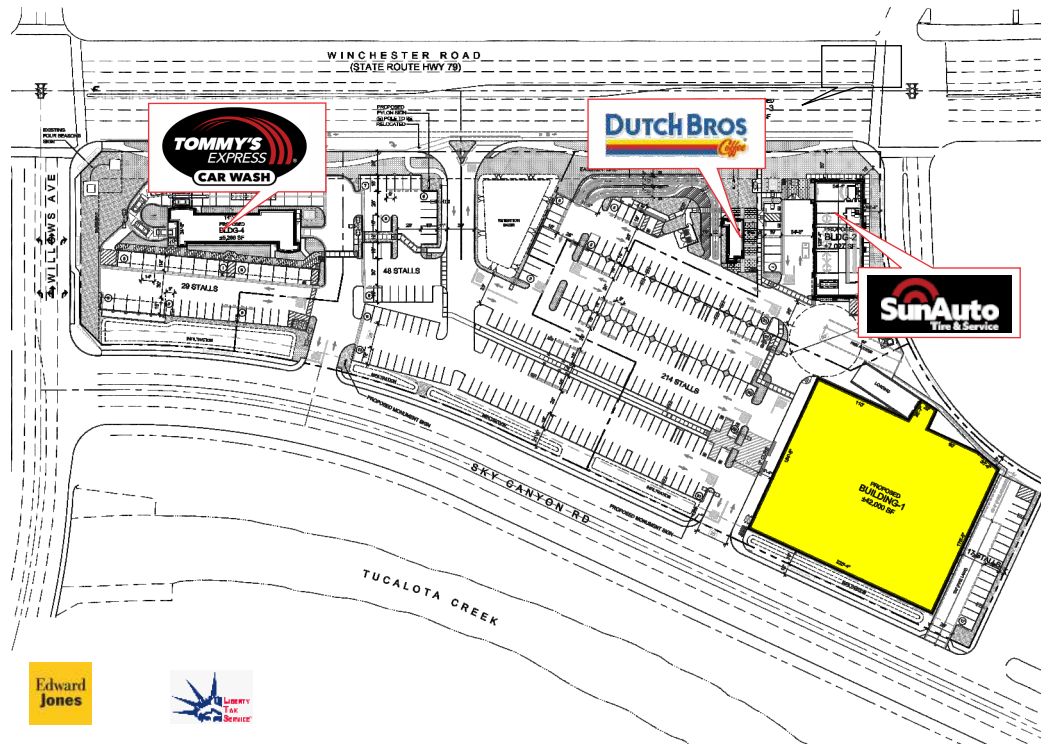
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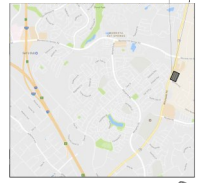
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PROPERTY INFORMATION



N.E.C OF WINCHESTER ROAD AND
WILLOWS AVENUE
TEMECULA, CALIFORNIA



VICINITY MAP

NOT TO SCALE

SITE DATA

ZONING
PROPOSED USE: RETAIL
EXISTING ZONING: COMMERCIAL
(APN#): 920-120-034

SITE AREA
SITE AREA (GROSS): ±10.86 AC 478,067 SF
SITE AREA (NET): 37.30 AC ±318,066 SF

BUILDING DATA
BUILDING AREA:
BUILDING-1 (GROCERY): ±42,000 SF
BUILDING-2 (TIRE SHOP): ±7,027 SF
BUILDING-3 (DRIVE THRU): ± 950 SF
BUILDING-4 (CARWASH): ± 5,266 SF
TOTAL BUILDING AREA: ± 55,243 SF

NUMBER OF STORIES
F.A.R.: ONE
O.I.R.: 0.17

PARKING DATA
BUILDING-1 (42,000 S.F. @ 5.5/1,000 S.F.): 231.00 STALLS
BUILDING-2 (7,027 S.F. @ 5.5/1,000 S.F.): 38.94 STALLS
BUILDING-3 (950 S.F. @ 5.5/1,000 S.F.): 5.22 STALLS
BUILDING-4 (5,266 S.F. @ 5.5/1,000 S.F.): 28.96 STALLS
TOTAL PARKING REQUIRED: 303.82 STALLS

PARKING PROVIDED
ADA: 8 STALLS
STANDARD: 282 STALLS
EV ACCESSIBLE VAN: 2 STALLS
EV ACCESSIBLE: 2 STALLS
STANDARD: 2 STALLS
EV STALL: 4 STALLS
OVERALL PARKING RATIO: 5.5 / 1,000 S.F.

SITE LAYOUT DATA
TAX, DRIVE ASLE W/TH: 26'-0"
STANDARD PARKING STALL: 10'-0" x 18'-0"
EV PARKING STALL: 10'-0" x 18'-0"
BIKE LOCKERS: 8 LOCKERS FOR 16 BIKES
BIKE RACKS: 8 RACKS FOR 16 BIKES

PROPOSED SITE PLAN

SCALE: 1" = 40'-0"



PRELIMINARY SITE PLAN SUBJECT TO CHANGE.
PROPERTY LINES ARE BASE ON A.L.T.A. SURVEY
PREPARED BY C&S COMPANIES DATED: MAY 2015

2021 DEMOGRAPHICS

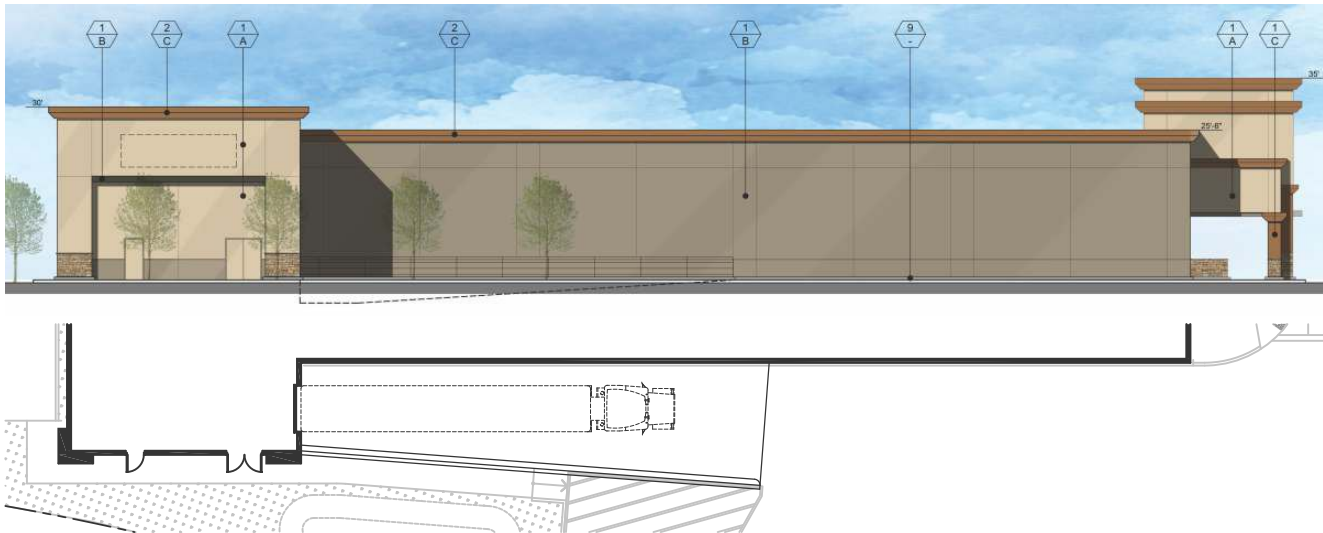
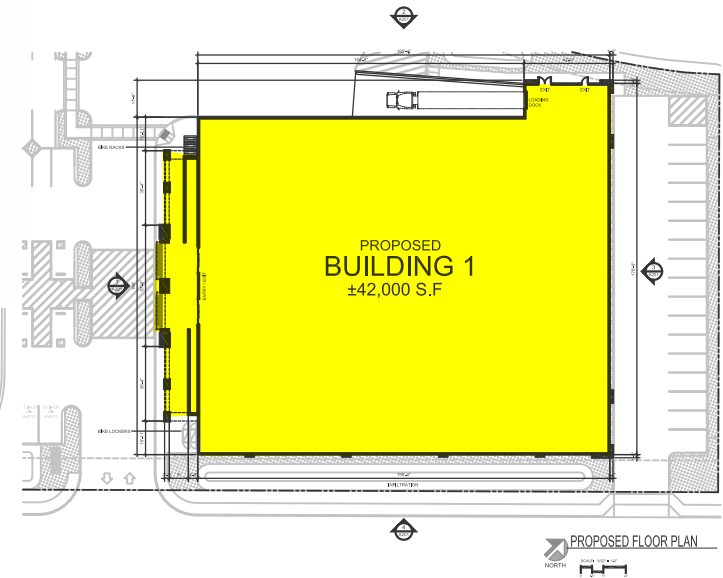
	1 MILE	3 MILES	5 MIL
TOTAL POPULATION	19,900	99,497	208,045
DAYTIME POPULATION	19,085	108,972	215,661
AVERAGE HH INCOME	\$111,135	\$113,879	\$116,080

BUILDING 1 ±42,000 S.F.

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TEMECULA, CA



1 **SOUTHELEVATION**
SCALE: 1/8" = 1'-0"



2 **WESTELEVATION**
SCALE: 1/8" = 1'-0"



3 **NORTELEVATION**
SCALE: 1/8" = 1'-0"

4 **EASTELEVATION**
SCALE: 1/8" = 1'-0"



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