



# FOR LEASE - WINCHESTER MEADOWS

Winchester Road & Margarita Road  
Temecula, California



## FEATURES

- 34,198 SF anchor space for lease
- Part of a 140,000 SF center built in 1999
- Located across the street from Temecula Promenade Mall
- Excellent visibility from Winchester Rd/ Hwy 79

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2011 Population:	12,346	85,250	170,457
2016 Proj Pop:	14,950	97,628	193,662
Avg HH Income:	\$89,052	\$88,521	\$92,189

## TRAFFIC COUNTS

(Google Earth 2007)

Winchester Rd/Hwy 79	74,436 ADT
Margarita Rd. North of Hwy 79	23,325 ADT
Winchester Rd/Hwy 79 East of Margarita Rd.	60,693 ADT

CLOSE TO



**MATT MOSER**

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858.523.2096

mmoser@retailinsite.net

**JEFF DREW**

Lic.# 00993435

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**RETAIL INSITE**

12264 EL CAMINO REAL STE. 202 SAN DIEGO, CA 92130  
LIC # 01206760 | F: 858 523 2095 | RETAILINSITE.NET



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Temecula, California

## LOCATION



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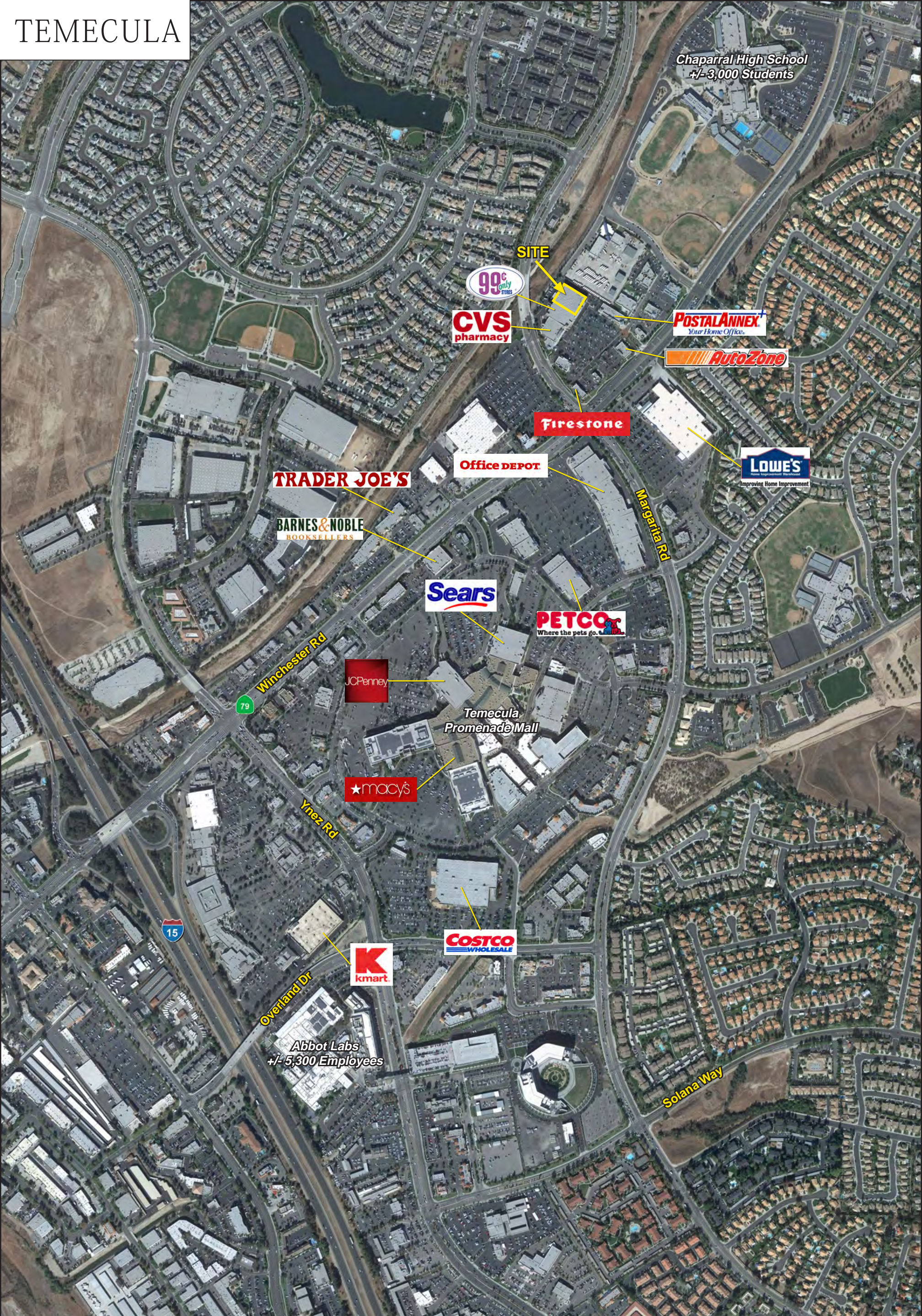
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**CHAINLINKS**  
RETAIL ADVISORS

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# TEMECULA



The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy. yfiles/Aerials 2011/Temecula/Temecula.pdf



## RETAIL INSITE

12526 HIGH BLUFF DR, STE. 210  
SAN DIEGO, CA 92130  
858.523.2090  
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# FOR LEASE - WINCHESTER MEADOWS

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## PROPERTY PHOTOS



**MATT MOSER**  
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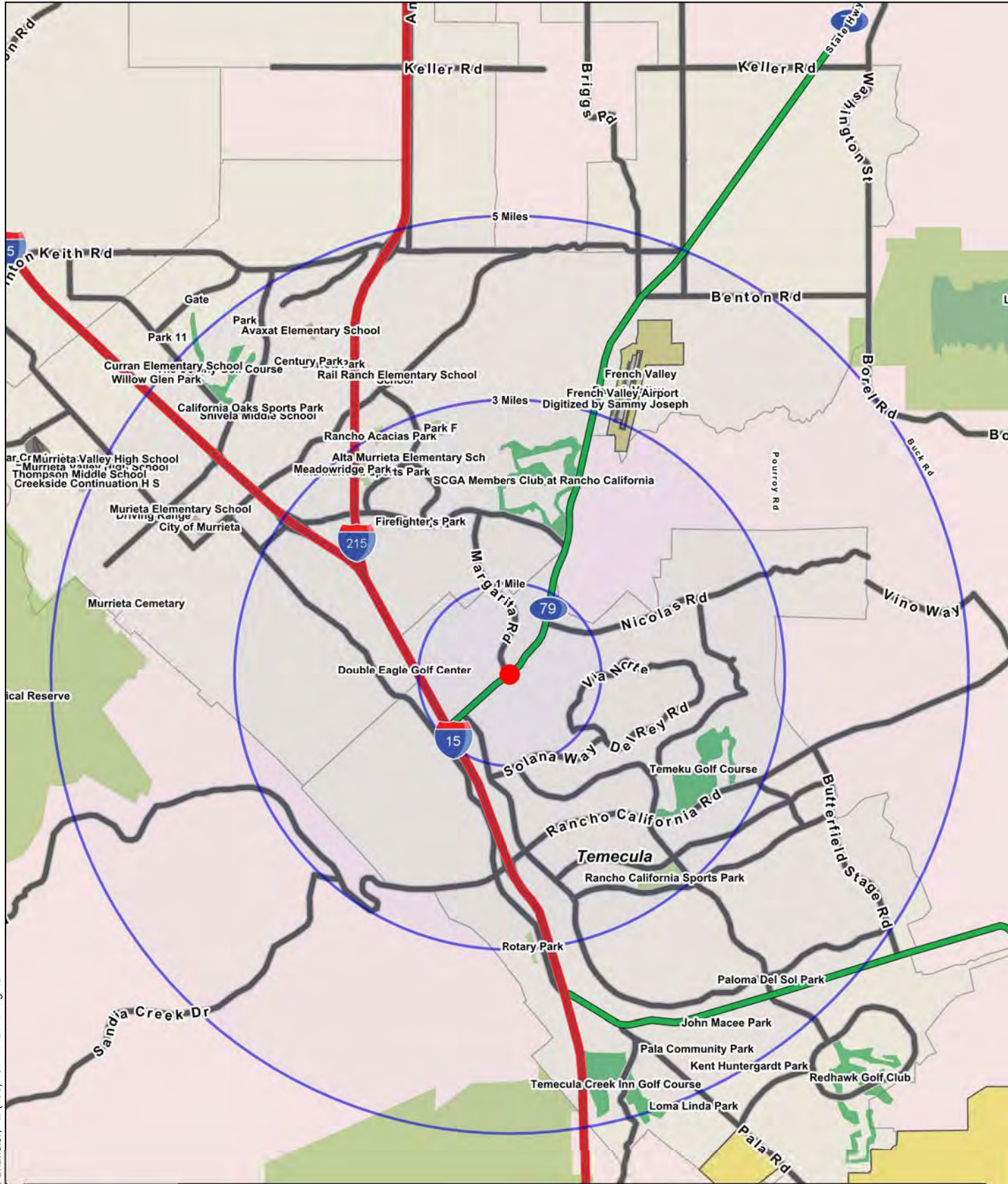
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**Winchester Rd & Margarita Rd  
Temecula, CA**

# EXPANDED PROFILE

2000 - 2010 Census, 2011 Estimates with 2016 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 33.53099/-117.1512

## Margarita Rd & Winchester Rd

### Temecula, CA

	1 Mile	3 Miles	5 Miles
<b>Population (2011)</b>			
Estimated Population	12,346	85,250	170,457
Census Population (2010)	11,597	81,730	164,794
Census Population (2000)	5,082	47,677	97,320
Projected Population (2016)	14,950	97,628	193,662
Forecasted Population (2021)	20,593	126,069	248,020
Historical Annual Growth (2000 to 2010)	6,515 12.8%	34,053 7.1%	67,474 6.9%
Historical Annual Growth (2010 to 2011)	749 6.5%	3,520 4.3%	5,662 3.4%
Projected Annual Growth (2011 to 2016)	2,604 4.2%	12,378 2.9%	23,205 2.7%
Estimated Population Density	3,933 <i>psm</i>	3,016 <i>psm</i>	2,172 <i>psm</i>
Trade Area Size	3.14 <i>sq mil</i>	28.26 <i>sq mil</i>	78.49 <i>sq mil</i>
<b>Households (2011)</b>			
Estimated Households	3,917	27,471	54,133
Census Households (2010)	3,897	26,670	52,634
Census Households (2000)	1,620	15,550	31,231
Projected Households (2016)	4,702	31,225	61,034
Forecasted Households (2021)	6,457	40,104	77,790
Households with Children	2,134 54.5%	13,859 50.4%	27,220 50.3%
Average Household Size	3.14	3.08	3.13
<b>Average Household Income (2011)</b>			
Est. Average Household Income	\$89,052	\$88,521	\$92,189
Proj. Average Household Income (2016)	\$103,703	\$102,688	\$106,762
Average Family Income	\$99,268	\$97,391	\$100,554
<b>Median Household Income (2011)</b>			
Est. Median Household Income	\$76,129	\$75,452	\$80,321
Proj. Median Household Income (2016)	\$83,814	\$83,244	\$88,243
Median Family Income	\$83,243	\$83,645	\$88,872
<b>Per Capita Income (2011)</b>			
Est. Per Capita Income	\$28,532	\$29,105	\$29,789
Proj. Per Capita Income (2016)	\$32,850	\$33,352	\$34,099
Per Capita Income Est. 5 year change	\$4,317 15.1%	\$4,247 14.6%	\$4,310 14.5%
<b>Other Income (2011)</b>			
Est. Median Disposable Income	\$61,257	\$60,564	\$63,963
Proj. Median Disposable Income (2016)	\$66,720	\$66,068	\$69,320
Disposable Income Est. 5 year change	\$5,463 8.9%	\$5,504 9.1%	\$5,357 8.4%
Est. Average Household Net Worth	\$587,158	\$597,821	\$631,648
<b>Daytime Demos (2011)</b>			
Total Number of Businesses	543	2,608	5,306
Total Number of Employees	7,026	26,801	50,752
Company Headqtrs: Businesses	-	2 0.1%	5 0.1%
Company Headqtrs: Employees	1	58 0.2%	158 0.3%
Unemployment Rate	7.1%	7.2%	6.8%
Employee Population per Business	13.0 to 1	10.3 to 1	9.6 to 1
Residential Population per Business	22.8 to 1	32.7 to 1	32.1 to 1

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## Margarita Rd & Winchester Rd Temecula, CA

	1 Mile		3 Miles		5 Miles	
<b>Race &amp; Ethnicity (2011)</b>						
White	8,040	65.1%	58,019	68.1%	118,865	69.7%
Black or African American	765	6.2%	4,514	5.3%	8,418	4.9%
American Indian & Alaska Native	112	0.9%	717	0.8%	1,490	0.9%
Asian	1,517	12.3%	8,614	10.1%	16,209	9.5%
Hawaiian & Pacific Islander	35	0.3%	339	0.4%	659	0.4%
Other Race	1,336	10.8%	8,776	10.3%	15,598	9.2%
Two or More Races	541	4.4%	4,271	5.0%	9,218	5.4%
Not Hispanic or Latino Population	9,008	73.0%	61,207	71.8%	124,700	73.2%
Hispanic or Latino Population	3,338	27.0%	24,043	28.2%	45,756	26.8%
Not of Hispanic Origin Population (2010)	8,706	75.1%	59,435	72.7%	121,837	73.9%
Hispanic Origin Population (2010)	2,891	24.9%	22,295	27.3%	42,958	26.1%
Not Hispanic or Latino Population (2000)	4,029	79.3%	38,149	80.0%	79,424	81.6%
Hispanic or Latino Population (2000)	1,053	20.7%	9,529	20.0%	17,896	18.4%
Not Hispanic or Latino Population (2016)	10,293	68.9%	66,088	67.7%	133,622	69.0%
Hispanic or Latino Population (2016)	4,657	31.1%	31,540	32.3%	60,040	31.0%
Hist. Hispanic Ann Growth (2000 to 2011)	2,285	19.7%	14,514	13.8%	27,860	14.2%
Proj. Hispanic Ann Growth (2011 to 2016)	1,319	7.9%	7,497	6.2%	14,284	6.2%

<b>Age Distribution (2011)</b>						
0 to 4 yrs	996	8.1%	6,630	7.8%	12,715	7.5%
5 to 9 yrs	925	7.5%	6,385	7.5%	12,724	7.5%
10 to 14 yrs	1,000	8.1%	6,942	8.1%	14,039	8.2%
15 to 19 yrs	926	7.5%	6,563	7.7%	13,226	7.8%
20 to 24 yrs	819	6.6%	5,741	6.7%	11,763	6.9%
25 to 29 yrs	768	6.2%	5,927	7.0%	11,937	7.0%
30 to 34 yrs	756	6.1%	5,824	6.8%	11,740	6.9%
35 to 39 yrs	784	6.3%	6,054	7.1%	12,194	7.2%
40 to 44 yrs	946	7.7%	5,727	6.7%	11,652	6.8%
45 to 49 yrs	856	6.9%	5,680	6.7%	11,584	6.8%
50 to 54 yrs	813	6.6%	5,402	6.3%	10,354	6.1%
55 to 59 yrs	719	5.8%	4,385	5.1%	8,302	4.9%
60 to 64 yrs	534	4.3%	3,672	4.3%	7,207	4.2%
65 to 74 yrs	833	6.7%	5,526	6.5%	11,057	6.5%
75 to 84 yrs	484	3.9%	3,495	4.1%	7,341	4.3%
85 yrs plus	186	1.5%	1,294	1.5%	2,629	1.5%
Median Age	33.92 yrs		32.81 yrs		32.75 yrs	

<b>Gender Age Distribution (2011)</b>						
Female Population	6,149	49.8%	44,403	52.1%	87,426	51.3%
0 to 19 yrs	1,827	29.7%	13,148	29.6%	25,880	29.6%
20 to 64 yrs	3,474	56.5%	25,296	57.0%	49,465	56.6%
65 yrs plus	847	13.8%	5,956	13.4%	12,083	13.8%
Female Median Age	35 yrs		34 yrs		34 yrs	
Male Population	6,197	50.2%	40,847	47.9%	83,034	48.7%
0 to 19 yrs	2,021	32.6%	13,372	32.7%	26,824	32.3%
20 to 64 yrs	3,521	56.8%	23,115	56.6%	47,269	56.9%
65 yrs plus	655	10.6%	4,359	10.7%	8,944	10.8%
Male Median Age	32.44 yrs		31.91 yrs		31.59 yrs	

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## Margarita Rd & Winchester Rd Temecula, CA

	1 Mile		3 Miles		5 Miles	
<b>Household Income Distribution (2011)</b>						
\$200,000 or More	216	5.5%	1,410	5.1%	2,948	5.4%
\$150,000 to \$199,999	240	6.1%	1,858	6.8%	4,070	7.5%
\$100,000 to \$149,999	864	22.1%	5,909	21.5%	12,834	23.7%
\$75,000 to \$99,999	675	17.2%	4,798	17.5%	9,491	17.5%
\$50,000 to \$74,999	853	21.8%	5,227	19.0%	9,930	18.3%
\$35,000 to \$49,999	454	11.6%	3,156	11.5%	5,860	10.8%
\$25,000 to \$34,999	213	5.4%	2,216	8.1%	3,756	6.9%
\$15,000 to \$24,999	202	5.2%	1,609	5.9%	2,978	5.5%
\$0 to \$14,999	199	5.1%	1,281	4.7%	2,257	4.2%
\$35,000+	3,302	84.3%	22,357	81.4%	45,132	83.4%
\$75,000+	1,995	50.9%	13,974	50.9%	29,342	54.2%
<b>Housing (2011)</b>						
Total Housing Units	4,236		29,765		58,404	
Housing Units, Occupied	3,917	92.5%	27,471	92.3%	54,135	92.7%
<i>Housing Units, Owner-Occupied</i>	2,399	61.3%	18,547	67.5%	39,306	72.6%
<i>Housing Units, Renter-Occupied</i>	1,517	38.7%	8,923	32.5%	14,828	27.4%
Housing Units, Vacant	319	7.5%	2,294	7.7%	4,269	7.3%
Median Years in Residence	3 yrs		3 yrs		3 yrs	
<b>Marital Status (2011)</b>						
Never Married	2,141	22.8%	14,846	22.8%	28,004	21.4%
Now Married	5,520	58.9%	38,458	59.1%	81,840	62.6%
Separated	614	6.5%	3,234	5.0%	5,175	4.0%
Widowed	263	2.8%	2,791	4.3%	5,187	4.0%
Divorced	836	8.9%	5,727	8.8%	10,426	8.0%
<b>Household Type (2011)</b>						
Population Family	11,136	90.2%	77,017	90.3%	155,737	91.4%
Population Non-Family	1,157	9.4%	7,531	8.8%	13,487	7.9%
Population Group Qtrs	53	0.4%	702	0.8%	1,233	0.7%
Family Households	2,964	75.7%	21,364	77.8%	42,879	79.2%
<i>Married Couple With Children</i>	1,573	28.5%	10,177	26.5%	20,689	25.3%
<i>Average Family Household Size</i>	3.8		3.6		3.6	
Non-Family Households	952	24.3%	6,112	22.2%	11,264	20.8%
<b>Household Size (2011)</b>						
1 Person Household	694	17.7%	4,517	16.4%	8,435	15.6%
2 Person Households	902	23.0%	7,105	25.9%	13,899	25.7%
3 Person Households	519	13.2%	4,175	15.2%	8,068	14.9%
4 Person Households	889	22.7%	6,111	22.2%	12,813	23.7%
5 Person Households	528	13.5%	3,276	11.9%	6,205	11.5%
6+ Person Households	384	9.8%	2,287	8.3%	4,714	8.7%
<b>Household Vehicles (2011)</b>						
Total Vehicles Available	8,313		59,650		120,898	
Household: 0 Vehicles Available	133	3.4%	692	2.5%	1,154	2.1%
Household: 1 Vehicles Available	994	25.4%	6,797	24.7%	12,157	22.5%
Household: 2+ Vehicles Available	2,791	71.3%	19,981	72.7%	40,827	75.4%
Average Vehicles Per Household	2.1		2.2		2.2	

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Lat/Lon: 33.53099/-117.1512

## Margarita Rd & Winchester Rd

### Temecula, CA

#### Labor Force (2011)

	1 Mile		3 Miles		5 Miles	
Est. Labor: Population Age 16+	9,196		63,757		128,000	
Est. Civilian Employed	5,924	64.4%	37,969	59.6%	76,816	60.0%
Est. Civilian Unemployed	657	7.1%	4,603	7.2%	8,739	6.8%
Est. in Armed Forces	53	0.6%	483	0.8%	1,216	0.9%
Est. not in Labor Force	2,562	27.9%	20,703	32.5%	41,229	32.2%

#### Occupation (2000)

	1 Mile		3 Miles		5 Miles	
Occupation: Population Age 16+	2,370		20,809		41,845	
Mgmt, Business, & Financial Operations	338	14.3%	2,863	13.8%	6,147	14.7%
Professional and Related	403	17.0%	3,897	18.7%	8,110	19.4%
Service	328	13.8%	3,126	15.0%	6,117	14.6%
Sales and Office	790	33.3%	6,367	30.6%	12,487	29.8%
Farming, Fishing, and Forestry	5	0.2%	46	0.2%	101	0.2%
Construct, Extraction, & Maintenance	178	7.5%	1,998	9.6%	4,067	9.7%
Production, Transp. & Material Moving	328	13.9%	2,512	12.1%	4,815	11.5%
Percent White Collar Workers		64.6%		63.1%		63.9%
Percent Blue Collar Workers		35.4%		36.9%		36.1%

#### Consumer Expenditure (2011)

	1 Mile		3 Miles		5 Miles	
Total Household Expenditure	\$257 M		\$1.79 B		\$3.62 B	
Total Non-Retail Expenditures	\$149 M	57.9%	\$1.03 B	57.9%	\$2.10 B	57.9%
Total Retail Expenditures	\$108 M	42.1%	\$753 M	42.1%	\$1.53 B	42.1%
Apparel	\$12.4 M	4.8%	\$86.0 M	4.8%	\$175 M	4.8%
Contributions	\$9.80 M	3.8%	\$69.1 M	3.9%	\$142 M	3.9%
Education	\$6.62 M	2.6%	\$45.9 M	2.6%	\$94.5 M	2.6%
Entertainment	\$14.5 M	5.6%	\$101 M	5.6%	\$205 M	5.7%
Food And Beverages	\$38.7 M	15.1%	\$269 M	15.1%	\$543 M	15.0%
Furnishings And Equipment	\$11.6 M	4.5%	\$81.0 M	4.5%	\$165 M	4.6%
Gifts	\$7.00 M	2.7%	\$49.0 M	2.7%	\$100 M	2.8%
Health Care	\$14.9 M	5.8%	\$104 M	5.8%	\$209 M	5.8%
Household Operations	\$9.61 M	3.7%	\$67.2 M	3.8%	\$138 M	3.8%
Miscellaneous Expenses	\$4.19 M	1.6%	\$29.1 M	1.6%	\$58.7 M	1.6%
Personal Care	\$3.70 M	1.4%	\$25.7 M	1.4%	\$52.1 M	1.4%
Personal Insurance	\$2.73 M	1.1%	\$19.1 M	1.1%	\$39.2 M	1.1%
Reading	\$834 K	0.3%	\$5.82 M	0.3%	\$11.8 M	0.3%
Shelter	\$49.7 M	19.4%	\$347 M	19.4%	\$705 M	19.4%
Tobacco	\$1.52 M	0.6%	\$10.6 M	0.6%	\$21.0 M	0.6%
Transportation	\$51.5 M	20.1%	\$358 M	20.0%	\$724 M	20.0%
Utilities	\$17.3 M	6.7%	\$120 M	6.7%	\$242 M	6.7%

#### Educational Attainment (2011)

	1 Mile		3 Miles		5 Miles	
Adult Population (25 Years or Older)	7,677		52,985		105,995	
Elementary (0 to 8)	256	3.3%	1,731	3.3%	3,477	3.3%
Some High School (9 to 11)	417	5.4%	3,125	5.9%	6,370	6.0%
High School Graduate (12)	1,865	24.3%	12,995	24.5%	26,533	25.0%
Some College (13 to 16)	2,000	26.0%	14,781	27.9%	28,479	26.9%
Associate Degree Only	789	10.3%	4,965	9.4%	9,842	9.3%
Bachelor Degree Only	1,466	19.1%	10,236	19.3%	21,002	19.8%
Graduate Degree	886	11.5%	5,152	9.7%	10,292	9.7%

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## Margarita Rd & Winchester Rd

### Temecula, CA

#### Units In Structure (2000)

	1 Mile		3 Miles		5 Miles	
1 Detached Unit	1,230	73.2%	10,566	64.5%	24,550	75.1%
1 Attached Unit	32	1.9%	358	2.2%	494	1.5%
2 to 4 Units	85	5.1%	828	5.1%	1,018	3.1%
5 to 9 Units	114	6.8%	988	6.0%	1,116	3.4%
10 to 19 Units	46	2.7%	590	3.6%	998	3.1%
20 to 49 Units	8	0.5%	392	2.4%	670	2.0%
50 or more Units	111	6.6%	1,155	7.1%	1,770	5.4%
Mobile Home or Trailer	55	3.3%	1,503	9.2%	2,058	6.3%
Other Structure	-	-	1	-	7	-

#### Homes Built By Year

	1 Mile		3 Miles		5 Miles	
1999 to 2000	185	11.0%	1,578	9.6%	2,951	9.0%
1995 to 1998	287	17.1%	2,223	13.6%	5,921	18.1%
1990 to 1994	340	20.2%	2,927	17.9%	8,172	25.0%
1980 to 1989	736	43.8%	7,154	43.7%	12,274	37.5%
1970 to 1979	108	6.4%	2,043	12.5%	2,589	7.9%
1960 to 1969	16	1.0%	337	2.1%	491	1.5%
1950 to 1959	4	0.2%	45	0.3%	102	0.3%
Built Before 1949	6	0.4%	87	0.5%	198	0.6%

#### Home Values (2000)

	1 Mile		3 Miles		5 Miles	
\$1,000,000 or More	-	--	3	--	9	--
\$500,000 to \$999,999	-	-	50	0.6%	234	1.1%
\$400,000 to \$499,999	17	1.6%	111	1.2%	239	1.1%
\$300,000 to \$399,999	167	16.3%	663	7.4%	1,286	6.2%
\$200,000 to \$299,999	179	17.4%	2,883	32.2%	7,005	33.5%
\$150,000 to \$199,999	408	39.7%	3,740	41.7%	8,857	42.4%
\$100,000 to \$149,999	237	23.1%	1,326	14.8%	2,881	13.8%
\$70,000 to \$99,999	6	0.6%	91	1.0%	207	1.0%
\$50,000 to \$69,999	10	0.9%	57	0.6%	98	0.5%
\$25,000 to \$49,999	5	0.5%	18	0.2%	42	0.2%
\$0 to \$24,999	-	-	15	0.2%	19	0.1%
Owner Occupied Median Home Value	\$180,599		\$193,134		\$196,131	
Renter Occupied Median Rent	\$563		\$658		\$715	

#### Transportation To Work (2000)

	1 Mile		3 Miles		5 Miles	
Drive to Work Alone	1,975	82.4%	16,635	78.8%	33,604	78.8%
Drive to Work in Carpool	271	11.3%	2,774	13.1%	5,717	13.4%
Travel to Work - Public Transportation	4	0.2%	112	0.5%	154	0.4%
Drive to Work on Motorcycle	2	0.1%	105	0.5%	145	0.3%
Walk or Bicycle to Work	46	1.9%	443	2.1%	722	1.7%
Other Means	5	0.2%	122	0.6%	256	0.6%
Work at Home	94	3.9%	923	4.4%	2,037	4.8%

#### Travel Time (2000)

	1 Mile		3 Miles		5 Miles	
Travel to Work in 14 Minutes or Less	800	34.7%	6,949	34.4%	12,545	30.9%
Travel to Work in 14 to 29 Minutes	500	21.7%	4,304	21.3%	8,500	20.9%
Travel to Work in 30 to 59 Minutes	575	25.0%	5,148	25.5%	10,727	26.4%
Travel to Work in 60 Minutes or More	428	18.6%	3,793	18.8%	8,836	21.8%
Average Travel Time to Work	29.3 mins		30.0 mins		32.2 mins	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.