


# Commons at Temecula

40400-40500 Winchester Rd
Temecula, CA 92591

Center Type:
GLA: 292,078

Leasing Contact

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## PROPERTY HIGHLIGHTS

- Dominant Power Center: High-traffic regional shopping destination positioned along Winchester Road, a primary retail corridor in affluent Temecula, CA, with excellent visibility and accessibility.
- Premier Anchor Lineup: Anchored by Nordstrom Rack, Cost Plus World Market, Total Wine & More, Ross, Petco, and Ulta, driving consistent daily traffic and strong cross-shopping activity.
- Affluent Demographics: Serves a dense 3-mile trade area of more than 94,000 residents with average household incomes exceeding $139,000 and strong projected population growth.
- Curated Tenant Mix: Diverse lineup of nationally recognized retailers and lifestyle brands creates strong daily traffic and cross-shopping activity throughout the center.

## DEMOGRAPHICS

| | 1M | 3M | 5M |
|---|---|---|---|
| POPULATION | 10,900 | 88,006 | 188,630 |
| HOUSEHOLDS | 3,852 | 29,813 | 61,094 |
| AVG HH INCOME | $126,136 | $123,975 | $135,219 |

## MAJOR TENANTS

ROSS DRESS FOR LESS · Office DEPOT OfficeMax · Bassett · NORDSTROM RACK

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Contact:
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Available  Coming Available




## CURRENT TENANTS

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 001 | Rock N' Jay's Italian Subs | 2,033 SF | 006 | Ross Dress for Less | 28,898 SF | 012 | GameStop | 1,585 SF |
| 002 | Leslie's Pool Supplies | 3,505 SF | 007 | Office Depot | 25,127 SF | 013 | Bliss Crystals | 3,224 SF |
| 003 | OUI Pancake N Eggs | 2,575 SF | 008 | Nordstrom Rack | 35,700 SF | 014 | Mobility City | 5,437 SF |
| 004 | Five Guys Burgers & Fries | 3,335 SF | 009 | World Market | 18,000 SF | 015 | Petco | 15,961 SF |
| 005 | Total Wine & More | 22,308 SF | 010 | Organic Roots | 18,537 SF | 016 | Pacific Sales | 28,445 SF |
| 005A | DSW | 18,982 SF | 011 | EOS Fitness | 35,000 SF | 017 | Bassett Furniture | 11,980 SF |
| | | | 011A | ULTA Beauty | 11,446 SF | | | |