



Commons at Temecula

40400-40500 Winchester Rd
Temecula, CA 92591

Center Type:
GLA: 292,078

Leasing Contact

Chrystelle Shanks

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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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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			