

For Sale or Lease

Freestanding Carve-Out Pad Temecula, CA



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OWNER	WinCo Foods
Location	NWC Winchester and Margarita Road, Temecula, CA
Available	Freestanding Carve-Out Pad
Site	10.68 Acres

Anchor

Demographics	2 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2026 Population	53,168	101,418	212,437
2021 Population	50,603	95,326	197,478
2026 Average Household Income	\$130,569	\$129,286	\$135,696
2026 Median Household Income	\$95,622	\$96,494	\$104,472

Source: Gadberry Group - Magnify Demographics

Traffic	Winchester Road east of Margarita Road	60,680 ADT*
	Winchester Road west of Ynez Road	75,503 ADT*
	Margarita Road north of Winchester Road	24,914 ADT*
	Margarita Road south of Winchester Road	34,071 ADT*

*Magnify - Average Daily Traffic (ADT) Counts - Traffic Points CY 2021 Estimates - Gadberry Group

Contact

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Morris and Campbell is the exclusive agent for this project.

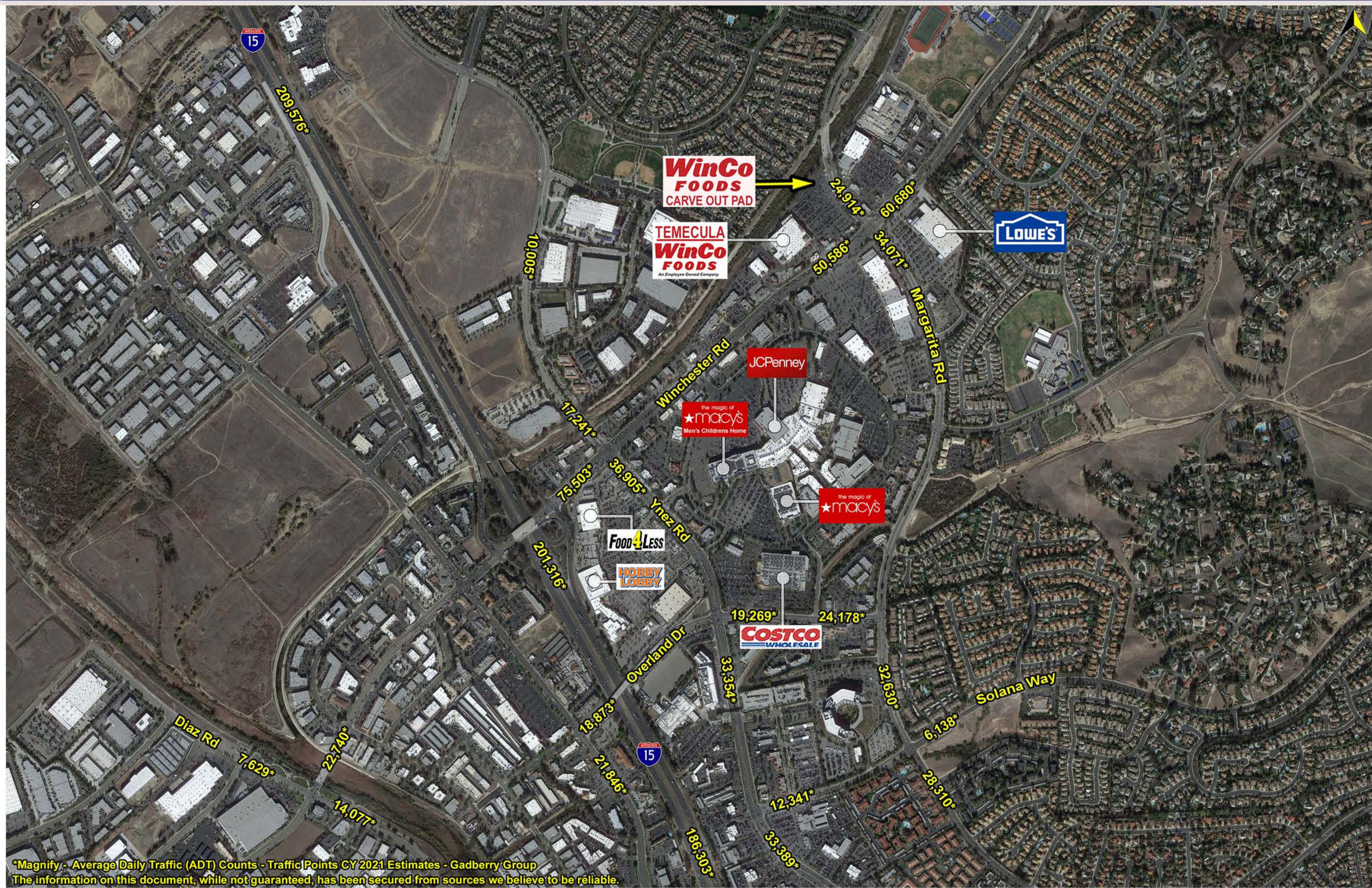
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- [TRADE](#)
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- [DEMO AERIAL](#)
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- [CENSUS TRACTS](#)
- [SITE PLAN](#)
- [GOOGLE MAP](#)



Close-up Aerial with ADT's



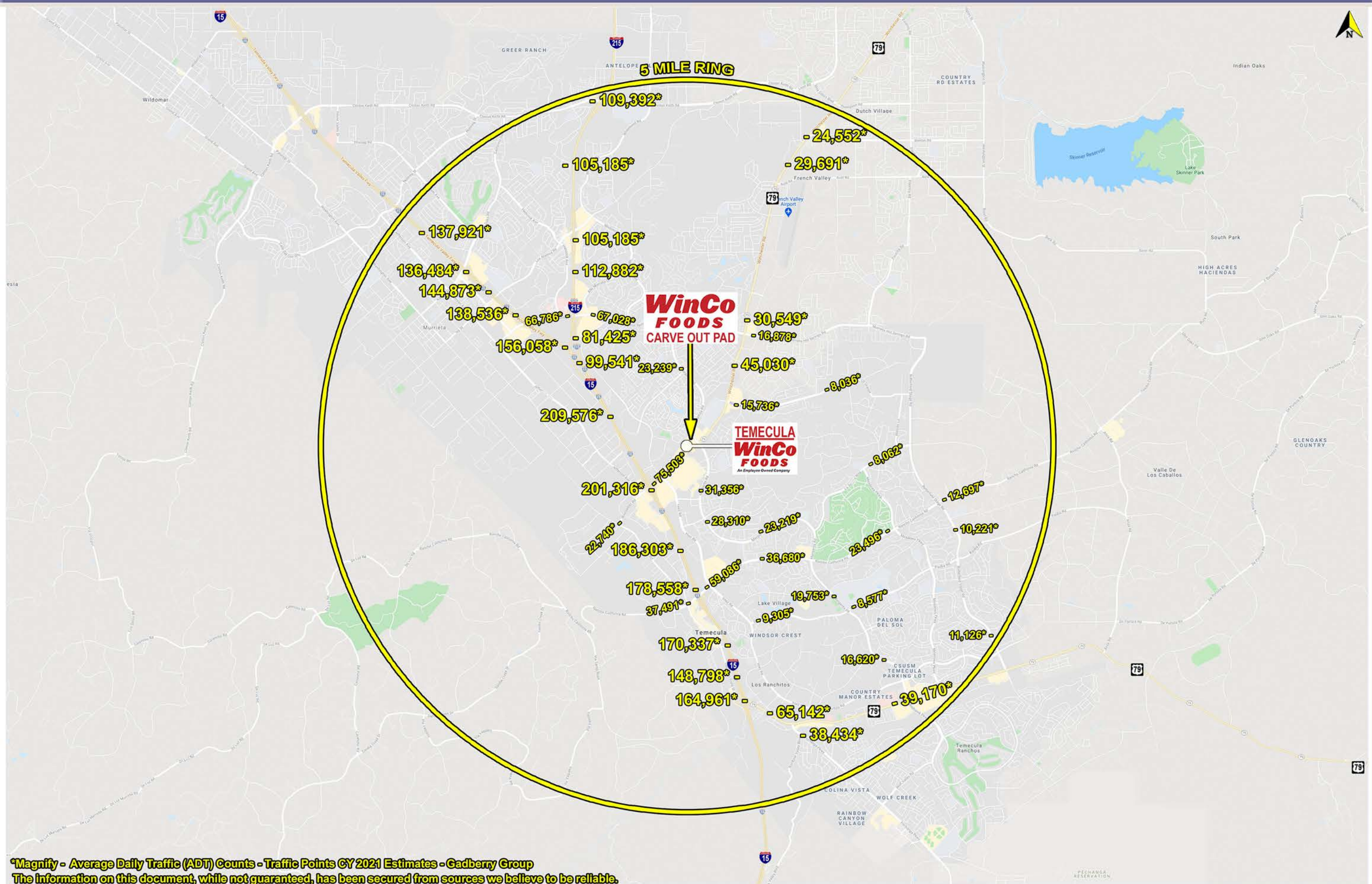
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The information on this document, while not guaranteed, has been secured from sources we believe to be reliable.

Fast Food/Fast Casual Retailer Aerial



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5-Mile Radius Map with ADT's



*Magnify - Average Daily Traffic (ADT) Counts - Traffic Points CY 2021 Estimates - Gadberry Group
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5-Mile Radius Demographics



*MAGNIFY - DEMOGRAPHICS - 2021 GADBERRY GROUP
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Demographic Overview

40435 Winchester Road Temecula CA	2 mi Ring	3 mi Ring	5 mi Ring
POPULATION OVERVIEW			
Population Trend			
2000 Total Population	23,696	49,127	99,038
2010 Total Population	46,573	82,051	166,331
2021 Total Population	53,644	95,572	198,942
2026 Total Population	56,180	101,182	213,034
Population Change 2000 to 2010	96.5%	67.0%	67.9%
Population Change 2000 to 2021	126.4%	94.5%	100.9%
Population Change 2010 to 2026	20.6%	23.3%	28.1%
Population Change 2021 to 2026	4.7%	5.9%	7.1%
2021 Race and Ethnicity			
White alone	58.9%	62.9%	65.0%
Black or African American alone	7.4%	6.1%	5.7%
Asian alone	11.7%	10.8%	10.2%
Other Race	22.0%	20.3%	19.1%
Hispanic or Latino			
Hispanic	36.5%	33.7%	32.7%
Not Hispanic	63.5%	66.3%	67.3%
2021 Age			
Median Age	32.7	34.5	34.3
19 and Under	30.7%	29.2%	30.4%
20 to 29	15.5%	14.7%	13.5%
30 to 39	14.7%	14.2%	14.5%
40 to 49	13.4%	13.5%	13.6%
50 to 64	15.9%	16.9%	16.8%
65 and Over	9.8%	11.6%	11.3%
2021 Occupation			
Civilian employed population 16 years and over	25,211	43,752	89,881
White collar	62.7%	62.0%	62.5%
Blue collar	37.3%	38.0%	37.5%
2021 Educational Attainment			
Population 25 years and over	33,304	60,955	125,541
No High School Diploma	8.1%	8.3%	7.9%
High school graduate, GED, or alternative	22.7%	23.0%	21.9%
College No Degree	29.5%	28.8%	28.9%
College or Advanced Degree	39.7%	39.8%	41.3%
2021 Marital Status			
Population 15 years and over	41,495	75,182	154,221
Married	52.8%	54.6%	56.0%
Not Married	47.2%	45.4%	44.0%

	2 mi Ring	3 mi Ring	5 mi Ring
HOUSEHOLD OVERVIEW			
Household Trend			
2000 Households	7,781	16,198	32,093
2010 Households	15,267	26,969	53,507
2021 Households	15,851	28,533	58,184
2026 Households	16,171	29,462	60,713
Household Change 2000 to 2010	96.2%	66.5%	66.7%
Household Change 2000 to 2021	103.7%	76.2%	81.3%
Household Change 2010 to 2026	5.9%	9.2%	13.5%
Household Change 2021 to 2026	2.0%	3.3%	4.3%
2021 Household Size			
Average Household Size	3.4	3.3	3.4
Household Income Trend			
2000 Median Income	\$51,040	\$54,833	\$57,963
2010 Median Income	\$64,545	\$67,617	\$74,094
2021 Median Income	\$89,147	\$90,474	\$94,904
2026 Median Income	\$104,135	\$105,415	\$111,164
Median Income Change 2000 to 2010	26.5%	23.3%	27.8%
Median Income Change 2000 to 2021	74.7%	65.0%	63.7%
Median Income Change 2010 to 2026	61.3%	55.9%	50.0%
Median Income Change 2021 to 2026	16.8%	16.5%	17.1%
2021 Household Income			
up to \$24,999	9.9%	10.2%	9.3%
\$25,000 to \$49,999	15.0%	14.6%	13.5%
\$50,000 to \$74,999	16.1%	16.1%	15.8%
\$75,000 to \$124,999	28.2%	28.3%	28.1%
\$125,000 to \$199,999	17.2%	18.2%	20.5%
\$200,000 or more	13.7%	12.7%	12.8%
HOUSING UNITS OVERVIEW			
2021 Home Value			
Median Home Value	\$427,431.80	\$418,151.40	\$422,204.60
Average Home Value	\$459,270.40	\$453,701.50	\$471,785.20
2021 Occupancy			
Households	15,851	28,533	58,184
Owner Occupied	52.6%	62.1%	66.3%
Renter Occupied	47.4%	37.9%	33.7%
Occupancy by Number of Units			
1 Unit, Detached	61.0%	68.9%	75.1%
1 Unit, Attached	5.1%	3.9%	3.3%
2 to 9	16.5%	11.1%	8.2%
10 to 49	10.2%	7.3%	7.0%
50 or more Units	6.1%	4.3%	3.6%
Mobile Home	1.0%	4.5%	2.8%
Boat, RV, Van, etc.	.0%	.0%	.0%



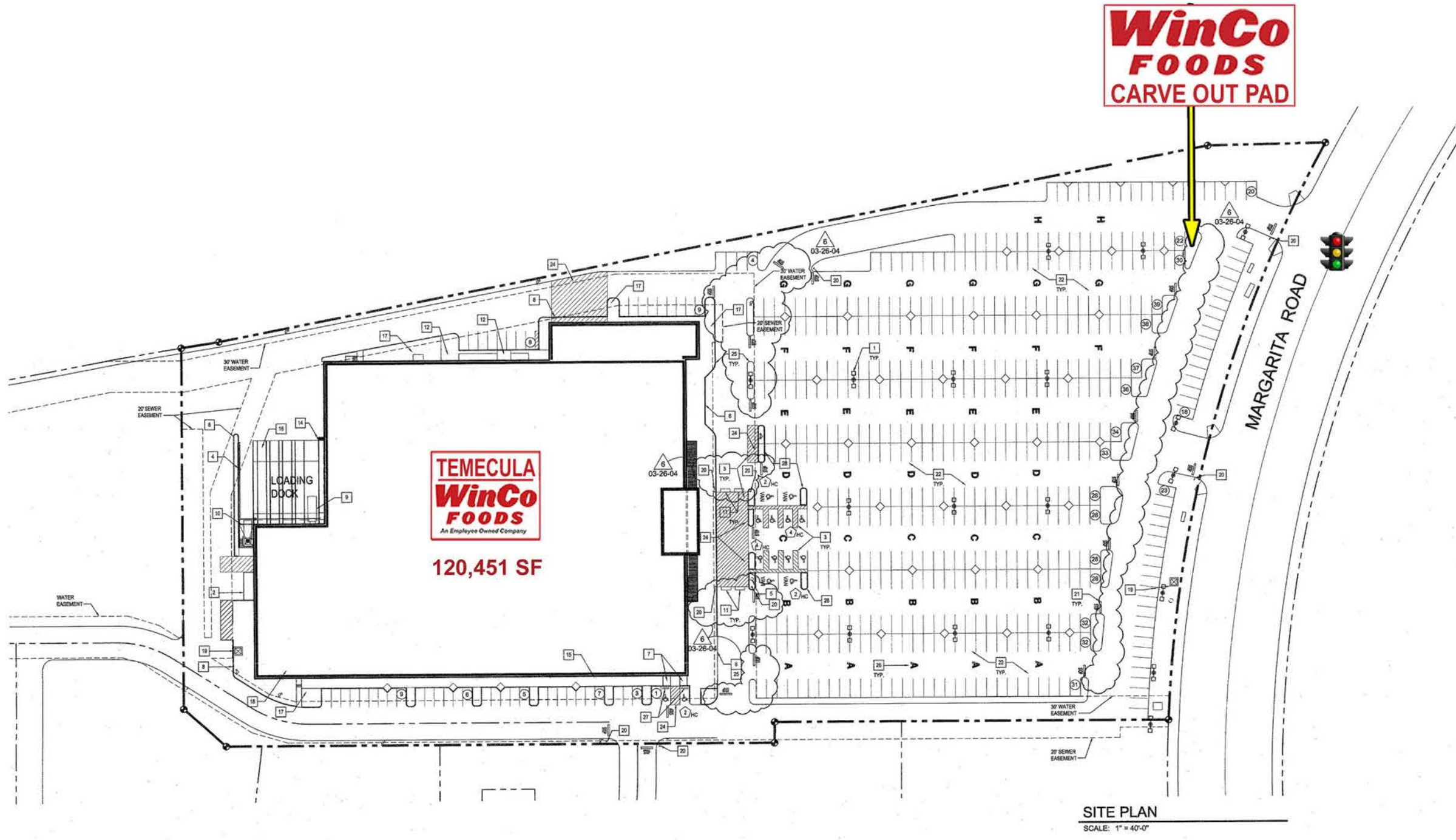
5-Mile Radius with Census Tracts



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Site Plan



SITE PLAN
SCALE: 1" = 40'-0"