

## NEW LISTING

3 Tenant NNN Investment/Pad Building Fronting Temecula Mall/ 7.25% Cap

For a Complete Offering Memorandum:

[Contact Michael Lai @ 206-838-5990 / michaellai@usasiapacific.com](mailto:michaellai@usasiapacific.com)

INVESTMENT OFFERING: 3-TENANT NNN LEASED INVESTMENT

 **Hallmark**  **JAYS BOARDSHOP**  
**BEAUTY ONE**  
**PROMENADE MALL**

Pad H - 40810 Winchester Road - Temecula, CA



**\$4,920,000 / 7.25% Cap Rate**

- ❖ Pad Building Fronting 1.14 Million SF Regional Mall
- ❖ Strong National Tenants
- ❖ 100% Leased
- ❖ Intrinsic Real Estate
- ❖ Ease of Management / 3 Tenants
- ❖ Strong Traffic Counts: Over 106,000 CPD Intersection
- ❖ Close Proximity to I-15 Freeway @ Winchester Road On/Off Ramp with 195,000 CPD Drive-by
- ❖ Over 295,000 People within Trade Area
- ❖ Over \$91,000 Average Household Income within Trade Area

Lead Investment Advisor:

**Michael Lai**

*CEO*

206-838-5990 Direct

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