

## 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



## PROMENADE MALL

Temecula Place I - 40620 Winchester Road - Temecula, CA



## \$7,360,000 / 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 10-miles
- ❖ Over \$91,000 Average Household Income within 10-miles

Lead Investment Advisor:

**Michael Lai**

*CEO*

206-838-5990 Direct

<mailto:MichaelLai@usasiapacific.com>



1225 S Weller St. #430 | Seattle, WA 98144

Fax 206-322-3315 | <http://www.usasiapacific.com>

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