

FULLY ENTITLED RETAIL & INDUSTRIAL DEVELOPMENT FOR LEASE: FRENCH VALLEY COMMONS

NWC Benton Rd & Leon Rd, French Valley, CA



 CUSHMAN &
WAKEFIELD

 LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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*No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue - Riverside, CA 92507 | Corporate ID# 01048055*

PROPERTY FEATURES

NWC Benton Rd & Leon Rd, French Valley, CA

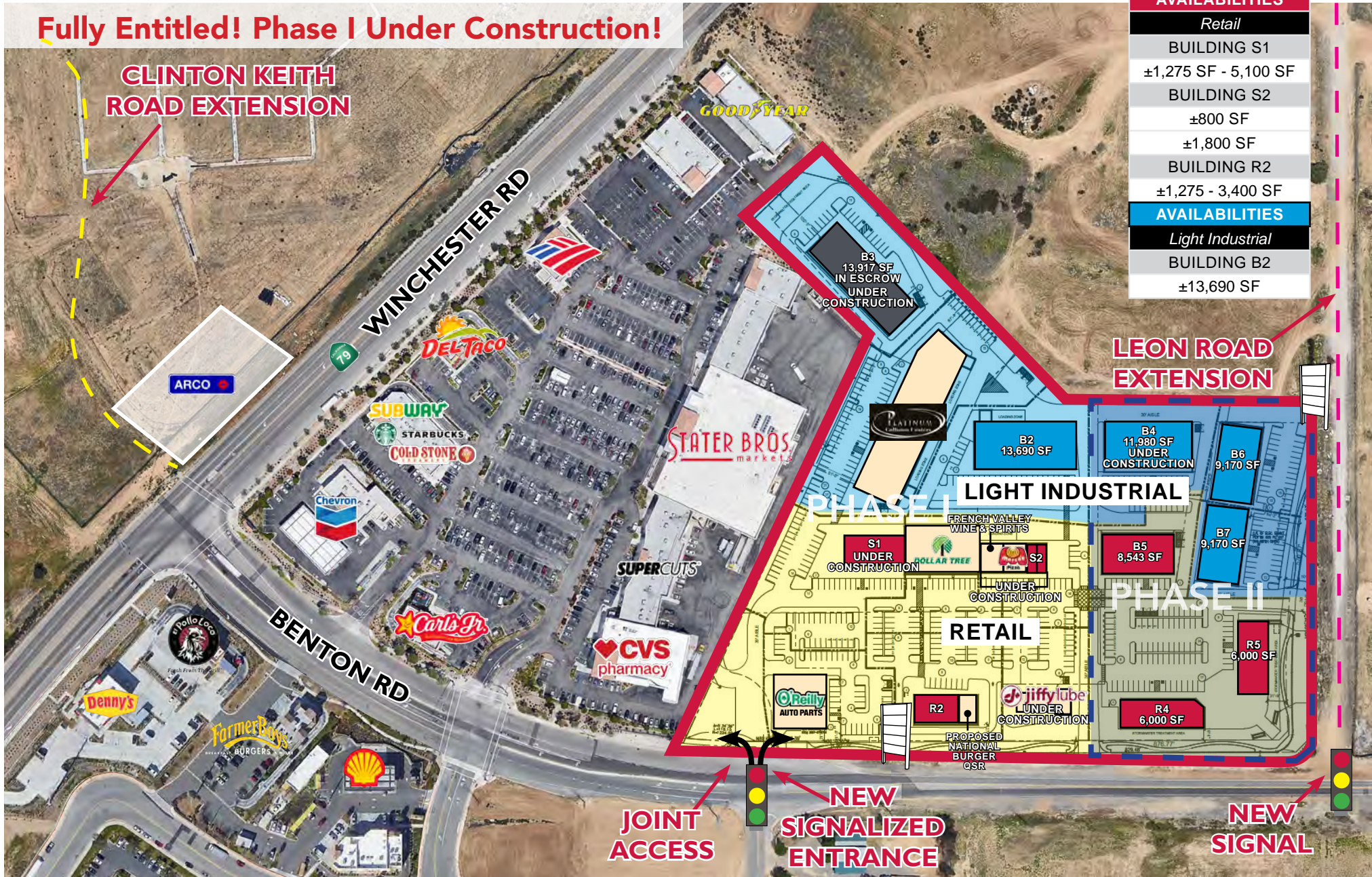
- Phase I Currently Under Construction, Est. Delivery Q3 2022
- Drive thru pad available fronting Benton Rd with Pylon Signage
- Joint access with Stater Bros. and CVS center
- Join Dollar Tree, O'Reilly Auto Parts, and other national tenants
- Surrounded by an abundance of residential projects currently in progress
- Clinton Keith expansion complete to Max Gilliss Blvd/Leon Rd
- Convenient access to Winchester Rd/79 Fwy
- Underserved Retail Trade Area



TENANTS

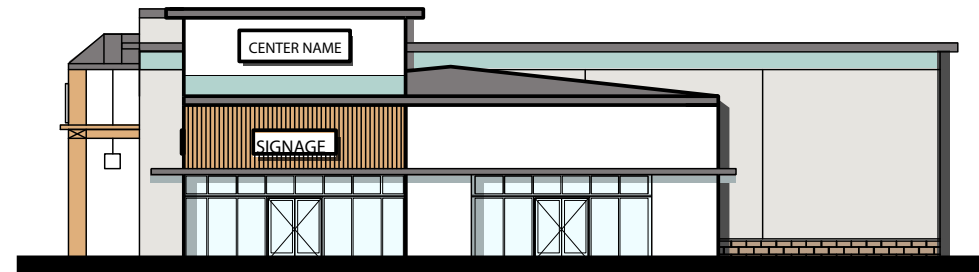
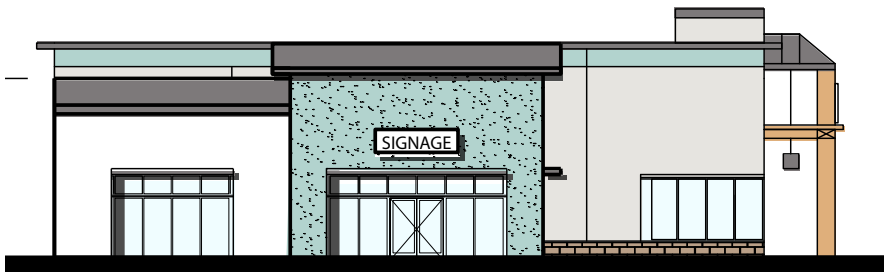
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Fully Entitled! Phase I Under Construction!



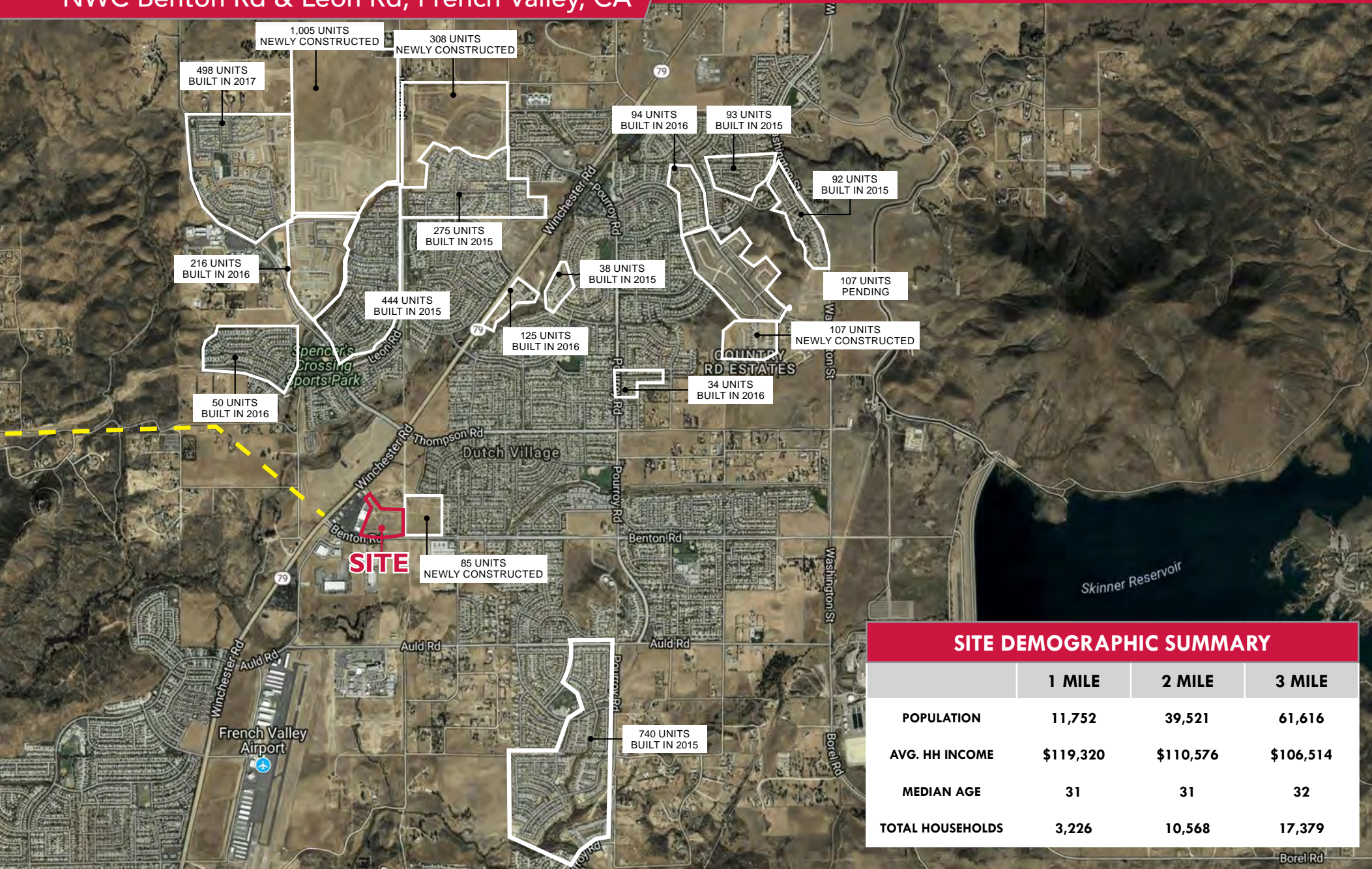
ELEVATIONS

NWC Benton Rd & Leon Rd, French Valley, CA



HOUSING

NWC Benton Rd & Leon Rd, French Valley, CA



SITE DEMOGRAPHIC SUMMARY

	1 MILE	2 MILE	3 MILE
POPULATION	11,752	39,521	61,616
AVG. HH INCOME	\$119,320	\$110,576	\$106,514
MEDIAN AGE	31	31	32
TOTAL HOUSEHOLDS	3,226	10,568	17,379



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