

FRENCH VALLEY VILLAGE CENTER

FOR LEASE NEC WINCHESTER RD/HWY 79 & BENTON RD | WINCHESTER, CA



SHOPPING CENTER HIGHLIGHTS:

- **One Space Remaining ±1,400 SF (Former Real Estate Office – Available Now)**
- Ideal For Restaurants, Hair Salon, Insurance, Tax Agency, Fitness Center, Cell Phone And Other Retail Uses
- Winchester Road is deemed a “Super Highway” and the recent completion of Clinton Keith Road’s extension between Interstate 215 to Leon Road connecting with Max Gillis that opened in July 2018 as the first phase with the complete connection to Winchester Road 79 expected to commencement/completion in 2020-21. Winchester Road’s recently completed expansion to six lanes (four now in operation) will also ensure easy and convenient access to French Valley Village Center.
- French Valley Village Center is at ground zero of a grossly underserved and growing trade area! The current defined trade area (based on the Derrigo Study) consists of 102,865 people currently within the defined boundaries of the centers Power Tenant Trade Area Per the recently completed Derrigo Housing Study that demonstrates the tremendous growth in the trade area. There are over 20,000 units currently active in the Power Tenant Trade Area consisting of 16 large tentative tract maps under construction and an estimated population increase of 65% (67,613 additional people) representing a total build out/future population of 170,478 people based purely on the housing that is in some stage of development/planning! This estimation just includes what residential projects are currently being planned and there remains thousands of acres of undeveloped residentially zoned parcels of land in the center’s trade area yet to be touched with the potential of tens of thousands of additional residential units in the future expanding the trade area population considerably!

DEMOGRAPHICS

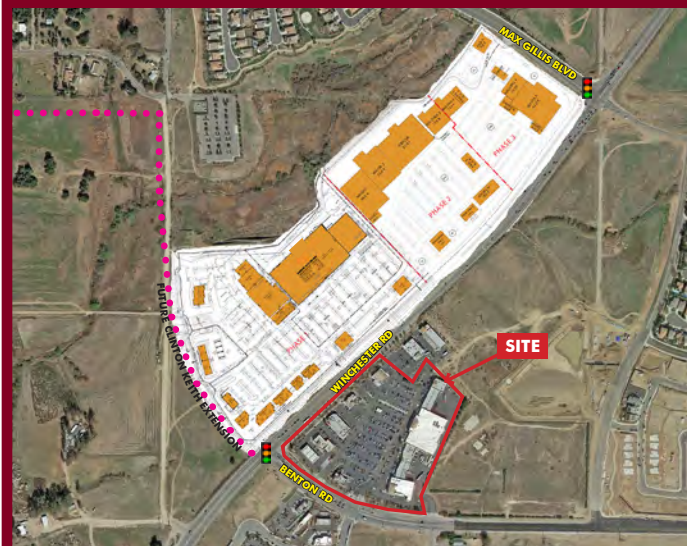
	2	3	5
2018 Population:	38,378	65,460	160,908
Daytime Population:	2,941	5,642	27,401
Average Household Income:	\$118,196	\$110,258	\$109,465

TRAFFIC COUNTS

Winchester Rd South of Benton Rd:	35,650 CPD
Winchester Rd North of Benton Rd:	27,600 CPD

Source: Regis

AERIAL



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■ AVAILABLE
 ■ LEASED
 NAP (NOT A PART)

CENTER SIZE 113,928 SF

AVAILABLE SPACE

D002 1,400 SF - Former Real Estate Office

CURRENT RETAILERS

0100	CARL'S JR.	3,123
0101	STARBUCKS	1,704
0102	BANK OF AMERICA	1
0103	DEL TACO	0
0104	CHEVRON	0
A001	CVS	13,680
A002	SKYBOX GRILL & TAVERN	1,800
A003	BLISS SPA	1,500
A004	WINCHESTER SMOKE & GIFT	1,288
A005	UNITED SELF STUDIO OF SELF DEFENSE	1,262
A006	CATHAY CHINESE FOOD	1,525
A007	SUPERCUTS	1,262
A008	POSTAL ANNEX	1,288
A009	WONDER NAILS	1,499
A010	WINCHESTER CLEANERS	1,800

A011	STATER BROTHERS	43,887
A012	SPRINT	1,645
A014	HORIZON PET SUPPLY	2,035
A015	DR. ROWENA GBENOBA, DDS	1,800
A016	LOBUE VISION CENTERS	1,795
A017	MAGIC BROW	1,110
A018	PIZZA FACTORY	4,839
B002	COLD STONE CREAMERY	1,200
B003	SUBWAY	1,200
B004	Phone Techs	1,200
B005	WONGZ DONUTZ	1,200
B006	LOS PRIMOS MEXICAN RESTAURANT	1,730
C001	MOUNTAIN VIEW TIRES	1
D001	VERIZON WIRELESS GO WIRELESS	1,550
D001-A	WABA GRILL	1,550
D004	FRENCH VALLEY VETERINARY HOSP	2,000

REV 10/15/19

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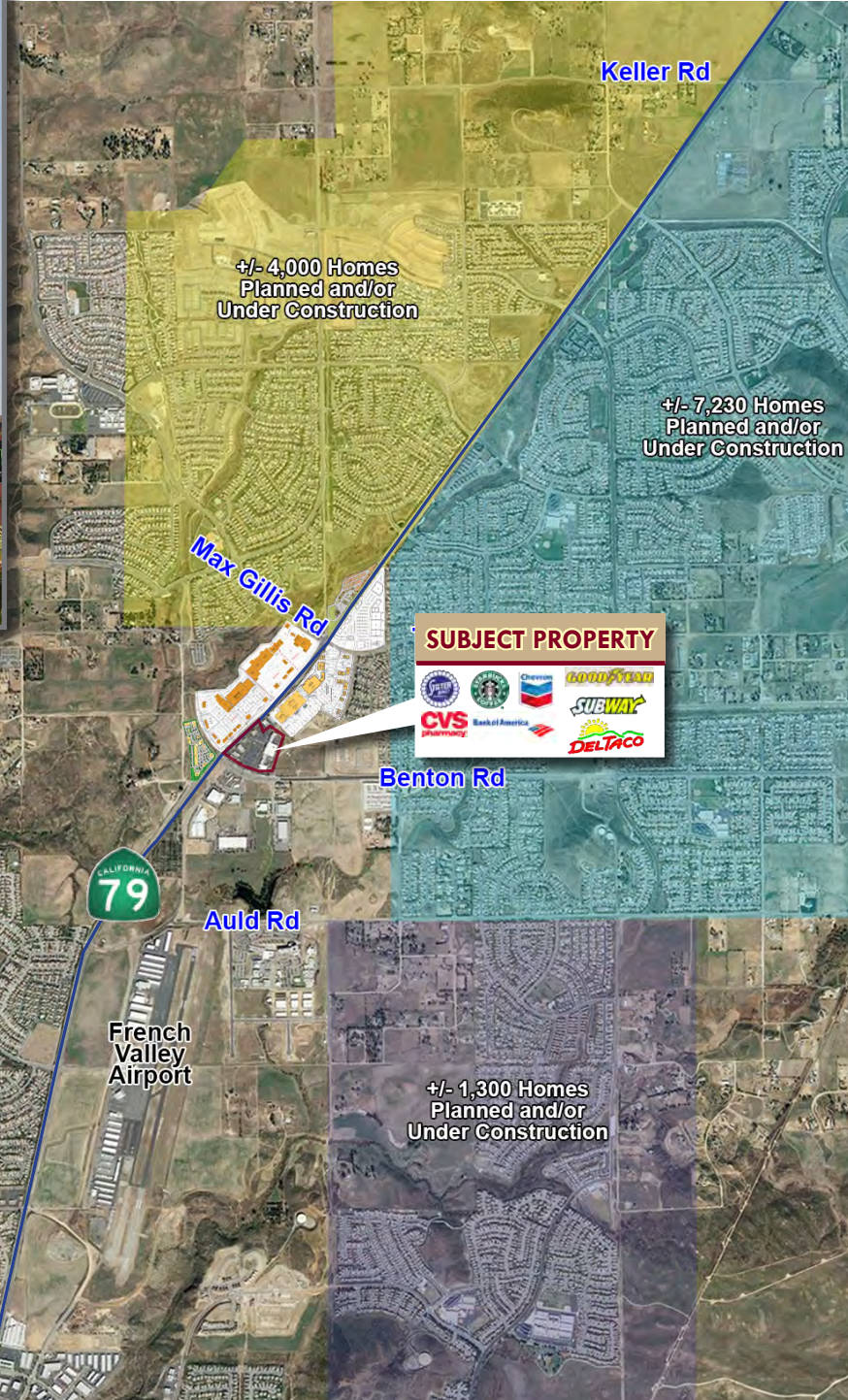
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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Clinton-Keith



SUBJECT PROPERTY



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Winchester, CA 92596		2 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	38,378	65,460	160,908
	2023 Projected Population	40,845	69,584	171,430
	2010 Census Population	26,924	47,773	134,410
	2000 Census Population	2,903	8,563	54,411
	Projected Annual Growth 2018 to 2023	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	67.9%	36.9%	10.9%
	2018 Median Age	32.1	33.4	34.7
HOUSEHOLDS	2018 Estimated Households	10,513	18,836	48,879
	2023 Projected Households	10,856	19,432	50,524
	2010 Census Households	7,344	13,682	40,815
	2000 Census Households	848	2,870	17,324
	Projected Annual Growth 2018 to 2023	0.7%	0.6%	0.7%
	Historical Annual Growth 2000 to 2018	63.3%	30.9%	10.1%
	2018 Estimated White	61.7%	62.3%	63.7%
2018 Estimated Black or African American	7.3%	7.4%	6.8%	
2018 Estimated Asian or Pacific Islander	14.2%	13.9%	12.4%	
2018 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%	
2018 Estimated Other Races	16.0%	15.5%	16.3%	
2018 Estimated Hispanic	30.3%	29.6%	30.5%	
INCOME	2018 Estimated Average Household Income	\$118,196	\$110,258	\$109,465
	2018 Estimated Median Household Income	\$102,345	\$99,339	\$93,642
	2018 Estimated Per Capita Income	\$32,675	\$32,038	\$33,396
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.2%	2.6%	3.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.2%	4.1%	4.3%
	2018 Estimated High School Graduate	20.4%	21.4%	22.4%
	2018 Estimated Some College	27.8%	28.5%	29.0%
	2018 Estimated Associates Degree Only	12.4%	11.8%	10.6%
	2018 Estimated Bachelors Degree Only	22.3%	22.4%	20.8%
	2018 Estimated Graduate Degree	9.7%	9.1%	9.7%
BUSINESS	2018 Estimated Total Businesses	395	802	3,309
	2018 Estimated Total Employees	2,941	5,642	27,401
	2018 Estimated Employee Population per Business	7.4	7.0	8.3
	2018 Estimated Residential Population per Business	97.1	81.7	48.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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