




# BENTON CROSSINGS

SEQ WINCHESTER ROAD & BENTON ROAD  
MURRIETA, CA

**SITE**



## SHOPPING CENTER HIGHLIGHTS:

- Join Area Retailers - Stater Bros., CVS, Crunch Fitness, Starbucks and many others
- ±60,000 SF Commercial Land Available For Ground Lease - Join Denny's and Popeyes
- Located in an under served high residential growth trade area
- Offers outstanding street visibility along Winchester Rd.
- Ideal for a car wash, gas station, drive-thru or sit-down restaurants, auto parts store and other retail / service uses.

**TED RIVENBARK**  
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DRE #01247098

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

DEMOGRAPHICS	2 mile	3 mile	5 mile
Average Income	\$133,824	\$123,095	\$116,989
Population	38,212	74,865	167,213
Daytime Population	2,976	7,667	32,363

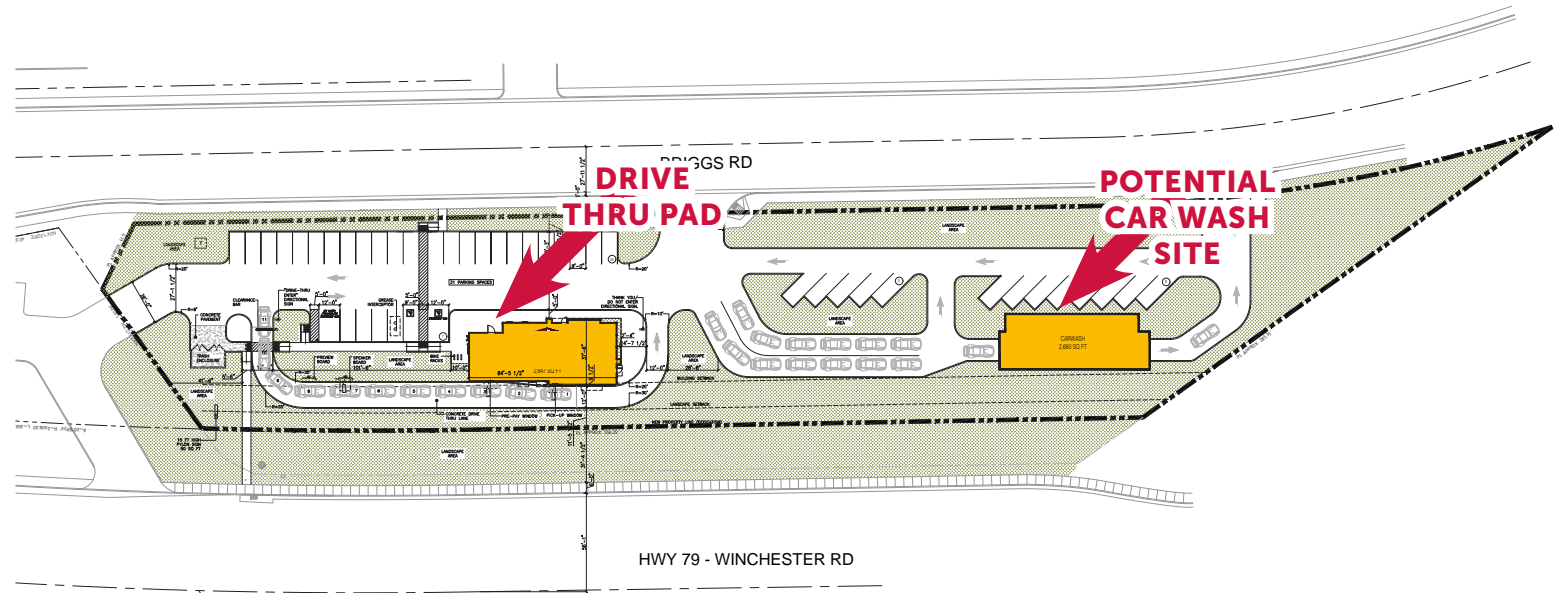
\*Source: Regis

TRAFFIC COUNTS	
<b>41,148 CPD</b> Winchester @ Benton	<b>20,203 CPD</b> Clinton Keith Road Expansion (Anticipated)

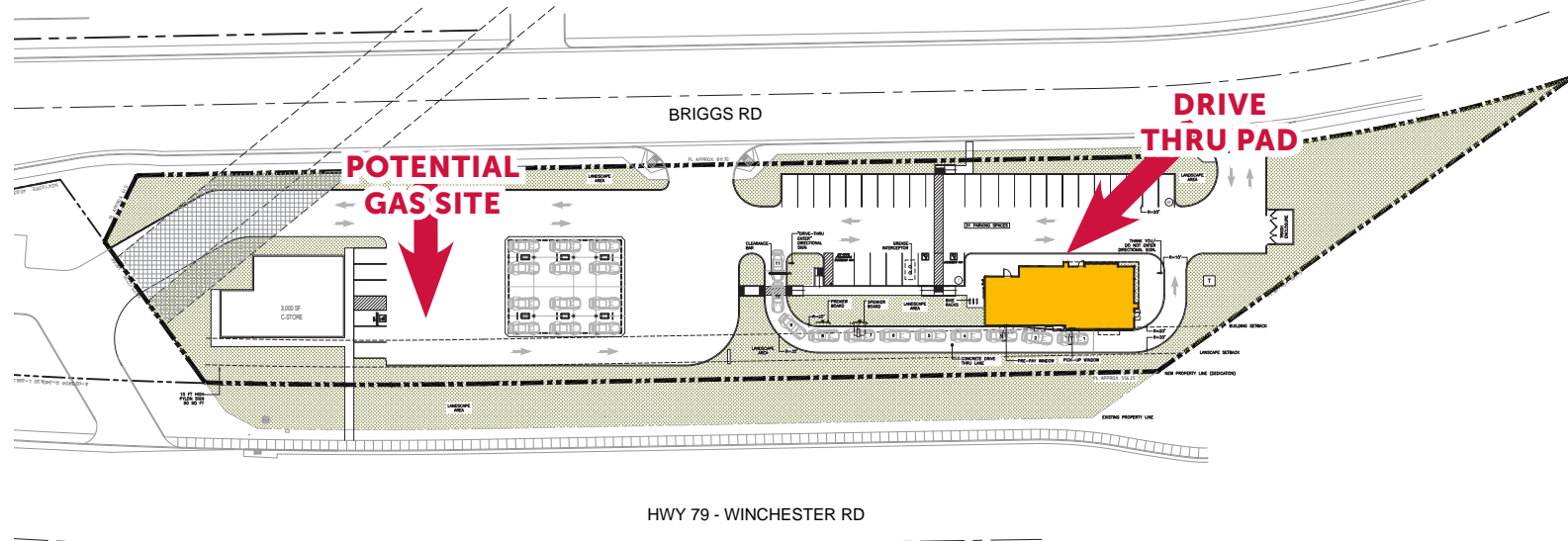
\*Source: Caltrans & Regis      \*Source: Riverside County

Landlord and Broker make no representation regarding the accuracy and deliverability of the accuracy of the information contained herein. Terms of sale or lease and availability are subject to change or withdrawal without notice. Murrieta Marketplace Holdings, LLC and Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

**SITE PLAN 1**



**SITE PLAN 2**



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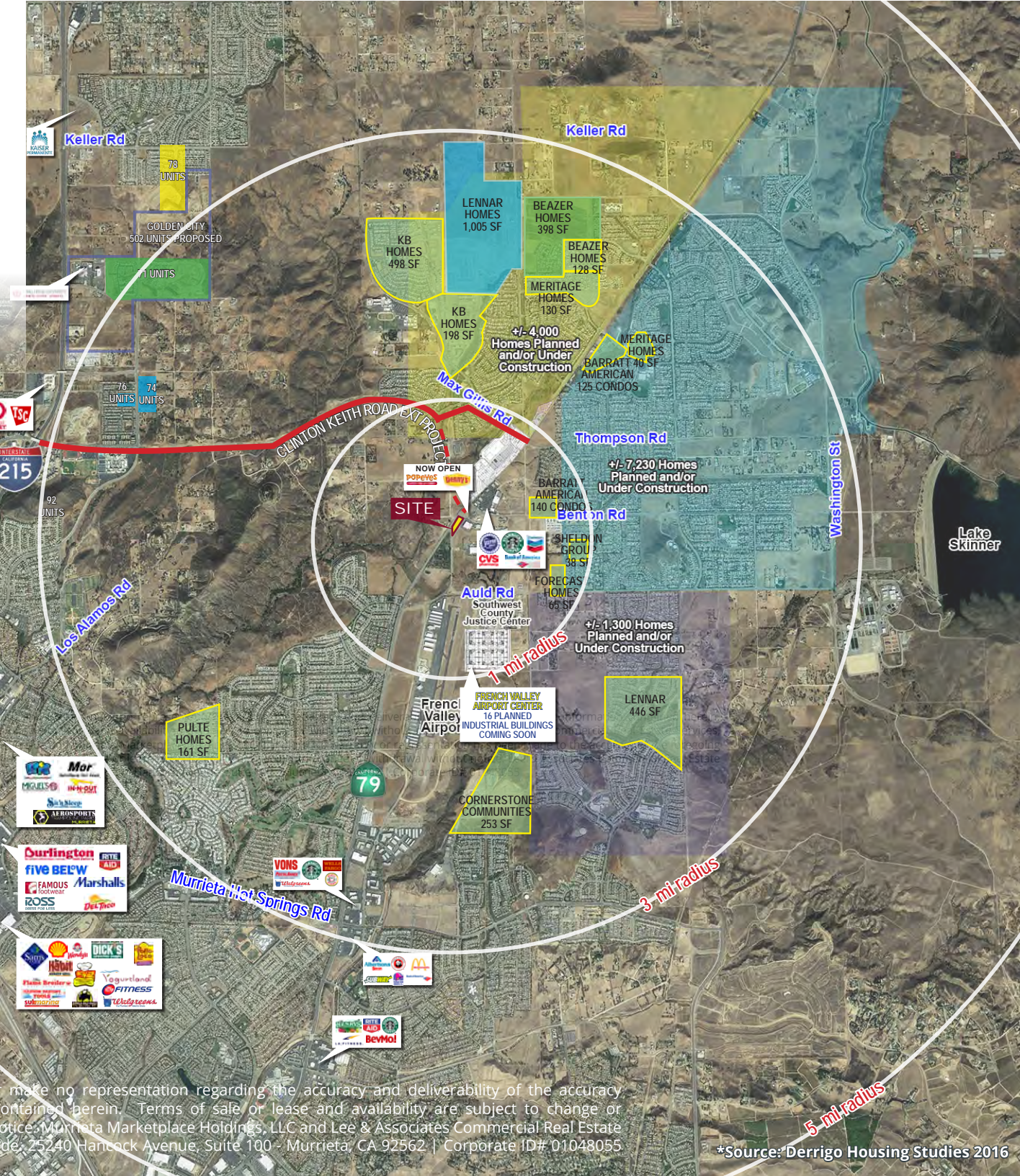
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\*Source: Derrigo Housing Studies 2016



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## TRADE AREA HIGHLIGHTS:

- Murrieta Marketplace is ideally located at the axis of two major intersections; Winchester Road at Clinton Keith Road and Winchester Road at Max Gillis Road. Winchester Road is deemed a “Super Highway” and the first phase of the connection to Clinton Keith Rd is complete connecting Clinton Keith Road between Interstate 215 to Leon Road. The final direct connection of Clinton Keith Rd to Winchester Road 79 has an expected completion of Early 2021 completion which finishes the connection of Clinton Keith to Winchester Road opening direct access to the French Valley trade area.
- SEQ Winchester Road & Benton Road, Murrieta, CA 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!
- The City of Murrieta is the largest city in Southwest Riverside County (within City limits only) boasting a population of nearly 114,000 people and has grown more than 400% in the past 25 years boasting an average household income of \$105,000 with 60% of the population is classified as “Boomburbs,” Up and coming families,” “Soccer moms,” and “Bright Young Professionals” with an average age of 34 with 63% of the population having or currently attending college with 28% obtaining a BA or advanced degree!

## DEMOGRAPHICS

Benton Rd & Winchester Rd		2 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	38,212	74,865	167,213
	2025 Projected Population	40,095	78,548	176,247
	2010 Census Population	25,897	52,219	135,761
	2000 Census Population	2,935	10,892	55,559
	Projected Annual Growth 2020 to 2025	1.0%	1.0%	1.1%
	Historical Annual Growth 2000 to 2020	60.1%	29.4%	10.0%
HOUSEHOLDS	2020 Median Age	32.3	33.5	35.0
	2020 Estimated Households	10,556	21,609	50,851
	2025 Projected Households	10,764	22,044	52,119
	2010 Census Households	7,070	15,036	41,374
	2000 Census Households	860	3,648	17,740
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.5%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	56.4%	24.6%	9.3%
	2020 Estimated White	60.5%	61.6%	63.2%
	2020 Estimated Black or African American	7.4%	7.5%	6.9%
	2020 Estimated Asian or Pacific Islander	14.5%	13.7%	12.3%
	2020 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.8%
	2020 Estimated Other Races	16.7%	16.2%	16.7%
INCOME	2020 Estimated Hispanic	31.7%	31.4%	31.7%
	2020 Estimated Average Household Income	\$133,824	\$123,095	\$116,989
	2020 Estimated Median Household Income	\$110,487	\$102,285	\$97,005
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$37,220	\$35,783	\$35,705
	2020 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.6%	3.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.9%	4.7%	4.9%
	2020 Estimated High School Graduate	21.2%	22.5%	22.7%
	2020 Estimated Some College	26.9%	26.7%	27.8%
	2020 Estimated Associates Degree Only	12.0%	11.5%	10.3%
BUSINESS	2020 Estimated Bachelors Degree Only	22.3%	22.0%	20.8%
	2020 Estimated Graduate Degree	10.1%	10.0%	10.4%
	2020 Estimated Total Businesses	492	1,211	4,543
	2020 Estimated Total Employees	2,976	7,667	32,363
	2020 Estimated Employee Population per Business	6.0	6.3	7.1
	2020 Estimated Residential Population per Business	77.7	61.8	36.8