

# FRENCH VALLEY LANDING

36705 Briggs Rd, Murrieta, CA 92563

JOIN




**FOR LEASE: Pads & Shops Available - Estimated Delivery 4th Quarter 2019**

## FEATURES

- Join proposed 7-Eleven
- Ideally positioned on Winchester Rd / HWY 79 between Auld Rd & Benton Rd
- Rare signalized Winchester Rd access
- High profile pads fronting Winchester Rd / HWY 79
- Fast food - car wash - daycare pads available
- Retail shops ±1,200 - ±5,000 SF
- High growth residential trade area

3 mile radius  
**POPULATION**  
80,591

3 mile radius  
**TOTAL EMPLOYEES**  
7,472

**TRAFFIC COUNTS**   
WINCHESTER RD (79 FWY)  
EAST OF MARGARITA RD  
**55K CPD**  
(Source: <https://temeculaca.gov>)

**AVERAGE HOUSEHOLD SIZE:**  
3.8  
3 mile radius from location

3 mile radius  
**\$99,970**  
MEDIAN HOUSEHOLD INCOME

Source Regis Online, 2018

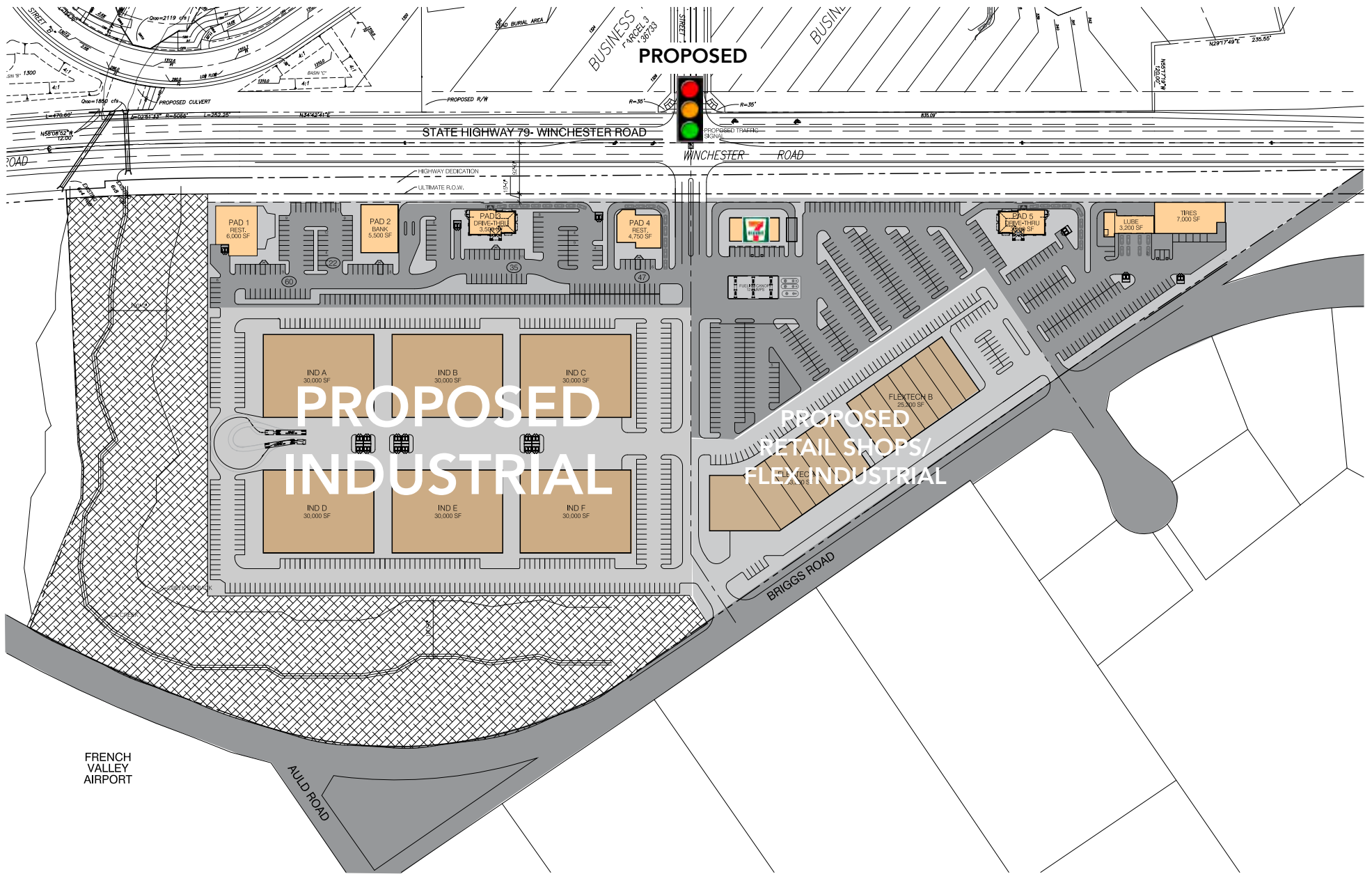
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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# FRENCH VALLEY HOUSING DEVELOPMENTS 2018



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# FRENCH VALLEY SURROUNDING TENANTS 2018



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# FRENCH VALLEY LANDING DEMOGRAPHICS 2018

	1-MILE	2-MILE	3-MILE	
POPULATION	2017 Estimated Population	7,183	38,273	80,591
	2022 Projected Population	7,559	40,483	85,341
	2010 Census Population	5,085	28,098	63,305
	2000 Census Population	663	3,769	18,684
	Projected Annual Growth 2017 to 2022	1.0%	1.2%	1.2%
	Historical Annual Growth 2000 to 2017	57.8%	53.8%	19.5%
HOUSEHOLDS	2017 Median Age	31.3	32	33.2
	2017 Estimated Households	1,811	10,266	23,271
	2022 Projected Households	1,875	10,671	24,193
	2010 Census Households	1,308	7,650	18,516
	2000 Census Households	199	1,210	5,988
	Projected Annual Growth 2017 to 2022	0.7%	0.8%	0.8%
RACE & ETHNICITY	Historical Annual Growth 2000 to 2017	47.6%	44.0%	17.0%
	2017 Estimated White	59.0%	61.7%	63.3%
	2017 Estimated Black or African American	8.1%	7.5%	7.2%
	2017 Estimated Asian or Pacific Islander	17.7%	15.0%	13.5%
	2017 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
	2017 Estimated Other Races	14.4%	15.0%	15.2%
INCOME	2017 Estimated Hispanic	28.4%	28.8%	29.2%
	2017 Estimated Average Household Income	\$90,269	\$107,095	\$99,970
	2017 Estimated Median Household Income	\$97,060	\$98,665	\$90,327
EDUCATION (AGE 25+)	2017 Estimated Per Capita Income	\$23,775	\$29,418	\$29,260
	2017 Estimated Elementary (Grade Level 0 to 8)	3.5%	3.3%	3.2%
	2017 Estimated Some High School (Grade Level 9 to 11)	6.6%	6.3%	5.2%
	2017 Estimated High School Graduate	19.5%	20.9%	22.5%
	2017 Estimated Some College	25.9%	27.5%	28.5%
	2017 Estimated Associates Degree Only	9.4%	10.5%	10.8%
	2017 Estimated Bachelors Degree Only	25.5%	22.3%	21.0%
BUSINESS	2017 Estimated Graduate Degree	9.7%	9.3%	8.7%
	2017 Estimated Total Businesses	250	621	1,076
	2017 Estimated Total Employees	2,031	4,516	7,472
	2017 Estimated Employee Population per Business	8.1	7.3	6.9
2017 Estimated Residential Population per Business	28.7	61.7	74.9	



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