

SOUTHEAST CORNER

AULD & POURROY ROAD

19.42 ACRES

COMMERCIAL DEVELOPMENT OPPORTUNITY
WINCHESTER, CA 92596

FOR SALE



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19.42 ACRES – COMMERCIAL /DEVELOPMENT OPPORTUNITY

LOCATION	SEC of Auld & Pourroy Road Winchester, CA 92596
APN	964-050-001
SITE AREA	19.42 Acres / 845,935 SF
ZONING	C-1 / C-P
FRONTAGE	1,275 SF along Auld Road
TRAFFIC COUNTS	5,221 Average Daily Traffic Counts on Auld Road at Pourroy Road
R-50 FILL DIRT	Approximately 45,000 cubic yards onsite



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FUTURE STREET RE-ALIGNMENT POTENTIAL RETAIL SITE PLAN

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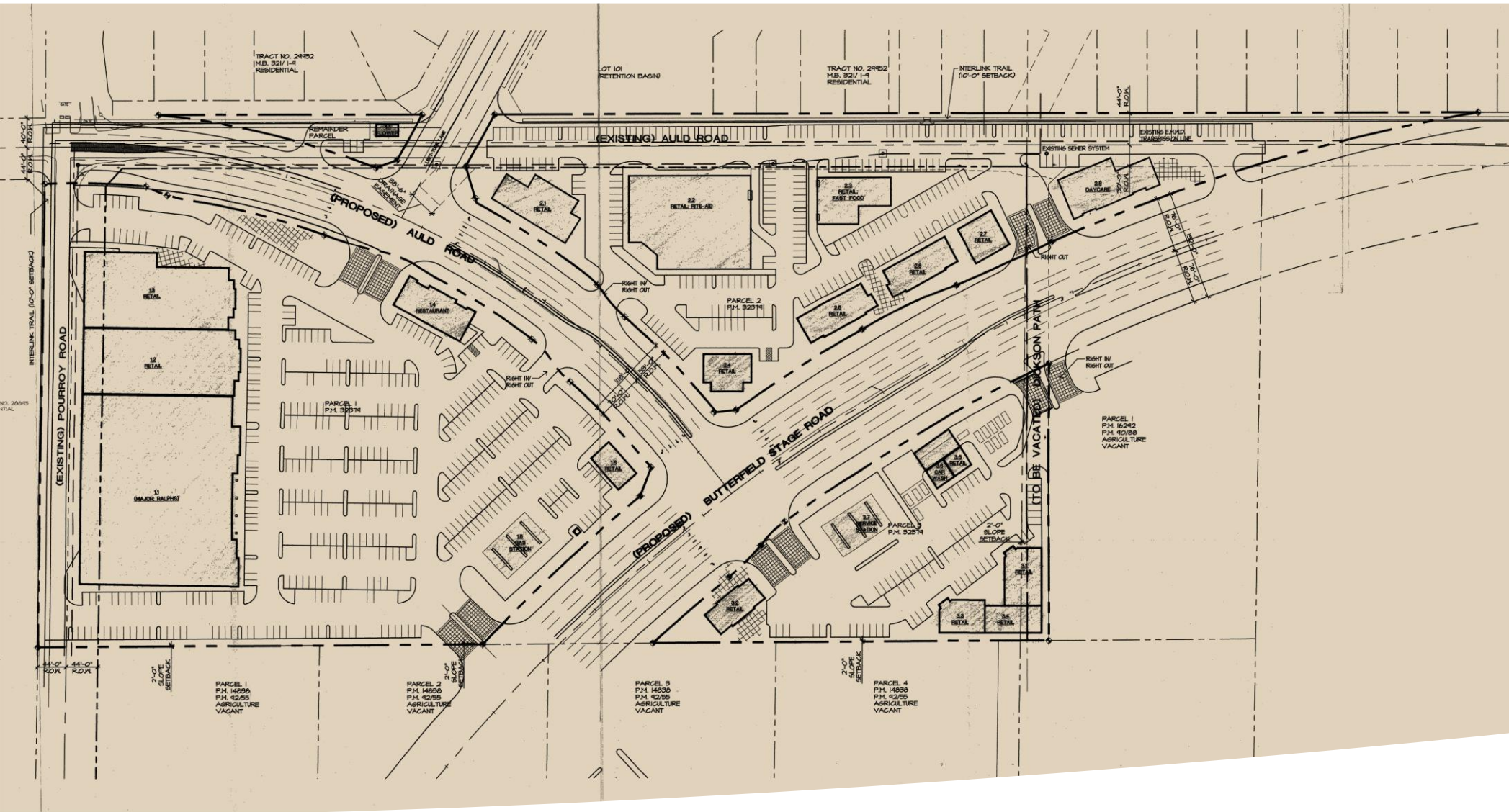
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TENANTS IN THE MARKET

19.42 ACRES – COMMERCIAL DEVELOPMENT OPPORTUNITY



THE PLAZA
@ SILVERHAWK
VONS **Walgreens**

PLANNED:
AIRPORT VILLAGE SHOPPING CENTER

MURRIETA MARKETPLACE
PROPOSED ANCHORS:
LOWE'S **TARGET** **STAPLES**

WINCHESTER SQUARE
Albertsons **Savon drugs**

FRENCH VALLEY VILLAGE CENTER
STATER BROS. **CVS/pharmacy**

LENNAR
RANCHO BELLAVISTA
249 HOMES UNDER CONSTRUCTION
W/216 HOMES-PLANNED

KB HOME
CROWN VALLEY VILLAGE
100 NEW HOMES

DR. HORTON
America's Builder
PASEOS
120 NEW HOMES

SITE

APPROVED ROAD ALIGNMENT

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SEC AULD & POURROY ROAD

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THOROUGHFARES

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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles
Summary			
2012 Estimated Total Population	7,440	41,811	120,366
Daytime Population	1,029	4,293	15,340
2012 Median Household Income	\$82,245	\$78,290	\$74,488
Population			
2012 Estimated Total Population	7,440	41,811	120,366
2017 Forecast Total Population	9,245	52,320	144,590
2000 Census Total Population	1,219	7,119	42,487
1990 Census Total Population	175	2,669	23,149
Population Growth 2000 to 2012	510.36%	487.33%	183.30%
Forecast Population Growth 2012-2017	24.26%	25.13%	20.13%
Income			
2012 Estimated Households by Income			
<\$15,000	68	499	1,878
\$15,000-\$24,999	98	546	1,841
\$25,000-\$34,999	70	649	2,168
\$35,000-\$49,999	237	1,387	4,648
\$50,000-\$74,999	500	2,682	7,428
\$75,000-\$99,999	415	2,372	6,672
\$100,000-\$124,999	354	1,648	4,639
\$125,000-\$149,999	189	938	2,688
\$150,000-\$199,999	151	852	2,268
\$200,000-\$499,999	100	536	1,218
\$500,000+	20	93	188
2012 Estimated Median Household Income	\$82,245	\$78,290	\$74,488
2012 Estimated Average Household Income	\$97,568	\$93,673	\$87,596
2012 Estimated Per Capita Income	\$26,966	\$26,031	\$25,810
Housing Tenure			
2012 Estimated Housing Units, Owner Occupied	1,901	10,281	27,808
2012 Estimated Housing Units, Renter Occupied	300	1,920	7,826
Percent Owner Occupied	86.39%	84.26%	78.04%
Percent Renter Occupied	13.61%	15.74%	21.96%
Home Value			
2012 Estimated Owner-Occupied Housing Units			
2012 Estimated Median Home Value	\$264,947	\$274,088	\$269,199

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