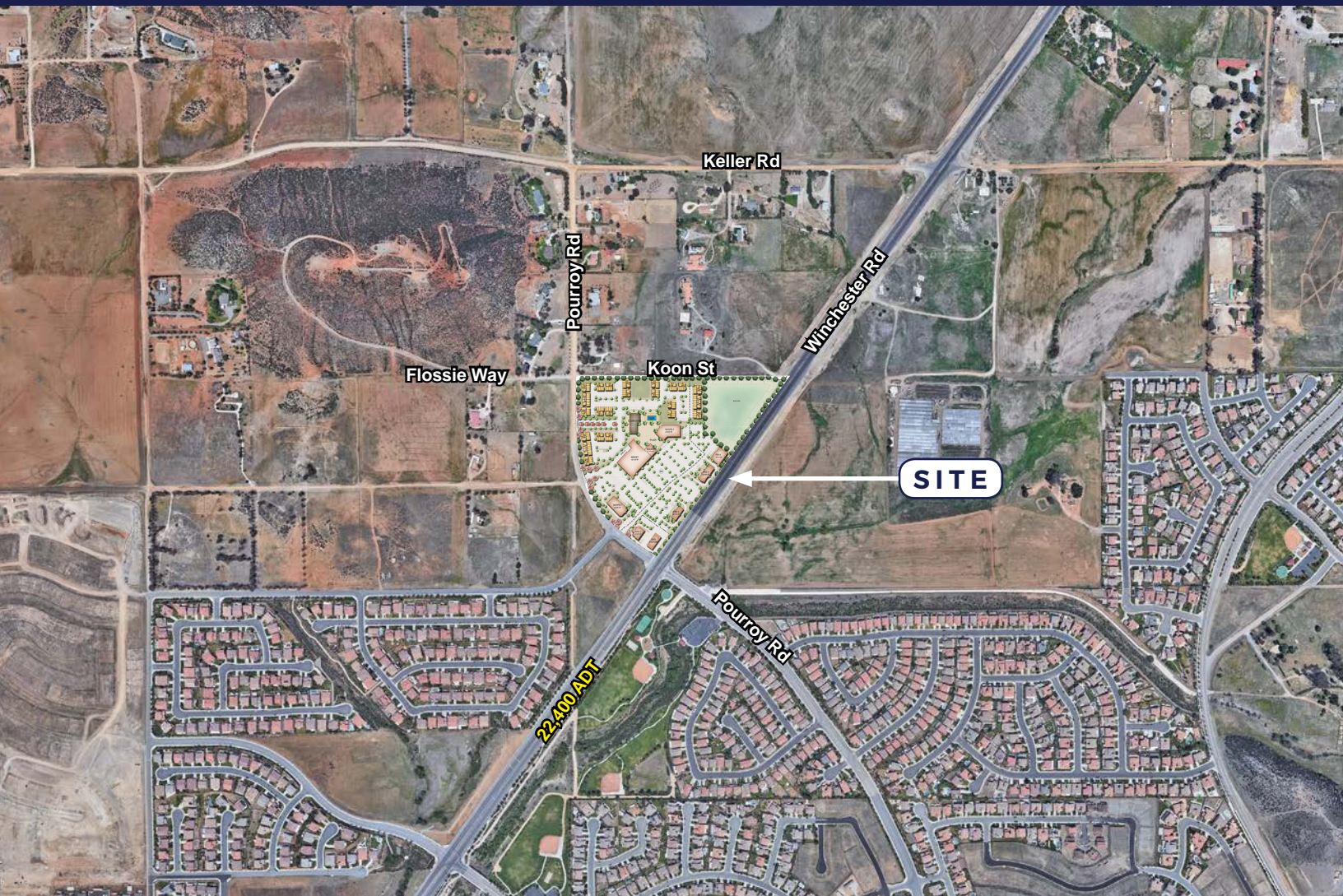


# Future Development • For Lease

NWQ WINCHESTER RD & POURROY RD, FRENCH VALLEY, CA



## FEATURES

- Good growth area
- Good visibility to the intersection
- Proposed mixed-use site
- Signalized intersection
- Potential supermarket site
- Winchester Rd Traffic Count: 22,400 ADT



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# Future Development · For Lease

NWQ WINCHESTER RD & POURROY RD, FRENCH VALLEY, CA



# Expanded Demographic Profile

ESTIMATED 2017 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Winchester Rd & Pourroy Rd, Murrieta, California, 92563

## POPULATION

	1 mile	3 miles	5 miles
Total Population	13,103	38,632	96,383
Projected Population (2022)	15,432	44,109	107,565

## HOUSING

Total Households	3,549	10,076	26,722
Projected Total Households (2022)	4,140	11,412	29,572

## INCOME

Median Household Income	\$98,825	\$100,593	\$96,670
Average Household Income	\$120,134	\$121,310	\$119,167
Per Capita Income	\$32,678	\$32,889	\$33,697
Median Disposable Income	\$77,203	\$78,098	\$75,892
Average Disposable Income	\$88,221	\$89,152	\$87,340

## DAYTIME DEMOS

Total Daytime Population	7,529	24,465	64,291
Daytime Population Workers	513	3,352	11,873
Daytime Population Residents	7,016	21,113	52,418

## RACE & ETHNICITY

White	7,691 <b>58.70%</b>	22,985 <b>59.50%</b>	58,439 <b>60.63%</b>
Black or African American	1,149 <b>8.77%</b>	3,143 <b>8.14%</b>	7,287 <b>7.56%</b>
American Indian & Alaska Native Population	129 <b>0.98%</b>	386 <b>1.00%</b>	849 <b>0.88%</b>
Asian Population	1,892 <b>14.44%</b>	5,341 <b>13.83%</b>	12,938 <b>13.42%</b>
Pacific Islander Population	72 <b>0.55%</b>	227 <b>0.59%</b>	460 <b>0.48%</b>
Other Race Population	1,225 <b>9.35%</b>	3,682 <b>9.53%</b>	9,357 <b>9.71%</b>
Population of Two or More Races	945 <b>7.21%</b>	2,868 <b>7.42%</b>	7,053 <b>7.32%</b>
Hispanic Population	3,837 <b>29.28%</b>	11,791 <b>30.52%</b>	29,825 <b>30.94%</b>
Non-Hispanic Population	9,266 <b>70.72%</b>	26,841 <b>69.48%</b>	66,558 <b>69.06%</b>

## EDUCATION

Bachelor's Degree	1,764 <b>22.53%</b>	4,909 <b>21.34%</b>	12,522 <b>21.12%</b>
Graduate/Professional Degree	711 <b>9.08%</b>	2,128 <b>9.25%</b>	5,671 <b>9.57%</b>

## AGE

Median Age	31.8	31.4	32.4
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