

# FRENCH VALLEY VILLAGE CENTER

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



## SHOPPING CENTER HIGHLIGHTS:

- ±1,400 SF - ±1,500 SF Available
- ±113,928 Square Foot Neighborhood Shopping Center
- 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 expected 2017 completion of Clinton Keith Road's extension between Interstate 215 to Leon Road connecting with Max Gillis as the first phase with the complete connection to Winchester Road 79 expected to complete in 2020. 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!
- Owned And Managed By Regency Centers

### DEMOGRAPHICS

	2	3	5
2017 Population:	36,936	64,158	156,625
Daytime Population:	2,744	5,204	27,576
Average Household Income:	\$105,152	\$100,481	\$97,434

### TRAFFIC COUNTS

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

Source: CoStar w/3% annual increases

### AERIAL



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■ AVAILABLE   
 ■ LEASED   
  NAP (NOT A PART)

**CENTER SIZE 113,928SF**

**AVAILABLE SPACE**

D002 1,400 SF - Potentially Available  
w/30 days Prior Notice

A003 1,500 SF - Available with  
30 days' notice

REV 4/02/18

**CURRENT RETAILERS**

0100	CARL'S JR.	3,123	A011	STATER BROTHERS	43,887
0101	STARBUCKS	1,704	A012	SPRINT	1,645
0102	BANK OF AMERICA	1	A014	HORIZON PET SUPPLY	2,035
0103	DEL TACO	0	A015	DR. ROWENA GBENOBA, DDS	1,800
0104	CHEVRON	0	A016	LOBUE VISION CENTERS	1,795
A001	CVS	13,680	A017	MAGIC BROW	1,110
A002	SKYBOX GRILL & TAVERN	1,800	A018	PIZZA FACTORY	4,839
A004	WINCHESTER SMOKE & GIFT	1,288	B002	GNC	1,200
A005	UNITED SELF STUDIO OF SELF DEFENSE	1,262	B003	SUBWAY	1,200
A006	CATHAY CHINESE FOOD	1,525	B004	COLD STONE CREAMERY	1,200
A007	SUPERCUTS	1,262	B005	WONGZ DONUTZ	1,200
A008	POSTAL ANNEX	1,288	B006	LOS PRIMOS MEXICAN RESTAURANT	1,730
A009	WONDER NAILS	1,499	C001	MOUNTAIN VIEW TIRES	1
A010	WINCHESTER CLEANERS	1,800	D001	VERIZON WIRELESS GO WIRELESS	1,550
			D001-A	WABA GRILL	1,550
			D004	FRENCH VALLEY VETERINARY HOSP	2,000

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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30628 Benton Rd Winchester, CA 92596		2 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	36,936	64,158	156,625
	2022 Projected Population	38,855	67,470	165,342
	2010 Census Population	27,107	49,060	134,480
	2000 Census Population	2,945	9,457	54,441
	Projected Annual Growth 2017 to 2022	1.0%	1.0%	1.1%
	Historical Annual Growth 2000 to 2017	67.9%	34.0%	11.0%
	2017 Median Age	31.6	32.8	34.1
HOUSEHOLDS	2017 Estimated Households	10,125	18,535	47,633
	2022 Projected Households	10,554	19,318	49,820
	2010 Census Households	7,390	14,135	40,841
	2000 Census Households	861	3,206	17,335
	Projected Annual Growth 2017 to 2022	0.8%	0.8%	0.9%
	Historical Annual Growth 2000 to 2017	63.3%	28.1%	10.3%
RACE AND ETHNICITY	2017 Estimated White	62.4%	63.0%	64.5%
	2017 Estimated Black or African American	7.1%	7.3%	6.7%
	2017 Estimated Asian or Pacific Islander	14.3%	14.0%	12.4%
	2017 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
	2017 Estimated Other Races	15.2%	14.9%	15.6%
	2017 Estimated Hispanic	28.8%	28.4%	29.2%
INCOME	2017 Estimated Average Household Income	\$105,152	\$100,481	\$97,434
	2017 Estimated Median Household Income	\$95,346	\$91,553	\$86,587
	2017 Estimated Per Capita Income	\$29,121	\$29,340	\$29,773
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.3%	2.8%	3.5%
	2017 Estimated Some High School (Grade Level 9 to 11)	5.7%	5.2%	5.4%
	2017 Estimated High School Graduate	21.2%	22.0%	23.2%
	2017 Estimated Some College	29.6%	29.8%	29.5%
	2017 Estimated Associates Degree Only	10.4%	10.3%	9.8%
	2017 Estimated Bachelors Degree Only	20.7%	21.2%	19.2%
	2017 Estimated Graduate Degree	9.1%	8.7%	9.4%
BUSINESS	2017 Estimated Total Businesses	371	743	3,361
	2017 Estimated Total Employees	2,744	5,204	27,576
	2017 Estimated Employee Population per Business	7.4	7.0	8.2
	2017 Estimated Residential Population per Business	99.5	86.3	46.6

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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