

FRENCH VALLEY VILLAGE CENTER

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



SHOPPING CENTER HIGHLIGHTS:

- **One Space Available: ±1,262 SF**
- ±113,928 Square Foot Neighborhood Shopping Center
- Ideal For Restaurants, Hair Salon, Insurance, 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 |
|---------------------------|-----------|----------|----------|
| 2016 Population: | 33,734 | 59,607 | 152,871 |
| Daytime Population: | 2,703 | 4,994 | 25,915 |
| Average Household Income: | \$100,956 | \$97,384 | \$96,506 |

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

A005 1,262 SF - (Former Liberty Tax)

REV 04/11/17

CURRENT RETAILERS

| | | |
|------|-------------------------|--------|
| 0100 | CARL'S JR. | 3,123 |
| 0101 | STARBUCKS | 1,704 |
| 0102 | BANK OF AMERICA | 1 |
| 0103 | DEL TACO | 0 |
| 0104 | CHEVRON | 0 |
| A001 | CVS | 13,680 |
| A002 | SKYBOX GRILL & TAVERN | 1,800 |
| A003 | BLISS SPA | 1,500 |
| A004 | WINCHESTER SMOKE & GIFT | 1,288 |
| A006 | CATHAY CHINESE FOOD | 1,525 |
| A007 | SUPERCUTS | 1,262 |
| A008 | POSTAL ANNEX | 1,288 |
| A009 | WONDER NAILS | 1,499 |
| A010 | WINCHESTER CLEANERS | 1,800 |

| | | |
|-------|-------------------------------|--------|
| A011 | STATER BROTHERS | 43,887 |
| A012 | SPRINT | 1,645 |
| A014 | HORIZON PET SUPPLY | 2,035 |
| A015 | DR. ROWENA GBENOBA, DDS | 1,800 |
| A016 | LOBUE VISION CENTERS | 1,795 |
| A017 | MAGIC BROW | 1,110 |
| A018 | PIZZA FACTORY | 4,839 |
| B002 | GNC | 1,200 |
| B003 | SUBWAY | 1,200 |
| B004 | COLD STONE CREAMERY | 1,200 |
| B005 | WONGZ DONUTZ | 1,200 |
| B006 | LOS PRIMOS MEXICAN RESTAURANT | 1,730 |
| C001 | MOUNTAIN VIEW TIRES | 1 |
| D001 | VERIZON WIRELESS GO WIRELESS | 1,550 |
| D001A | WABA GRILL | 1,550 |
| D002 | PREMIER SOUTH REAL ESTATE | 1,400 |
| D004 | FRENCH VALLEY VETERINARY HOSP | 2,000 |

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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| 30628 Benton Rd Winchester, CA 92596-8468 | | 2 mi radius | 3 mi radius | 5 mi radius |
|--|---|-------------|-------------|-------------|
| POPULATION | 2016 Estimated Population | 33,734 | 59,607 | 152,871 |
| | 2021 Projected Population | 36,179 | 63,944 | 163,702 |
| | 2010 Census Population | 26,894 | 49,204 | 135,389 |
| | 2000 Census Population | 2,935 | 9,491 | 55,217 |
| | Projected Annual Growth 2016 to 2021 | 1.4% | 1.5% | 1.4% |
| | Historical Annual Growth 2000 to 2016 | 65.6% | 33.0% | 11.1% |
| 2016 Median Age | 31.3 | 32.7 | 34.1 | |
| HOUSEHOLDS | 2016 Estimated Households | 9,271 | 17,217 | 46,602 |
| | 2021 Projected Households | 9,855 | 18,319 | 49,455 |
| | 2010 Census Households | 7,338 | 14,171 | 41,172 |
| | 2000 Census Households | 858 | 3,216 | 17,605 |
| | Projected Annual Growth 2016 to 2021 | 1.3% | 1.3% | 1.2% |
| | Historical Annual Growth 2000 to 2016 | 61.3% | 27.2% | 10.3% |
| RACE AND ETHNICITY | 2016 Estimated White | 61.6% | 62.5% | 64.5% |
| | 2016 Estimated Black or African American | 7.2% | 7.3% | 6.7% |
| | 2016 Estimated Asian or Pacific Islander | 15.1% | 14.7% | 12.7% |
| | 2016 Estimated American Indian or Native Alaskan | 0.9% | 0.8% | 0.8% |
| | 2016 Estimated Other Races | 15.2% | 14.8% | 15.4% |
| | 2016 Estimated Hispanic | 28.0% | 27.6% | 28.6% |
| INCOME | 2016 Estimated Average Household Income | \$100,956 | \$97,384 | \$96,506 |
| | 2016 Estimated Median Household Income | \$92,242 | \$87,878 | \$84,198 |
| | 2016 Estimated Per Capita Income | \$28,038 | \$28,475 | \$29,568 |
| EDUCATION (AGE 25+) | 2016 Estimated Elementary (Grade Level 0 to 8) | 3.6% | 3.1% | 3.6% |
| | 2016 Estimated Some High School (Grade Level 9 to 11) | 5.8% | 4.9% | 5.4% |
| | 2016 Estimated High School Graduate | 23.1% | 23.4% | 23.6% |
| | 2016 Estimated Some College | 28.3% | 28.8% | 29.1% |
| | 2016 Estimated Associates Degree Only | 10.4% | 10.3% | 9.8% |
| | 2016 Estimated Bachelors Degree Only | 20.8% | 21.4% | 19.3% |
| | 2016 Estimated Graduate Degree | 8.0% | 8.1% | 9.2% |
| BUSINESS | 2016 Estimated Total Businesses | 363 | 718 | 3,304 |
| | 2016 Estimated Total Employees | 2,703 | 4,994 | 25,915 |
| | 2016 Estimated Employee Population per Business | 7.4 | 7.0 | 7.8 |
| | 2016 Estimated Residential Population per Business | 92.8 | 83.1 | 46.3 |

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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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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