



NEC WINCHESTER ROAD /
HWY 79 & BENTON ROAD
WINCHESTER, CA

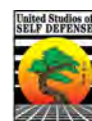
**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- ±1,200 SF - ±1,800 SF RETAIL SPACES POTENTIALLY AVAILABLE - DO NOT DISTURB EXISTING TENANT
- 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 recent completion of Clinton Keith Road's extension between Interstate 215 to Leon Road connecting with Max Gillis that opened in July 2018 as the first phase with the complete connection to Winchester Road 79 expected to commencement/completion in 2020-21. 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!

MEET YOUR CO-TENANTS



PROPERTY AERIAL

FRENCH VALLEY
COMMONS



GOODYEAR

WaBa Grill



BANK OF AMERICA



Magic Brow

LOBUE

T-Mobile

STATER BROS.
markets.

POSTAL ANNEX

Great Clips



CVS pharmacy



KUMON

COLD STONE

Primor

Carl's Jr.



WINCHESTER RD 26,033 (CPD)

BENTON RD 13,822 (CPD)

CLINTON KEITH RD 15,050 (CPD)



POPEYES

Farmer Boys

Denny's



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SITE PLAN



CENTER SIZE 113,928 SF

AVAILABLE SPACE

A004	POTENTIALLY AVAILABLE 10/1/2026 DO NOT DISTURB EXISTING TENANT	1,288 SF
B003	POTENTIALLY AVAILABLE 10/1/2026 DO NOT DISTURB EXISTING TENANT	1,200 SF

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	POKE & SALAD	1,500
A005	UNITED SELF STUDIO OF SELF DEFENSE	1,262
A006	CATHAY CHINESE FOOD	1,525
A007	GREAT CLIPS	1,262
A008	POSTAL ANNEX	1,288
A009	WONDER NAILS	1,499
A010	WINCHESTER CLEANERS	1,800
A011	STATER BROTHERS	43,887
A012	T-MOBILE	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	COLD STONE CREAMERY	1,200
B004	KUMON	1,200
B005	WONGZ DONUTZ	1,200
B006	LOS PRIMOS MEXICAN RESTAURANT	1,730
C001	MOUNTAIN VIEW TIRES	7,574
D001	THE BLEND SMOOTHIES	1,550
D001-A	WABA GRILL	1,550
D002	WATER BULL PLUS	1,400
D004	FRENCH VALLEY VETERINARY HOSP	2,000

SURROUNDING RETAIL



Logos for retail stores in the top-left area:

- THE HOME DEPOT, ROSS Dress For Less, Sola, Bank of America
- ups, SUPER STAR CAR WASH, DOLLAR TREE, Pizza Hut
- target, CVS pharmacy, TRACTOR SUPPLY CO, ARCO
- Jack in the Box, Subway, Starbucks
- JUICE IT UP, DELTACO

Logos for retail stores in the top-center area:

- CHASE, verizon, Cane's, Chick-fil-A
- electrify america, AutoZone, ALDI, Starbucks
- FarmerBoys, SportClips, BLAZE PIZZA
- COSTCO WHOLESALE, jamba, AT&T, Quick-Quik CAR WASH

Logos for retail stores in the top-right area:

- ups, Quick-Quik CAR WASH, Jamba, Pollo Loco, EoS FITNESS
- 7 ELEVEN, blink, McDonald's, GROCERY OUTLET

Logos for retail stores in the middle-left area:

- CHASE, UFC GYM, boost mobile, Bowlero
- Valvoline, McDonald's, CURBSMART self storage, GNC
- Marshall's, Chevron, Walgreens, DOLLAR TREE
- BIG O TIRES, Domino's, Little Caesars

Logos for retail stores in the middle-center area:

- USPS, Bank of America, GROCERY OUTLET, MATTRESS FIRM
- Public Storage, 7 ELEVEN, Starbucks, Shell, TACO BELL, INN-OUT

Logos for retail stores in the middle-right area:

- Jack in the Box, TACO BELL, 7 ELEVEN, Penny's, Shell
- FarmerBoys, Popeyes, Domino's

Logos for retail stores in the middle-right area:

- jiffy lube, blink, O'Reilly AUTO PARTS

Logos for retail stores in the bottom-center area:

- us bank, ups, blink, chargepoint
- Starbucks, McDonald's, Hampton Inn, Mobil
- CIRCLE K, Jack in the Box, STATER BROS, Pizza Hut
- CHUCK E. CHEESE

Logos for retail stores in the bottom-center area:

- ME Massage Day, FITNESS 19, EoS FITNESS, 9 gendall
- ARCO, Chevron, SONIC, Jack in the Box

Logos for retail stores in the bottom-center area:

- Capriotti's, claire's, The Good Feet Store, FLOOR DECOR
- Starbucks, five BEL'W, FAMOUS Footwear, Marshalls
- Burlington, ROSS Dress For Less, STAZZEE, DOLLAR TREE

Logos for retail stores in the bottom-center area:

- 7 ELEVEN, SUPER STAR CAR WASH, 76
- ALDI, Little Caesars, Speedway

Logos for retail stores in the bottom-right area:

- us bank, ups, CLUB PILATES
- 7 ELEVEN, F5, Shell, BASKIN ROBBINS
- SUBWAY, Starbucks, TACO BELL
- McDonald's, Albertsons, ROUND TABLE, EUROPEAN WAL CENTER
- WONS, WELLS FARGO, Walgreens

French Valley VILLAGE CENTER
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DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	7,895	73,395	170,621
Projected Population (2030)	8,654	81,077	181,443
Households	2,184	21,662	51,760
Projected Households	2,440	23,711	56,022
Median Age	34.5	35.9	36.7
Average Household Income	\$165,182	\$158,929	\$153,389
Median Household Income	\$136,004	\$129,133	\$126,077
Any College +	1,246	12,781	29,394
Total Employees	858	7,649	26,455
Total Businesses	166	1,407	4,382



TRADE KEY AREA

- 1 MILE RADIUS
- 3 MILE RADIUS
- 5 MILE RADIUS

TRADE KEY AREA

- \$100K +
- \$75K - \$100K
- \$50K - \$75K
- \$30K - \$50K
- \$30K -



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