

# OFFERING MEMORANDUM

- 21% UNDER-MARKET RENTS IN 55% OF THE SPACE
- PRO-FORMA CAP RATE IS 6.25% IF RENTS WERE INCREASED TO “MARKET RATES”
- MARCO'S PIZZERIA RANKS IN THE TOP 78TH PERCENTILE PER PLACER AI
- DOLLAR TREE AND STATER BROTHERS RANK IN THE TOP 95TH PERCENTILE FOR SITE VISITS NATIONWIDE



**FOR SALE // 30920 BENTON RD, WINCHESTER, CA 92596**

*\*Actual Site*

# DIRECTORY

30920 BENTON RD, WINCHESTER, CA 92596

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\*Actual Site

Exclusively Listed By  
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# OFFERING & INVESTMENT SUMMARY

Winchester, CA

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



**\$4,086,000**

Sale Price



**5.5%**

Cap Rate



**NNN**

Lease Type



**2023**

Year Built



**5,800 Sq Ft**

Building Size



**1.33 Acres**

Land Size



\*Actual Site

## INVESTMENT SUMMARY

|                   |                                       |
|-------------------|---------------------------------------|
| PROPERTY ADDRESS  | 30920 Benton Rd, Winchester, CA 92596 |
| TOTAL ANNUAL RENT | \$224,580                             |
| TOTAL RENT/SQ FT  | \$38.72                               |

| TENANT          | FRENCH VALLEY WINE & SPIRIT | MARCO'S                 | THE BUTCHERS BARBERSHOP | CHINA FUSION            |
|-----------------|-----------------------------|-------------------------|-------------------------|-------------------------|
| UNIT SQ. FT.    | 2,000 Sq Ft                 | 1,200 Sq Ft             | 800 Sq Ft               | 1,800 Sq Ft             |
| LEASE TERM      | 01/18/2023 - 01/31/2033     | 01/18/2023 - 01/31/2033 | 11/01/2026 - 11/01/2031 | 10/01/2024 - 09/30/2034 |
| ANNUAL RENT     | \$67,980*                   | \$41,760                | \$36,000                | \$78,840                |
| RENT/SQ FT      | \$33.99*                    | \$34.80                 | \$45.00                 | \$43.80                 |
| RENEWAL OPTIONS | None                        | Two with 15% increases  | None                    | Two with 10% increases  |
| RENT INCREASES  | 3% Annually                 | 10% every 5 years       | 3% Annually             | 10% every 5 years       |

\* Rent as of 2/1/2027

# FINANCIAL OVERVIEW

Winchester, CA

## RENT ROLL

| TENANT                  | SF LEASED    | START DATE | END DATE   | RATE / SQ FT   | MONTHLY RENT    | YEARLY RENT      | RENT INCREASES    | OPTIONS                |
|-------------------------|--------------|------------|------------|----------------|-----------------|------------------|-------------------|------------------------|
| FV Wine & Spirit        | 2,000        | 01/18/2023 | 01/31/2033 | \$33.99*       | \$5,665*        | \$67,980*        | 3% annually       | None                   |
| Marco's                 | 1,200        | 01/18/2023 | 01/31/2033 | \$34.80        | \$3,480         | \$41,760         | 10% every 5 years | Two with 15% increases |
| The Butchers Barbershop | 800          | 11/01/2026 | 11/01/2031 | \$45.00        | \$3,000         | \$36,000         | 3% annually       | None                   |
| China Fusion            | 1,800        | 10/01/2024 | 09/30/2034 | \$43.80        | \$6,570         | \$78,840         | 10% every 5 years | Two with 10% increases |
| <b>TOTAL</b>            | <b>5,800</b> | -          | -          | <b>\$38.72</b> | <b>\$18,715</b> | <b>\$224,580</b> | -                 | -                      |

\* Rent as of 2/1/2027

## EXPENSES

| YEARLY BUDGET  |     |
|----------------|-----|
| Property Taxes | \$0 |
| Insurance      | \$0 |
| Maintenance    | \$0 |

## NET OPERATING INCOME

| NOI      |           |
|----------|-----------|
| Income   | \$224,580 |
| Expenses | \$0       |
| NOI      | \$224,580 |

*Winchester, CA*

**TOUCHSTONE**  
COMMERCIAL PARTNERS



**95TH PERCENTILE**  
**422 OUT OF 8,584 LOCATIONS**

**STATER BROS.**

**99TH PERCENTILE  
#2 OUT OF 165 LOCATIONS**

# FRENCH VALLEY VILLAGE CENTER

ARCO **PIZZA  
FACTORY®****SUPERCUTS®**

**primos**  
mexican food & cantina



LEON ROAD

## BENTON ROAD



## TEMEKU STREET

## PENFIELD LANE



**32,300  
VEHICLES  
PER DAY**

# FLOOR PLAN

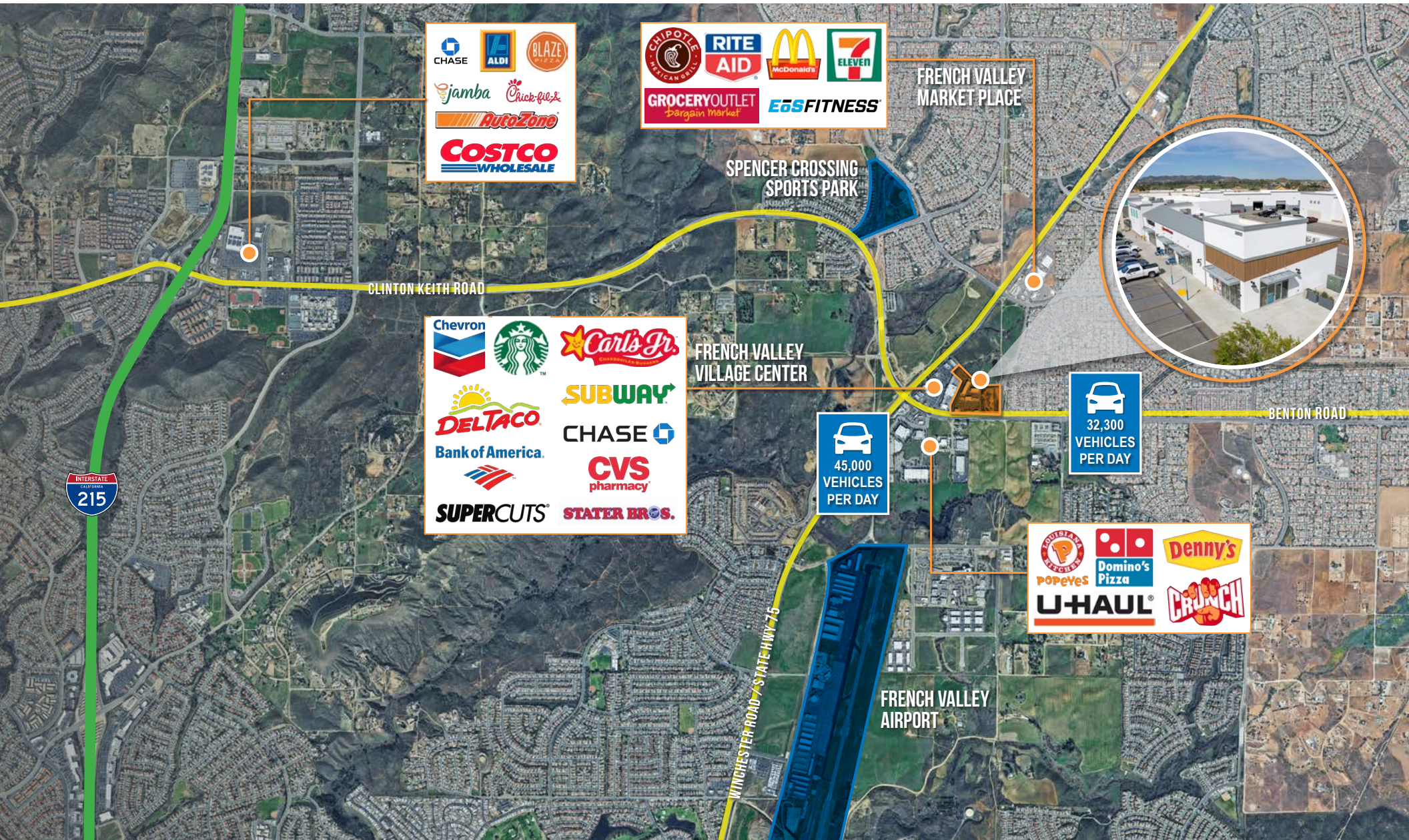
Winchester, CA



# CITY OVERVIEW

Winchester, CA

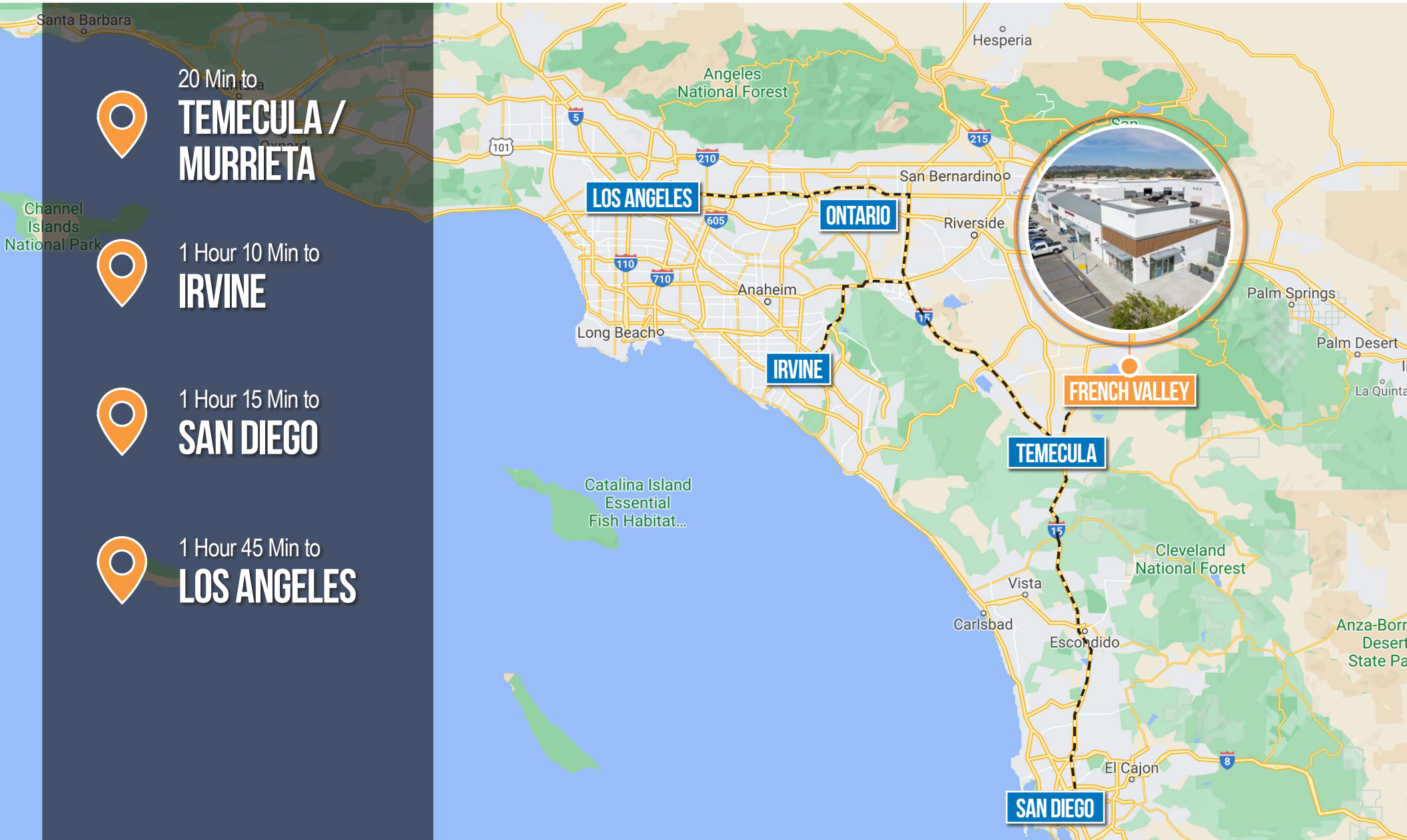
**TCP**  
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# LOCATION MAP

Winchester, CA

**TCP**  
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COMMERCIAL PARTNERS



# LOCATION OVERVIEW

Winchester, CA

## FRENCH VALLEY

The Murrieta-Temecula MSA is located in the southwestern region of Riverside County at the junction of the I-15 and I-215 freeways. French Valley and Winchester is a highly attractive market and has experienced a growth of over 200% within the last 20 years, making it one of the fastest growing areas in the State of California.

Temecula is a prominent tourist destination, with the Temecula Valley Wine Country, Old Town Temecula, the Temecula Valley Polo Club, Pechanga Casino Resort, the Temecula Valley Balloon & Wine Festival, the Temecula Valley International Film Festival, championship golf courses, and resort accommodations attracting a significant amount of tourists which appreciably contributes to the city's economic profile.

In addition to the tourism sector, the educational, healthcare, leisure, professional, finance, and retail sectors strongly contribute to the city's economy giving it a wellrounded and stable commerce culture. Largely residential in character, Murrieta, French Valley, and Winchester are typically characterized as commuter communities, with many of its residents commuting to jobs in San Diego County, Orange County, Los Angeles County, Temecula, Ontario, Riverside, and Camp Pendleton.



**FAST  
GROWING**



**TOURIST  
DESTINATION**



**STRONG  
ECONOMY**

# NEW HOUSING MAP

Winchester, CA



## A CITY POISED FOR INNOVATION & GROWTH

### PHENOMENAL GROWTH AND NEW CONSTRUCTION WITHIN 2 MILES

- Population in 2010 - 28,701
- Population in 2022 - 41,043
- Estimate Average Household Income \$129,168

### NEW CONSTRUCTION COMPLEXES AND UNITS OVER THE LAST 5 YEARS

- 2015-2019 - 2,697
- 2020-Current - 1,505
- Pending - 107

# DEMOGRAPHICS

Winchester, CA

**TCP**  
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COMMERCIAL PARTNERS

## DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

### POPULATION

|                                     |       |        |         |
|-------------------------------------|-------|--------|---------|
| Estimated Population (2026)         | 8,188 | 71,395 | 170,634 |
| Projected Population (2031)         | 8,880 | 77,299 | 182,716 |
| Projected Annual Growth (2026-2031) | 1.70% | 1.70%  | 1.40%   |

### HOUSEHOLDS

|                                     |       |        |        |
|-------------------------------------|-------|--------|--------|
| Estimated Households (2026)         | 2,350 | 20,732 | 52,543 |
| Projected Households (2031)         | 2,591 | 22,731 | 56,938 |
| Projected Annual Growth (2026-2031) | 2.10% | 1.90%  | 1.70%  |

### HOUSEHOLD INCOME

|                                 |           |           |           |
|---------------------------------|-----------|-----------|-----------|
| Average Household Income (2026) | \$166,845 | \$173,305 | \$160,025 |
|---------------------------------|-----------|-----------|-----------|

## 10 MILE RADIUS (2026)



POPULATION  
**462,590**



HOUSEHOLDS  
**149,281**



INCOME  
**\$150,094**



French Valley, CA



French Valley, CA

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Touchstone Commercial Partners presents 30920 Benton Rd, Winchester, CA 92596 ("Property") for your acquisition. Touchstone Commercial Partners and owner provides the material presented herein without representation or warranty. A substantial portion of information was obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Touchstone Commercial Partners or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition. As a condition of Touchstone Commercial Partners' consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Touchstone Commercial Partners, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.

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