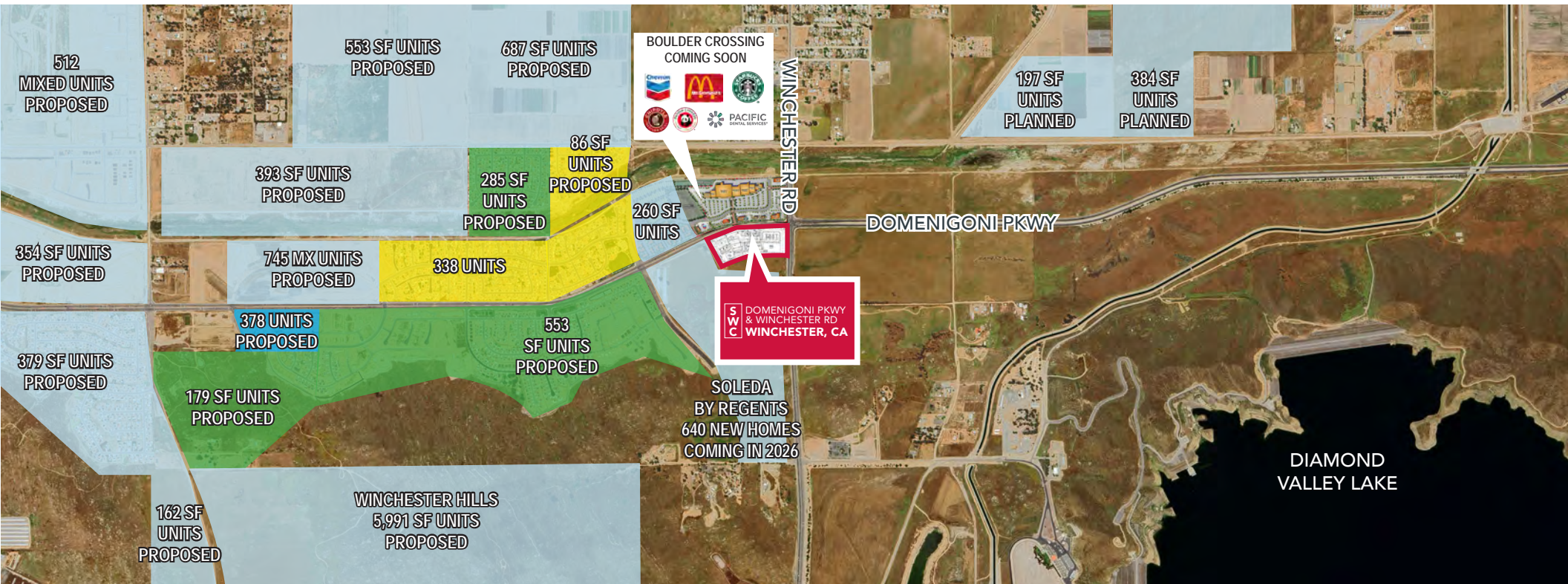


NOW PRE-LEASING

ANCHOR & PAD OPPORTUNITIES

SWC DOMENIGONI PKWY & WINCHESTER RD
WINCHESTER, CA



PROPERTY HIGHLIGHTS



- Fully Entitled Proposed Shopping Center – Now Pre-Leasing Anchor, Jr. Anchor, Pads & Shop Spaces
- Underserved & Growing Trade Area – Ideal For Grocery, Pharmacy, Fast Food, Retail & Service Uses
- Exposure to ±46,498 Cars Per Day Along Winchester Road
- Positioned At The Heart of the Winchester Trade Area In A Regional Position That Is Experiencing Explosive Residential Growth

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$93,092	\$101,584	\$117,164
Population	1,675	8,385	69,889
Daytime Population	1,768	4,164	30,145

*Source: Regis

TRAFFIC COUNTS

46,498 CPD

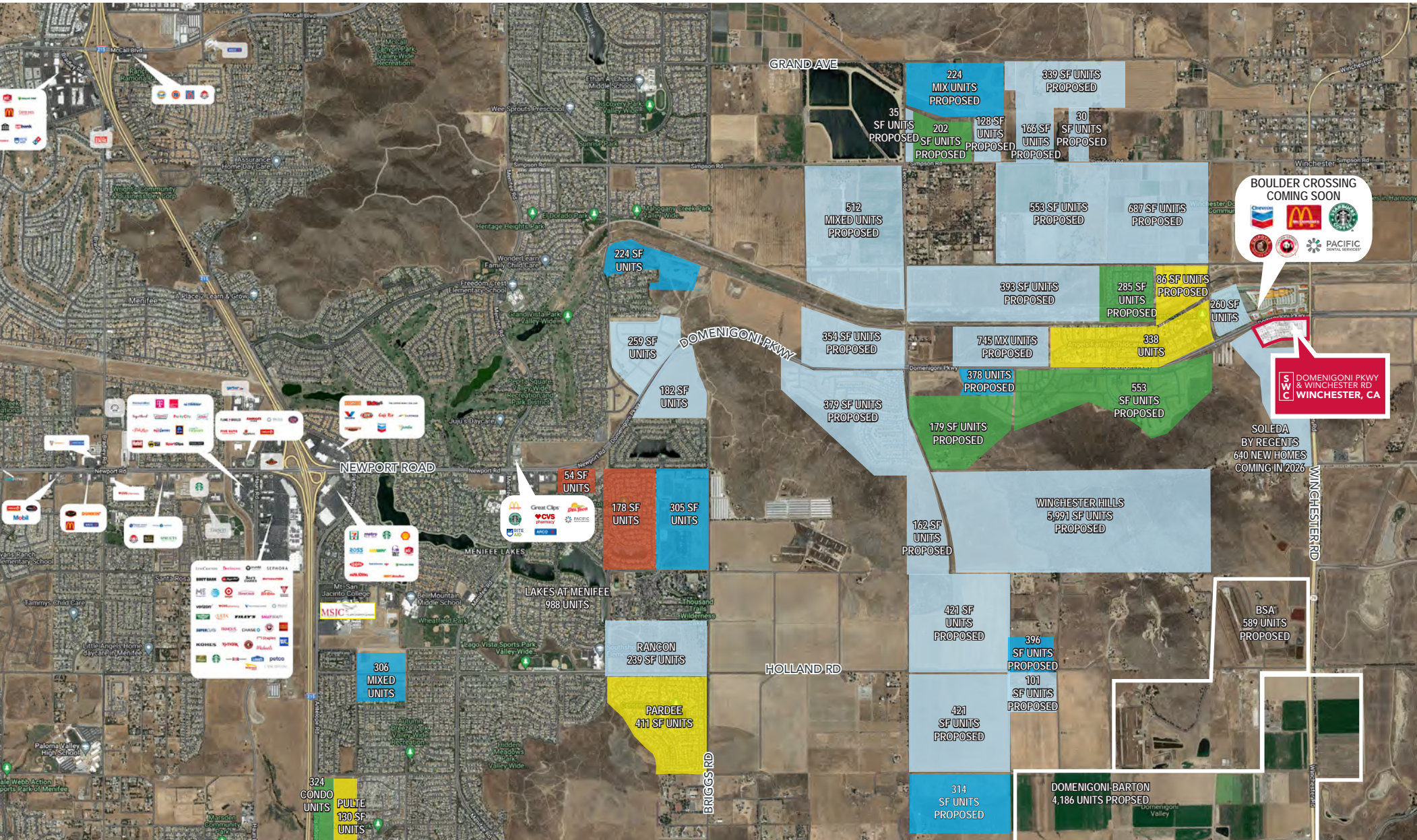
Domenigoni Pkwy at Winchester Rd

*Source: Regis

NOW PRE-LEASING

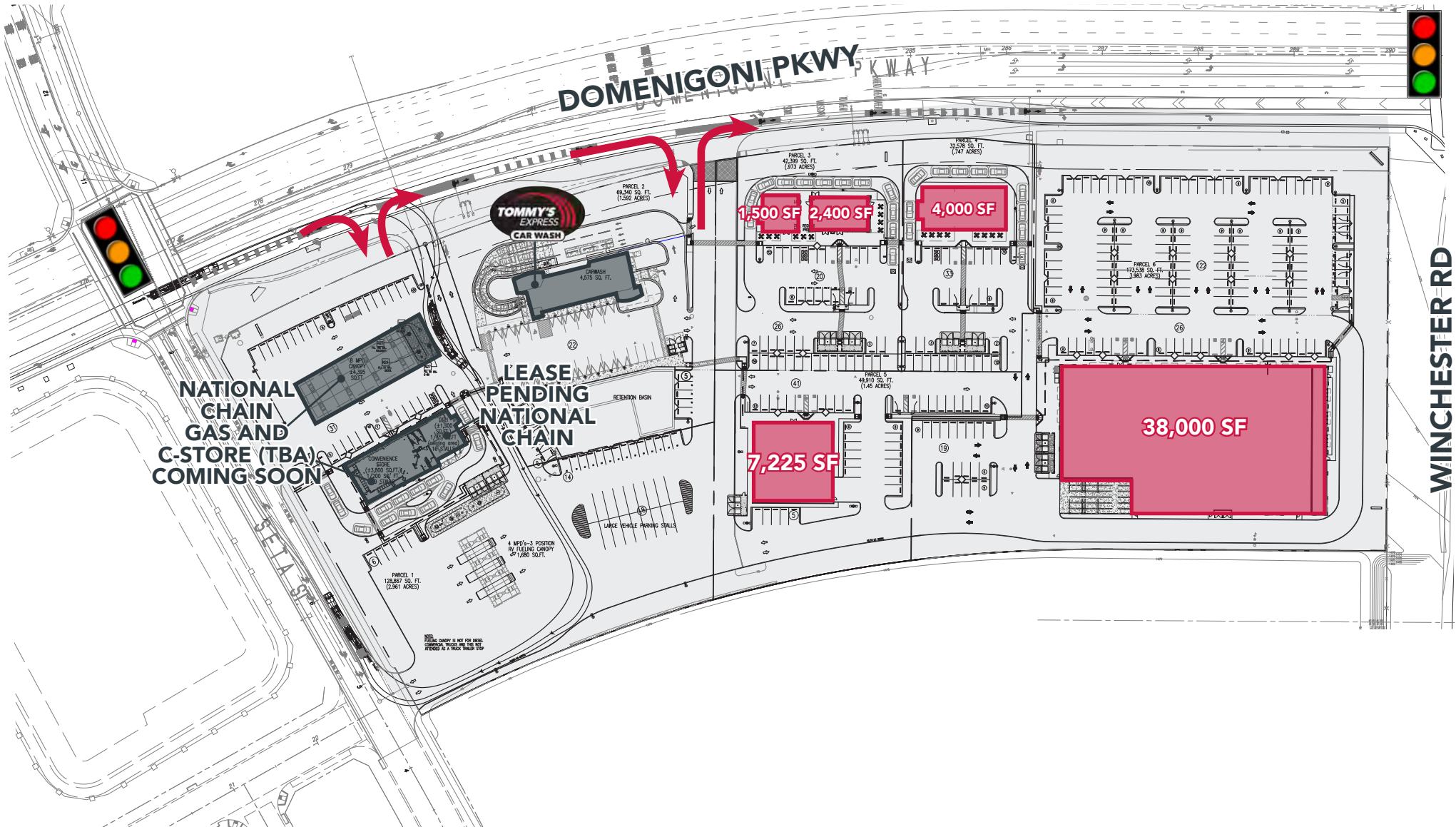
ANCHOR & PAD OPPORTUNITIES

SWC DOMENIGONI PKWY & WINCHESTER RD
WINCHESTER, CA



SITE PLAN

SWC DOMENIGONI PKWY & WINCHESTER RD
WINCHESTER, CA



DEMOGRAPHICS

S
W
C DOMENIGONI PKWY
& WINCHESTER RD
WINCHESTER, CA



DEMOGRAPHICS

3-mile radius

Population	8,385
Average Household Income	\$101,584
Households	2,073
Median Household Income	\$94,010
Daytime Population	4,164
Median Age	33.6