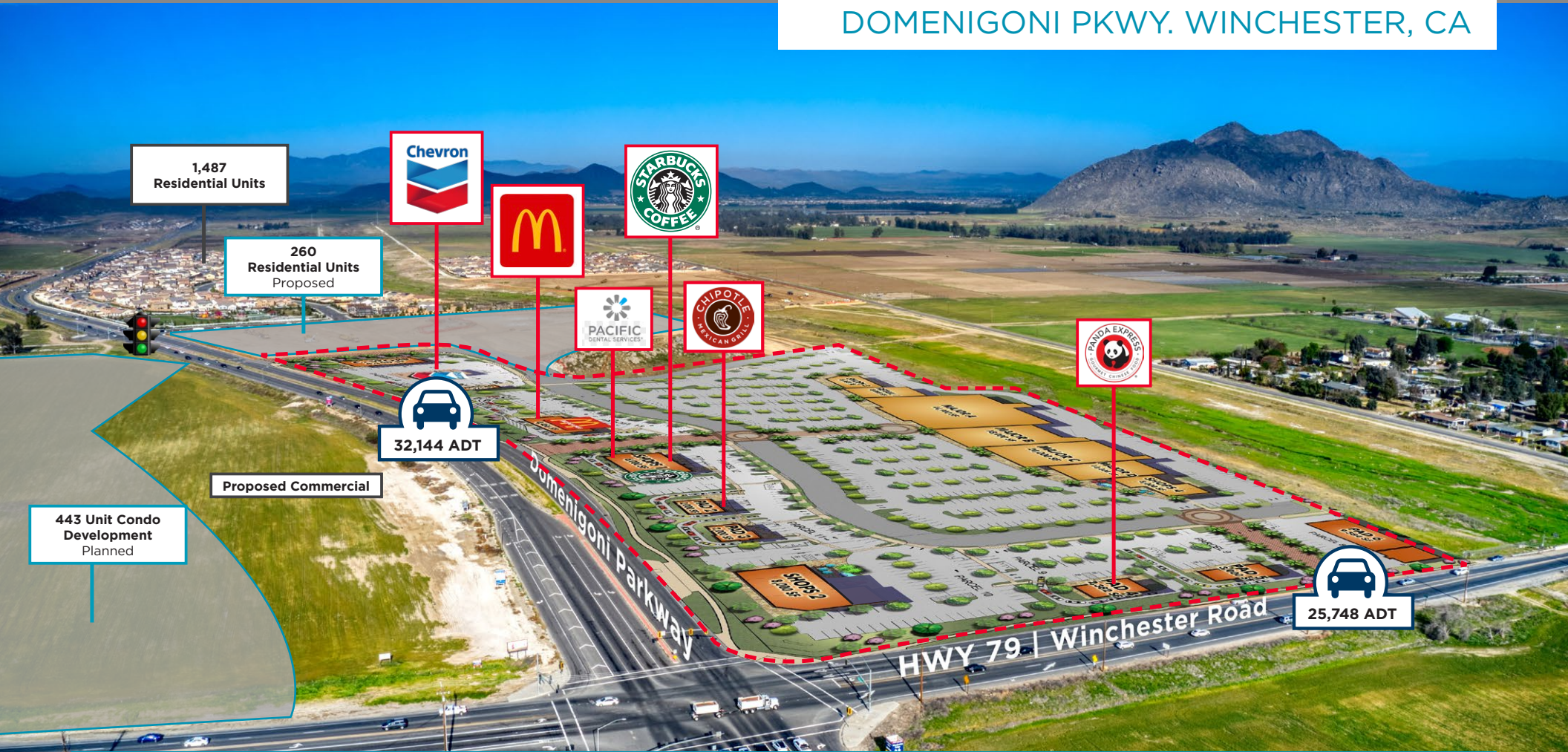


RETAIL/COMMERCIAL OUTPARCEL PAD OPPORTUNITIES FOR LEASE

NWC HWY. 79 | WINCHESTER RD. & DOMENIGONI PKWY. WINCHESTER, CA



EXCLUSIVELY OFFERED BY

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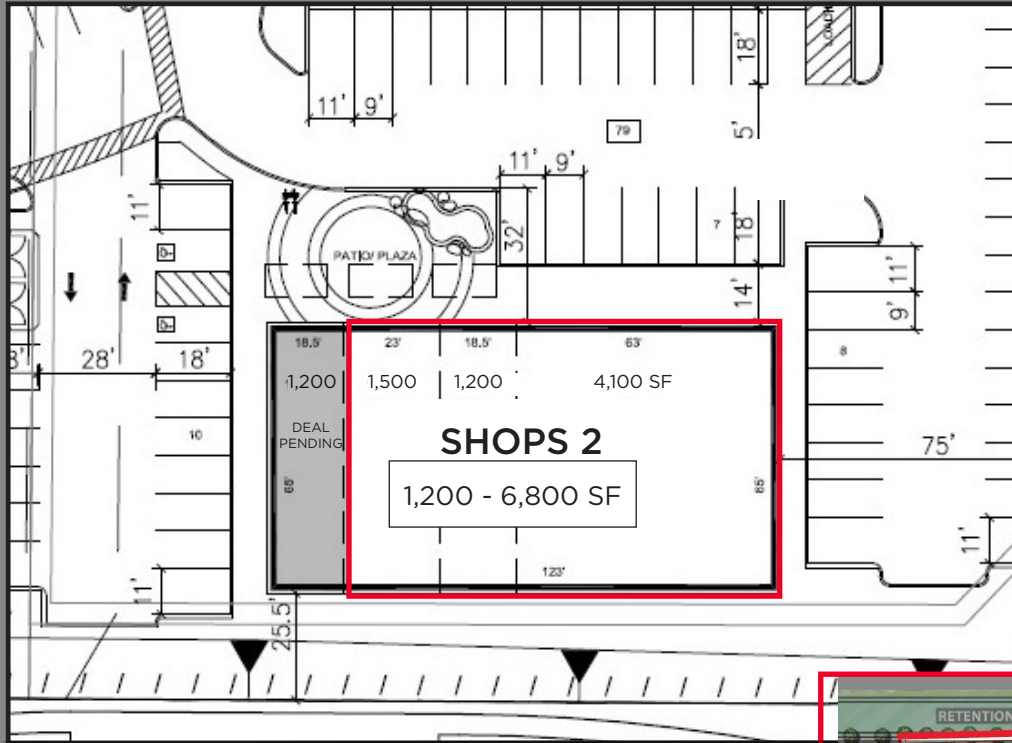
RETAIL DEVELOPMENT OPPORTUNITY

Prime outparcel pad opportunities at the prominent intersection of Winchester Rd. (Hwy. 79 N) and Domenigoni Parkway with ±57,892 cars per day.

Zoning: C-P-S Zone in the Crossroads in Winchester Specific Plan, County of Riverside [ZONING ORDINANCE LINK](#)

Residential Growth: Subject Site is in the growth path with over 60,000 residential units planned or under construction in the Trade Area.

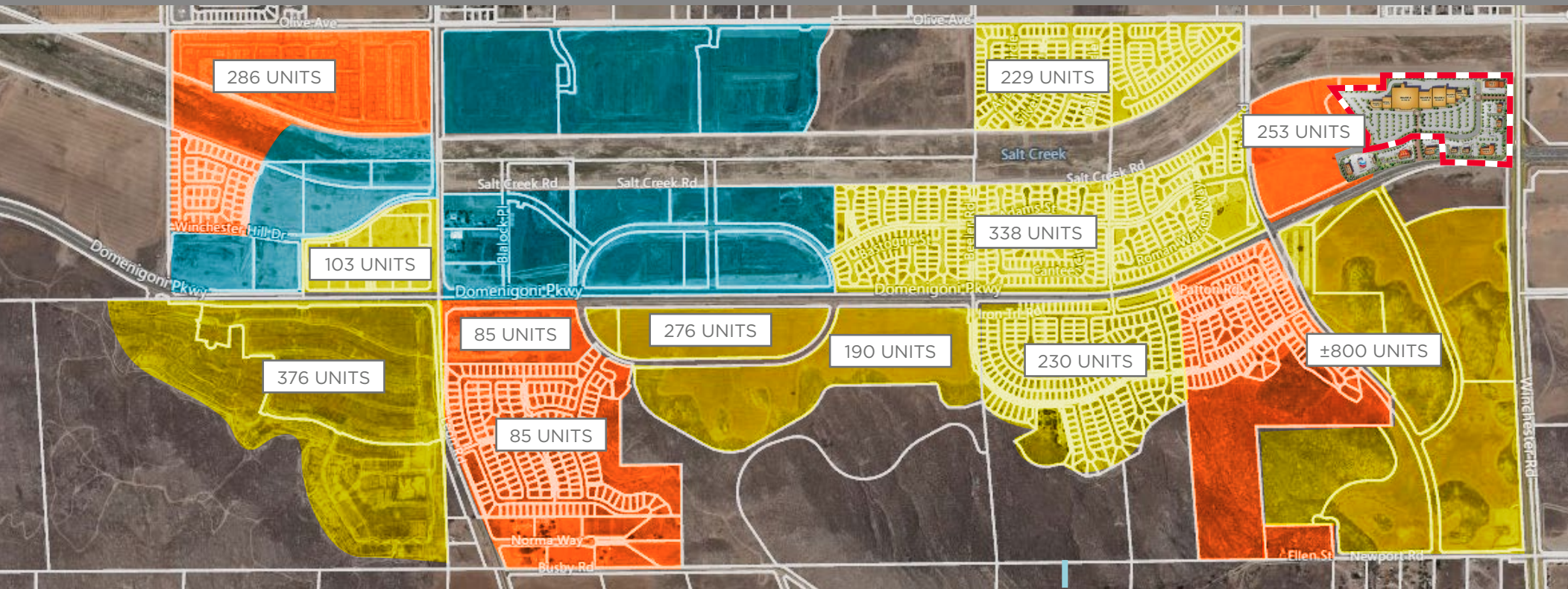
Underserved Retail Trade Area: Most retail centers featuring shopping, dining and entertainment are outside of a 10 minute drive time for the local residential communities





CONESTOGA MASTER PLAN RESIDENTIAL DEVELOPMENTS

OVER 3,250 RESIDENTIAL UNITS COMPLETED,
UNDER CONSTRUCTION OR PLANNED

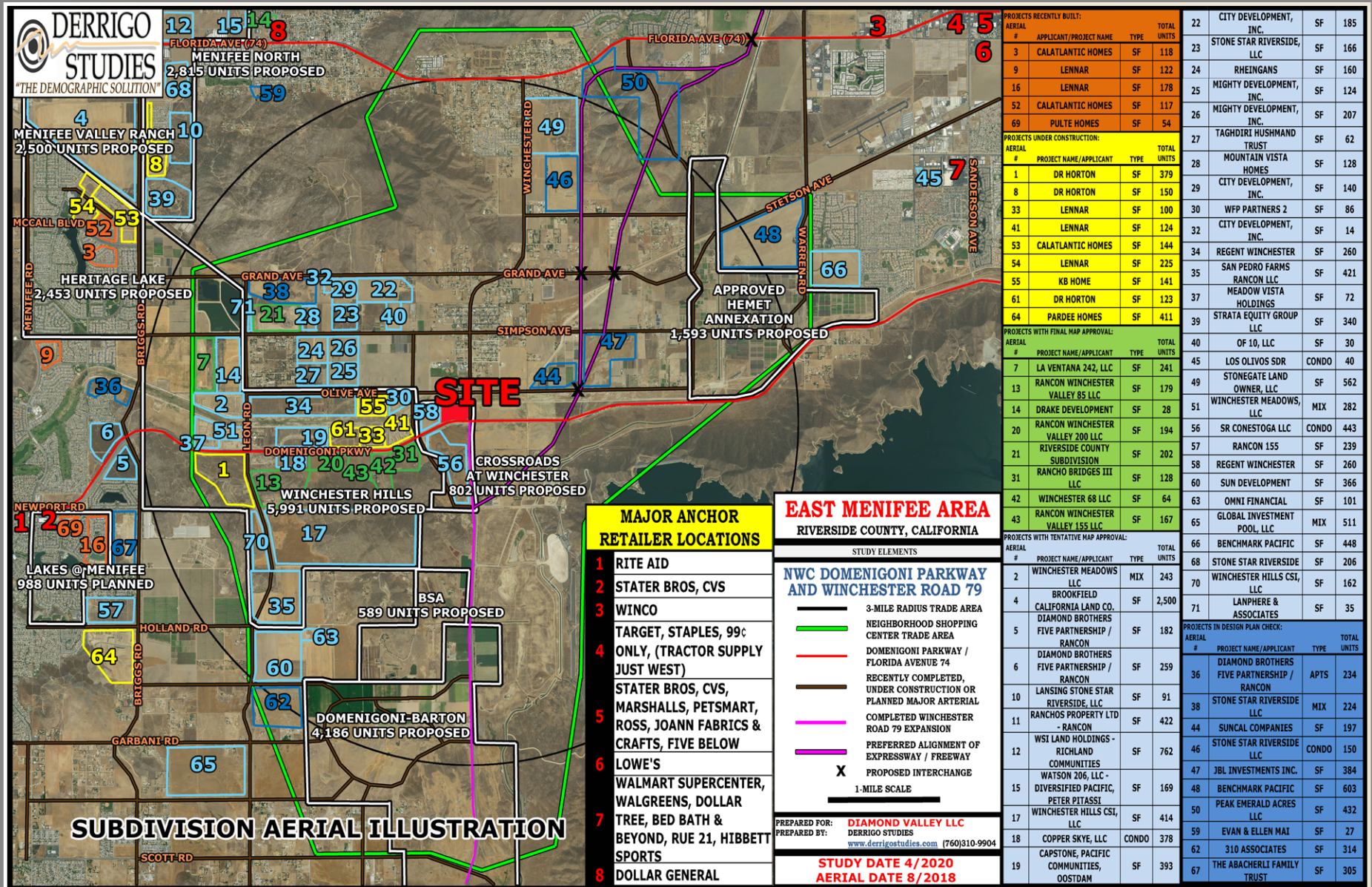


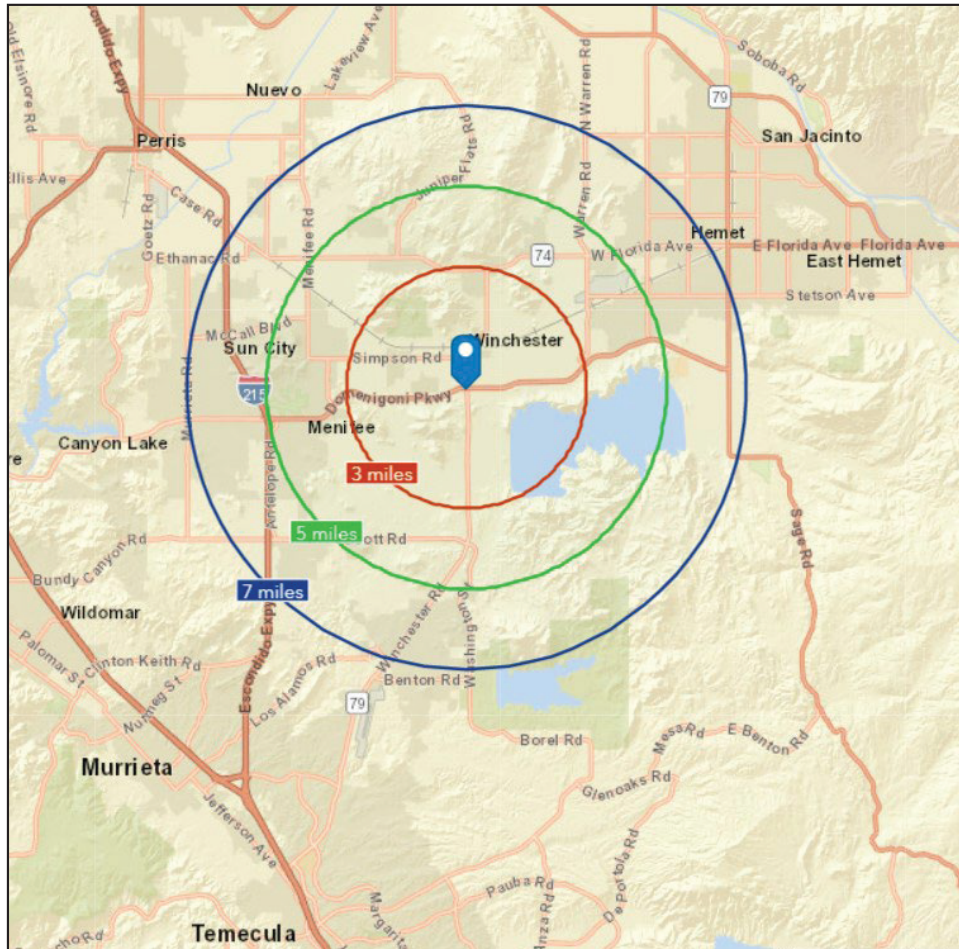
**RESIDENTIAL COMPLETED
OR UNDER CONSTRUCTION**

RESIDENTIAL COMING SOON

RESIDENTIAL PROPOSED

±18,322 RESIDENTIAL UNITS
(UNDER CONSTRUCTION OR PROPOSED)





POPULATION

	3 MILE	5 MILE	7 MILE
2024*	9,246	75,782	205,896

*Population estimated to grow by 10,000 people within the next 24 months.



AHH INCOME

	3 MILE	5 MILE	7 MILE
2024	\$114,389	\$120,259	\$108,575



TRAFFIC COUNTS

	ADT
Domenigoni Pkwy	32,144
Winchester Rd (SH-79)	25,748

Traffic Counts provided by: County Of Riverside Transportation Department
Demographic Analysis provided by: ESRI Business Analyst