



FRENCH VALLEY COMMONS

NWC BENTON RD & LEON RD, FRENCH VALLEY

FULLY ENTITLED RETAIL & INDUSTRIAL DEVELOPMENT



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: January 10, 2025 11:28 AM

PROPERTY HIGHLIGHTS

- Joint access with Stater Bros. and CVS center
- Join Dollar Tree, O'Reilly Auto Parts, Jiffy Lube, Marco's Pizza and other national tenants.
- Surrounded by an abundance of residential projects currently in progress.
- Clinton Keith expansion complete to Benton Rd.
- Drive-Thru Available on Benton Rd.
- Under served Retail Trade Area.
- Dollar Tree is in the top 90 percentile nationwide per Placer AI.





AVAILABILITIES
<i>Retail</i>
BUILDING S1 ±2,900 SF
BUILDING S2 ±800 SF
BUILDING R4 DT ±7,000 SF
BUILDING R5 ±6,000 SF
BUILDING R6 DT ±3,800 SF
BUILDING G1 ±13,500 SF
BUILDING S3 ±6,200 SF
AVAILABILITIES
<i>Light Industrial</i>
BUILDING B2 DEAL PENDING

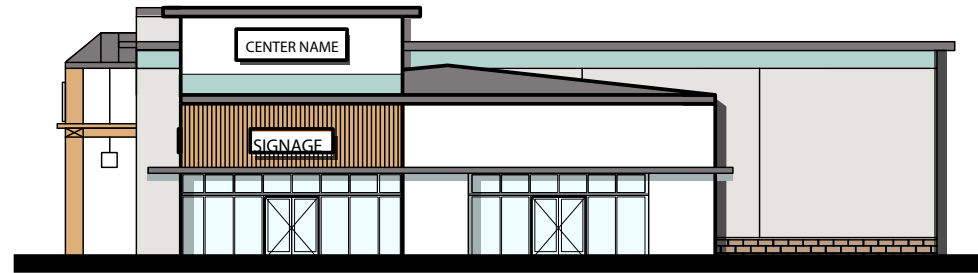
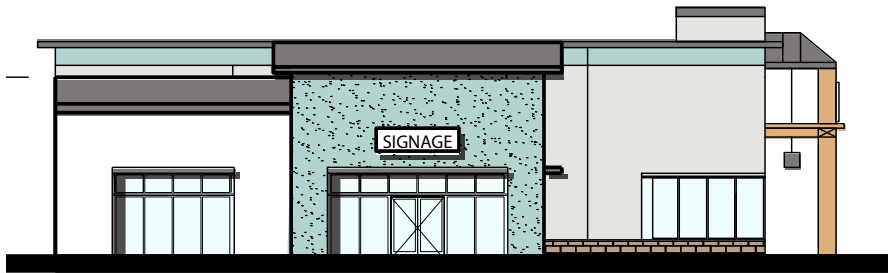
FULLY ENTITLED! TENANTS OPEN!
 PHASE I NEARING COMPLETION OF
 CONSTRUCTION!

SITE PLAN
800 - 13,500 SF

CONSTRUCTION ELEVATIONS

ELEVATIONS SUBJECT TO CHANGE

Tenant Buildout Elevations



A DRIVING WORKFORCE

High density area with excellent demographics.



67,695
POPULATION
Within 3 Miles



\$124,667
AVG. INCOME
Within 3 Miles



\$450,267
AVG. HOME VALUE
Within 3 Miles



33.4
AVG. AGE
Within 3 Miles

159,823
POPULATION
Within 5 Miles

\$121,642
AVG. INCOME
Within 5 Miles

\$452,518
AVG. HOME VALUE
Within 5 Miles

35.3
AVG. AGE
Within 5 Miles



CONTACT INFORMATION

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