

# FRENCH VALLEY VILLAGE CENTER

**FOR LEASE** NEC WINCHESTER RD/HWY 79 & BENTON RD | WINCHESTER, CA



## SHOPPING CENTER 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!

### DEMOGRAPHICS

	2	3	5
2025 Population:	40,194	75,440	171,966
Daytime Population:	3,236	7,674	27,250
Average Household Income:	\$161,459	\$157,331	\$152,300

### TRAFFIC COUNTS

**Winchester Rd South of Benton Rd: 45,070 CPD**  
**Winchester Rd North of Benton Rd: 35,554 CPD**

Source: Regis

### AERIAL



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**CENTER SIZE 113,928SF**

## AVAILABLE SPACE

<b>A002</b>	<b>2ND GEN. RESTAURANT</b> <b>POTENTIALLY AVAILABLE 11/1/2026</b> <b>DO NOT DISTURB EXISTING TENANT</b>	<b>1,800 SF</b>
<b>A004</b>	<b>POTENTIALLY AVAILABLE 10/1/2026</b> <b>DO NOT DISTURB EXISTING TENANT</b>	<b>1,288 SF</b>
<b>B003</b>	<b>POTENTIALLY AVAILABLE 10/1/2026</b> <b>DO NOT DISTURB EXISTING TENANT</b>	<b>1,200 SF</b>

### CURRENT RETAILERS

0100	CARL'S JR.	3,123	A012	T-MOBILE	1,645
0101	STARBUCKS	1,704	A014	HORIZON PET SUPPLY	2,035
0102	BANK OF AMERICA	1	A015	DR. ROWENA GBENOBA, DDS	1,800
0103	DEL TACO	0	A016	LOBUE VISION CENTERS	1,795
0104	CHEVRON	0	A017	MAGIC BROW	1,110
A001	CVS	13,680	A018	PIZZA FACTORY	4,839
A003	POKE & SALAD	1,500	B002	COLD STONE CREAMERY	1,200
A005	UNITED SELF STUDIO OF SELF DEFENSE	1,262	B004	KUMON	1,200
A006	CATHAY CHINESE FOOD	1,525	B005	WONGZ DONUTZ	1,200
A007	GREAT CLIPS	1,262	B006	LOS PRIMOS MEXICAN RESTAURANT	1,730
A008	POSTAL ANNEX	1,288	C001	MOUNTAIN VIEW TIRES	7,574
A009	WONDER NAILS	1,499	D001	THE BLEND SMOOTHIES	1,550
A010	WINCHESTER CLEANERS	1,800	D001-A	WABA GRILL	1,550
A011	STATER BROTHERS	43,887	D002	WATER BULL PLUS	1,400
			D004	FRENCH VALLEY VETERINARY HOSP	2,000

REV 04/07/2026



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Clinton Keith



**SUBJECT PROPERTY**



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30628 Benton Rd Winchester, CA 92596	2 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	40,194	75,440	171,966
2030 Projected Population	44,497	81,800	185,324
2020 Census Population	39,491	70,216	158,676
2010 Census Population	28,936	50,573	133,997
Projected Annual Growth 2025 to 2030	2.1%	1.7%	1.6%
Historical Annual Growth 2010 to 2025	2.6%	3.3%	1.9%
2025 Median Age	34.8	35.6	36.4
<b>Households</b>			
2025 Estimated Households	11,130	21,586	51,976
2030 Projected Households	12,585	23,826	56,911
2020 Census Households	10,892	20,388	48,433
2010 Census Households	7,840	14,589	40,703
Projected Annual Growth 2025 to 2030	2.6%	2.1%	1.9%
Historical Annual Growth 2010 to 2025	2.8%	3.2%	1.8%
<b>Race and Ethnicity</b>			
2025 Estimated White	45.0%	45.9%	47.7%
2025 Estimated Black or African American	8.9%	8.8%	7.9%
2025 Estimated Asian or Pacific Islander	15.8%	15.2%	13.2%
2025 Estimated American Indian or Native Alaskan	1.0%	1.1%	1.2%
2025 Estimated Other Races	29.2%	29.0%	30.0%
2025 Estimated Hispanic	36.9%	36.6%	37.9%
<b>Income</b>			
2025 Estimated Average Household Income	\$161,459	\$157,331	\$152,300
2025 Estimated Median Household Income	\$130,641	\$126,033	\$123,713
2025 Estimated Per Capita Income	\$44,713	\$45,050	\$46,059
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.8%	3.5%
2025 Estimated Some High School (Grade Level 9 to 11)	3.6%	3.9%	4.3%
2025 Estimated High School Graduate	21.5%	22.1%	21.4%
2025 Estimated Some College	25.2%	26.3%	26.3%
2025 Estimated Associates Degree Only	10.8%	9.8%	9.7%
2025 Estimated Bachelors Degree Only	25.7%	24.0%	23.2%
2025 Estimated Graduate Degree	10.6%	11.1%	11.7%
<b>Business</b>			
2025 Estimated Total Businesses	604	1,412	4,481
2025 Estimated Total Employees	3,236	7,674	27,250
2025 Estimated Employee Population per Business	5.4	5.4	6.1
2025 Estimated Residential Population per Business	66.6	53.4	38.4



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