DUTCH VILLAGE CROSSING

FRENCH VALLEY, CA

PADS AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

CATALYST RETAIL

DUTCH VILLAGE CROSSING

SWC Winchester Rd & Thompson Rd

FRENCH VALLEY, CA

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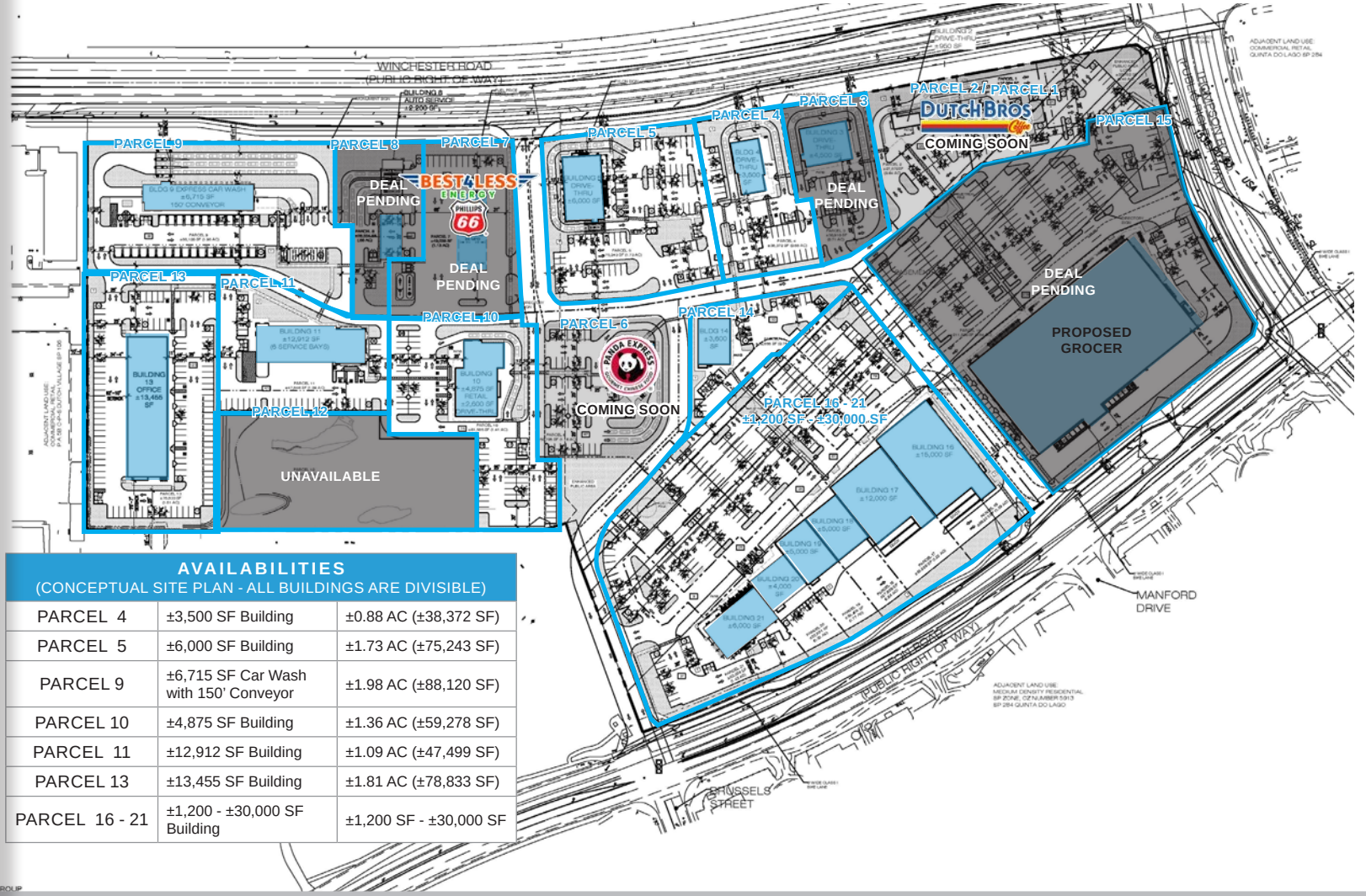
CHASE HARVEY
charvey@catalystretail.com
DRE# 019054291

DANIEL WATSON
dwatson@catalystretail.com
DRE# 02165277



AVAILABILITIES (CONCEPTUAL SITE PLAN - ALL BUILDINGS ARE DIVISIBLE)		
PARCEL 4	±3,500 SF Building	±0.88 AC (±38,372 SF)
PARCEL 5	±6,000 SF Building	±1.73 AC (±75,243 SF)
PARCEL 9	±6,715 SF Car Wash with 150' Conveyor	±1.98 AC (±88,120 SF)
PARCEL 10	±4,875 SF Building	±1.36 AC (±59,278 SF)
PARCEL 11	±12,912 SF Building	±1.09 AC (±47,499 SF)
PARCEL 13	±13,455 SF Building	±1.81 AC (±78,833 SF)
PARCEL 16 - 21	±1,200 - ±30,000 SF Building	±1,200 SF - ±30,000 SF

PROPERTY HIGHLIGHTS

- HIGH VISIBILITY STREET FRONTAGE ON WINCHESTER RD WITH ±45,000 CPD AND ±11,300 CPD ON THOMPSON RD (SOURCE: COSTAR
- CAR WASH AND GAS PADS AVAILABLE
- DRIVE THRU PADS FOR GROUND LEASE OR BTS (BUILD TO SUIT)
- ESTIMATED PAD DELIVERY Q3/Q4 2025

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 POPULATION	14,044	59,598	154,889
2029 EST. POPULATION	14,740	63,194	160,819
AVG. HH INCOME	$149,977	$156,743	$148,945

CATALYST RETAIL
(909) 406-4000
www.catalystretail.com

SITE SOURCE RETAIL BROKER NETWORK

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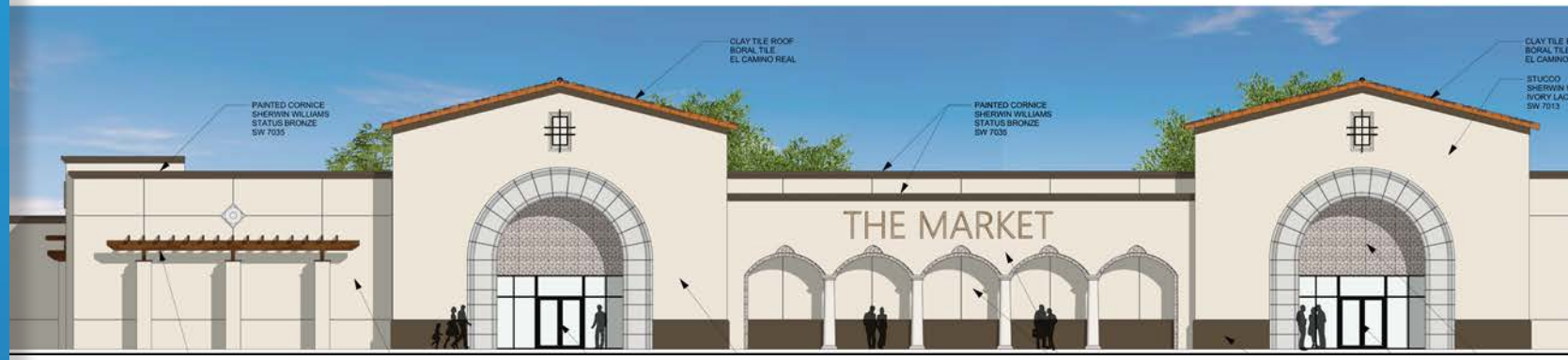

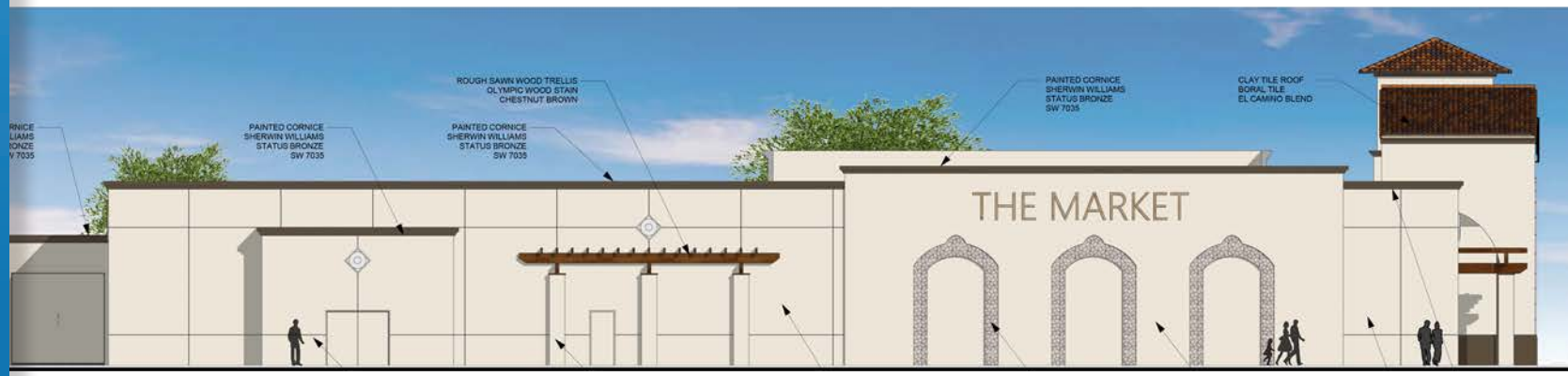

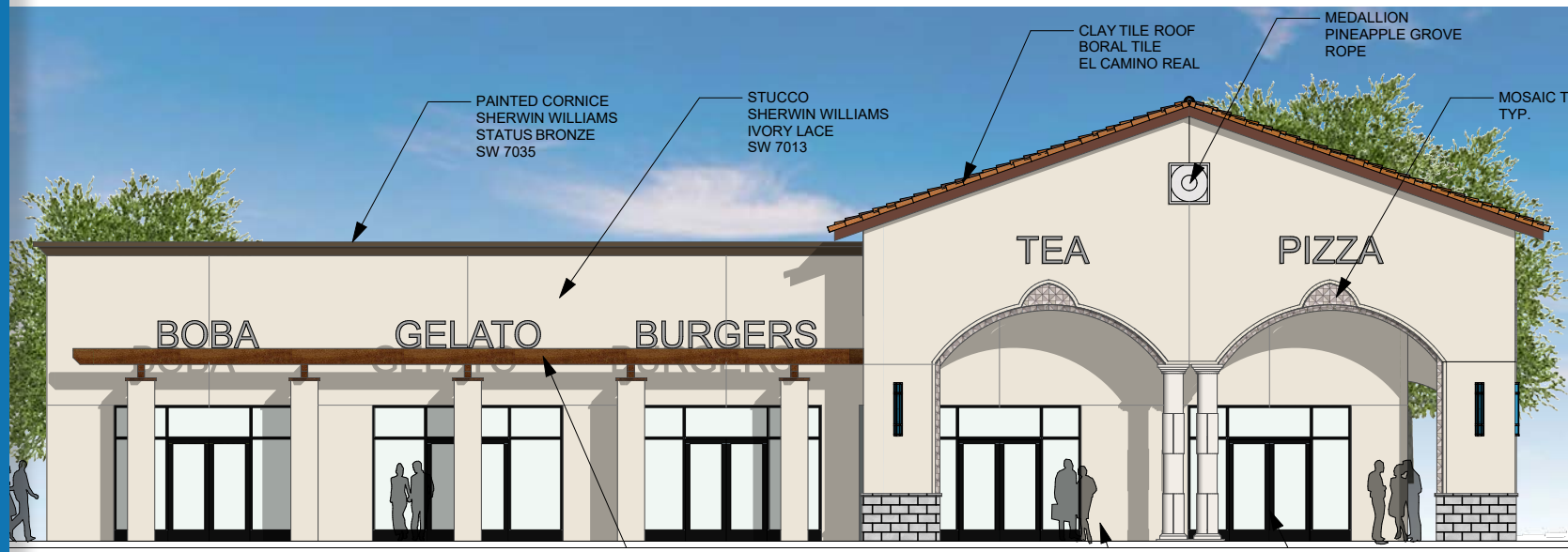

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ABOUT
FRENCH VALLEY

There are several reasons why investing in retail in French Valley, CA could be beneficial:

1. Growing population: French Valley is a fast-growing community, with a population that has increased significantly over the last decade. As the population continues to grow, so does the demand for retail and commercial services.

2. Strong local economy: The economy in French Valley and the surrounding area is strong, with low unemployment rates and a thriving business community. This provides a stable foundation for retailers to establish and grow their businesses.

3. Proximity to popular tourist attractions: French Valley is located in close proximity to popular tourist attractions, such as the Temecula Valley Wine Country and Lake Skinner. This means that retailers in the area have the potential to attract both local residents and visitors to the area.

4. Infrastructure and transportation: French Valley has good infrastructure and transportation links, with easy access to Interstate 215 and the French Valley Airport. This makes it easy for both customers and suppliers to access the area.

5. Retail development opportunities: French Valley is a relatively new community, which means there are opportunities for new retail developments to be established. This could be attractive to investors looking to get in on the ground floor of a growing market.

Overall, French Valley offers a favorable environment for retail investment, with a growing population, strong local economy, proximity to tourist attractions, good infrastructure, and opportunities for development.