

DUTCH VILLAGE

FRENCH VALLEY, CA

PADS AVAILABLE FOR GROUND
LEASE OR BUILD TO SUIT



*Concept Elevations Subject to Change

DUTCH VILLAGE

SEC Winchester Rd & Thompson Rd
FRENCH VALLEY, CA

PADS AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

CHASE HARVEY
 charvey@catalystretail.com
 DRE# 019054291

JACK MEYER
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 DRE# 02030240

DANIEL WATSON
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 DRE# 02165277



**CATALYST
 RETAIL**

(909) 406-4000

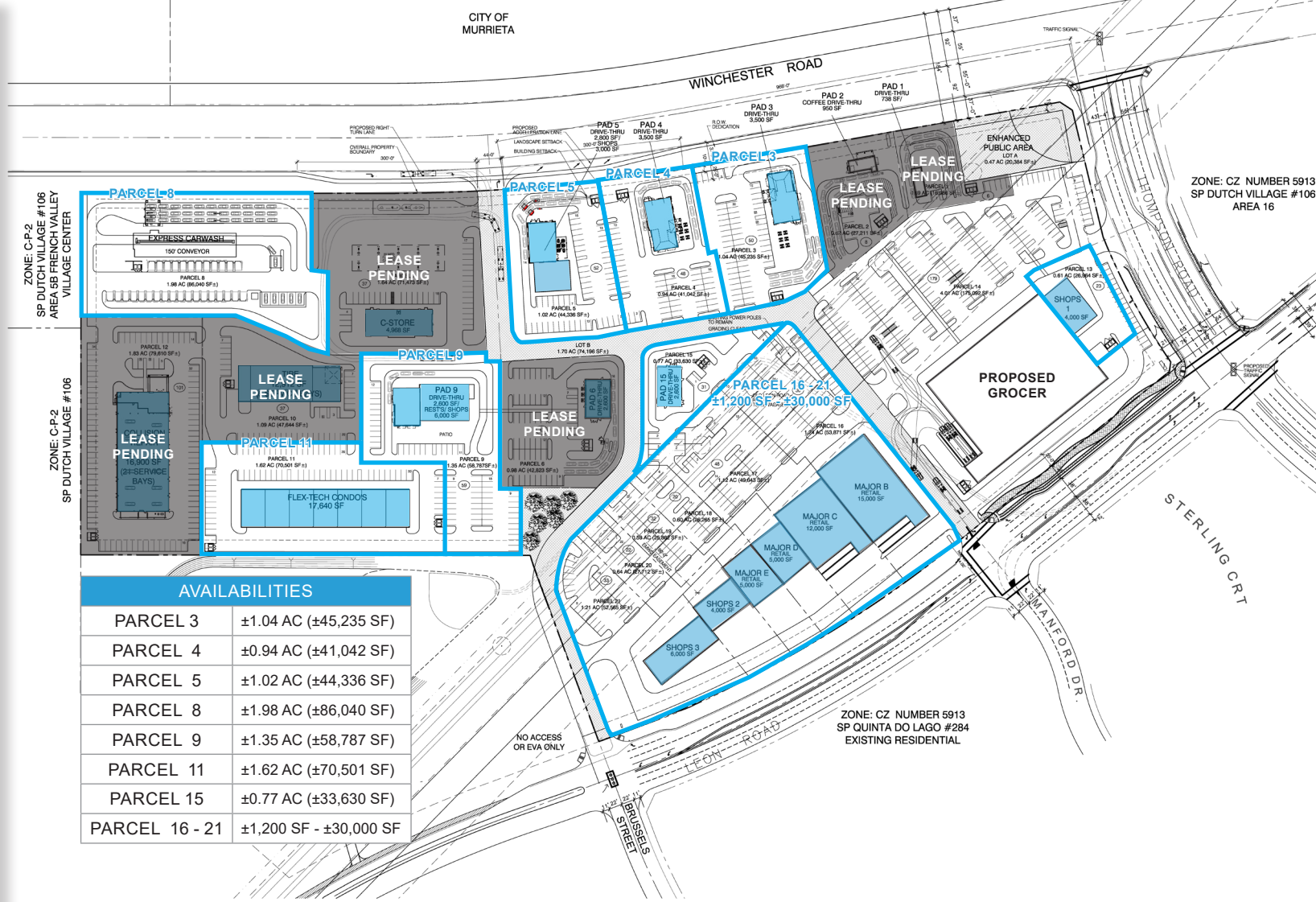
www.catalystretail.com



**LEE &
 ASSOCIATES**
 COMMERCIAL REAL ESTATE SERVICES

NICK WIRICK
 951 276 3600
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 DRE# 01304661

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



AVAILABILITIES	
PARCEL 3	±1.04 AC (±45,235 SF)
PARCEL 4	±0.94 AC (±41,042 SF)
PARCEL 5	±1.02 AC (±44,336 SF)
PARCEL 8	±1.98 AC (±86,040 SF)
PARCEL 9	±1.35 AC (±58,787 SF)
PARCEL 11	±1.62 AC (±70,501 SF)
PARCEL 15	±0.77 AC (±33,630 SF)
PARCEL 16 - 21	±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 2023

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2022 POPULATION	13,038	62,466	161,392
2027 EST. POPULATION	14,838	69,633	173,480
AVG. HH INCOME	\$137,337	\$127,707	\$122,554

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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.

