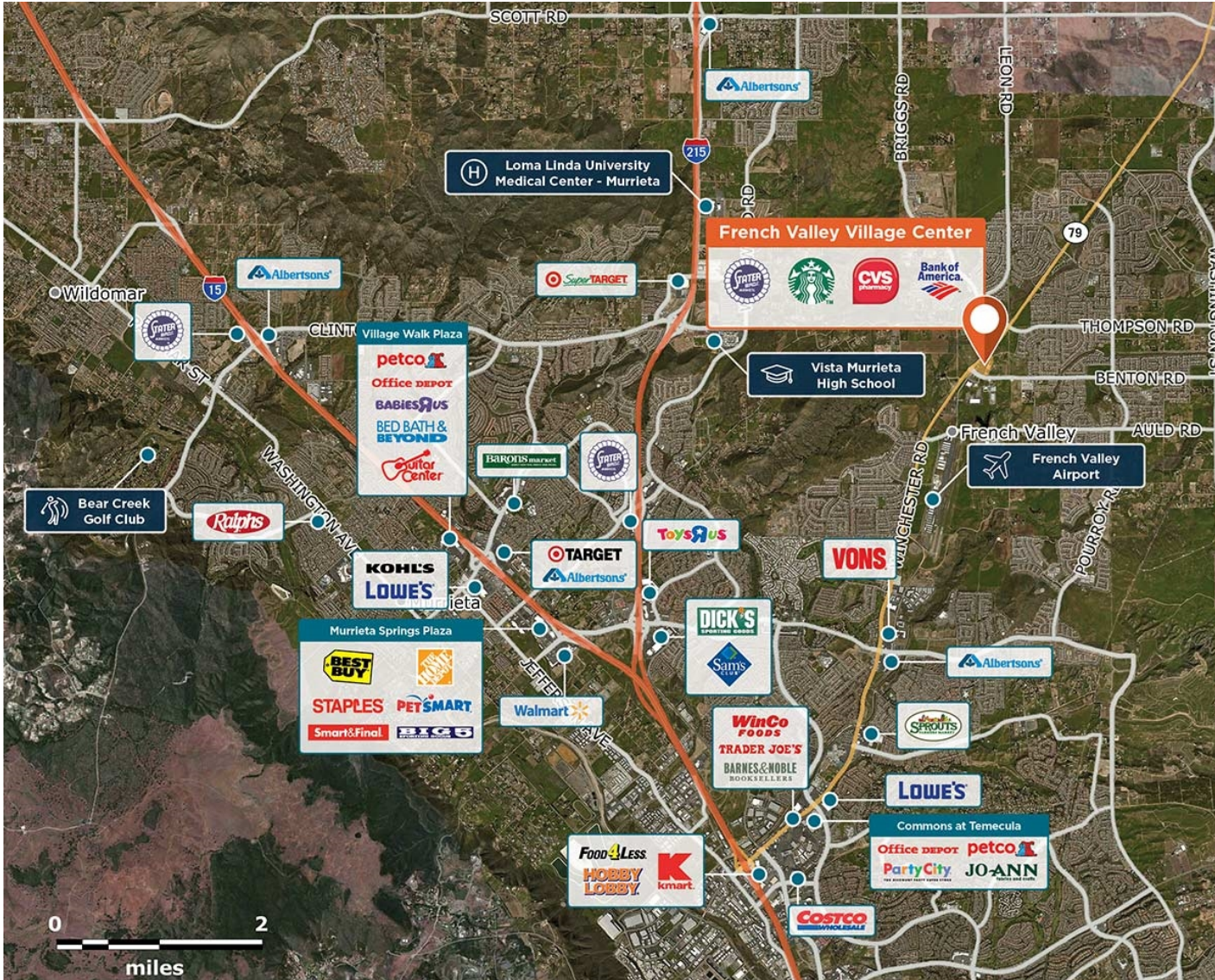


French Valley Village Center

📍 30604-30736 Benton Rd, Winchester, CA 92596



Strong visibility and accessibility from the main thoroughfare in an area with strong residential growth.

Center Size: 113,928

Spaces Available: 0

Within 3 Miles

| | |
|-----------------------|-----------|
| Population | 77,292 |
| Avg. Household Income | 157,021 |
| Avg. Home Value | \$713,183 |
| Annual Visits | 3,369,227 |
| Vehicles Per Day | 42,967 |

French Valley Village Center

📍 30604-30736 Benton Rd, Winchester, CA 92596

Center Size: 113,928



| SPACE | TENANT | SF |
|-------|--------------------------------|--------|
| 0100 | CARL'S JR. | 3,123 |
| 0101 | STARBUCKS | 1,704 |
| 0102 | BANK OF AMERICA | 4,482 |
| 0103 | DEL TACO | 0 |
| 0104 | CHEVRON | 0 |
| A001 | CVS | 13,680 |
| A002 | SKYBOX GRILL & TAVERN | 1,800 |
| A003 | POKE & SALAD | 1,500 |
| A004 | WINCHESTER SMOKE & GIFT | 1,288 |
| A005 | UNITED STUDIOS OF SELF DEFENSE | 1,262 |
| A006 | CATHAY CHINESE FOOD | 1,525 |
| A007 | GREAT CLIPS | 1,262 |
| A008 | POSTAL ANNEX | 1,288 |
| A009 | FASHION NAILS & SPA | 1,499 |
| A010 | WINCHESTER CLEANERS | 1,800 |
| A011 | STATER BROTHERS | 43,887 |
| A012 | VERGE MOBILE | 1,645 |
| A014 | HORIZON PET SUPPLY | 2,035 |
| A015 | DR. ROWENA GBENOBA, DDS | 1,800 |
| A016 | PROVIEW EYE CARE OPTOMETRY | 1,795 |
| A017 | MAGIC BROW | 1,110 |
| A018 | PIZZA FACTORY | 4,839 |
| B002 | KUMON MATH & READING CENTER | 1,200 |
| B003 | SUBWAY | 1,200 |
| B004 | COLD STONE CREAMERY | 1,200 |
| B005 | WONGZ DONUTZ | 1,200 |
| B006 | LOS PRIMOS MEXICAN FOOD | 1,730 |
| C001 | MOUNTAIN VIEW TIRES | 7,574 |
| D001 | THE BLEND SMOOTHIES | 1,550 |
| D001A | WABA GRILL | 1,550 |
| D002 | WATER BULL PLUS | 1,400 |
| D004 | FRENCH VALLEY VETERINARY HOSPI | 2,000 |

1 of 1

This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.