French Valley Village Center

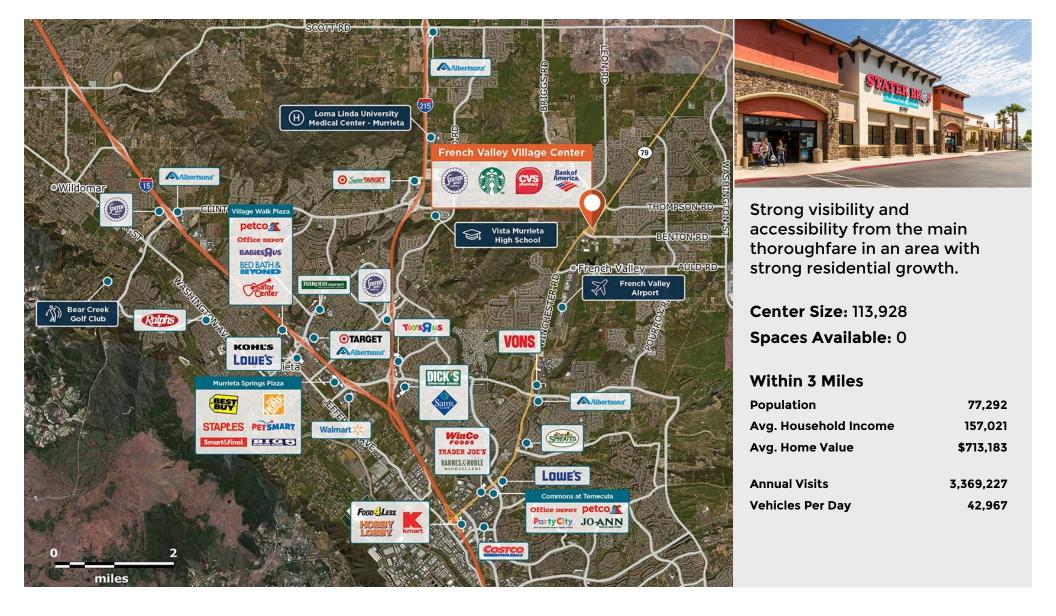
Parker Rosen

Leasing Contact

9 30604-30736 Benton Rd, Winchester, CA 92596

Regency[•]

Centers.



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.

ParkerRosen@regencycenters.com

\$ 858 847 4632

Updated: Aug 26 2025

©2025 Regency Centers, L.P.

French Valley Village Center

9 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 | LOBUE VISION CENTERS | 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 |

Updated: Aug 26 2025

©2025 Regency Centers, L.P.

Parker Rosen Leasing Contact

Regency[•] Centers.

858 847 4632
ParkerRosen@regencycenters.com

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.