

# FULLY ENTITLED RETAIL & INDUSTRIAL DEVELOPMENT FOR LEASE

NWC Benton Rd & Leon Rd, French Valley, CA

## PROPERTY FEATURES:

- Phase I Delivery Q4 2019
- Drive thru pad available fronting Benton Rd with Pylon Signage
- Joint access with Stater Bros. and CVS center
- Join Dollar Tree, O'Reilly Auto Parts, and other national tenants
- Surrounded by an abundance of residential projects currently in progress
- Clinton Keith expansion complete to Max Gilliss Blvd/Leon Rd
- Convenient access to Winchester Rd/79 Fwy



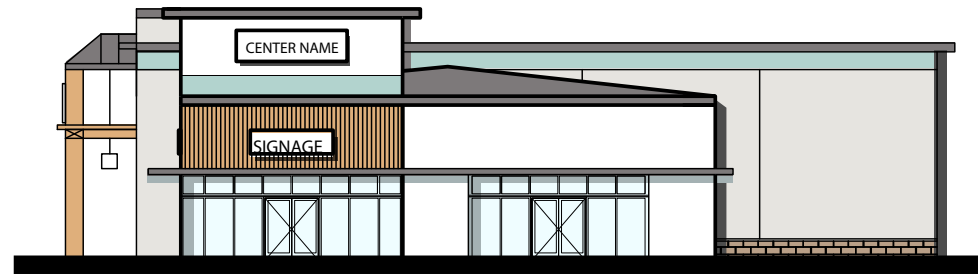
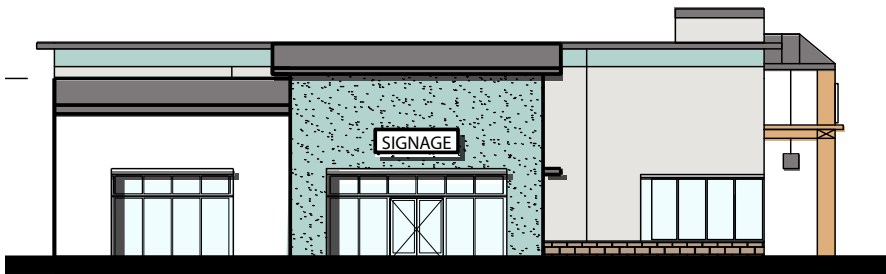
# TENANTS

NWC Benton Rd & Leon Rd, French Valley, CA



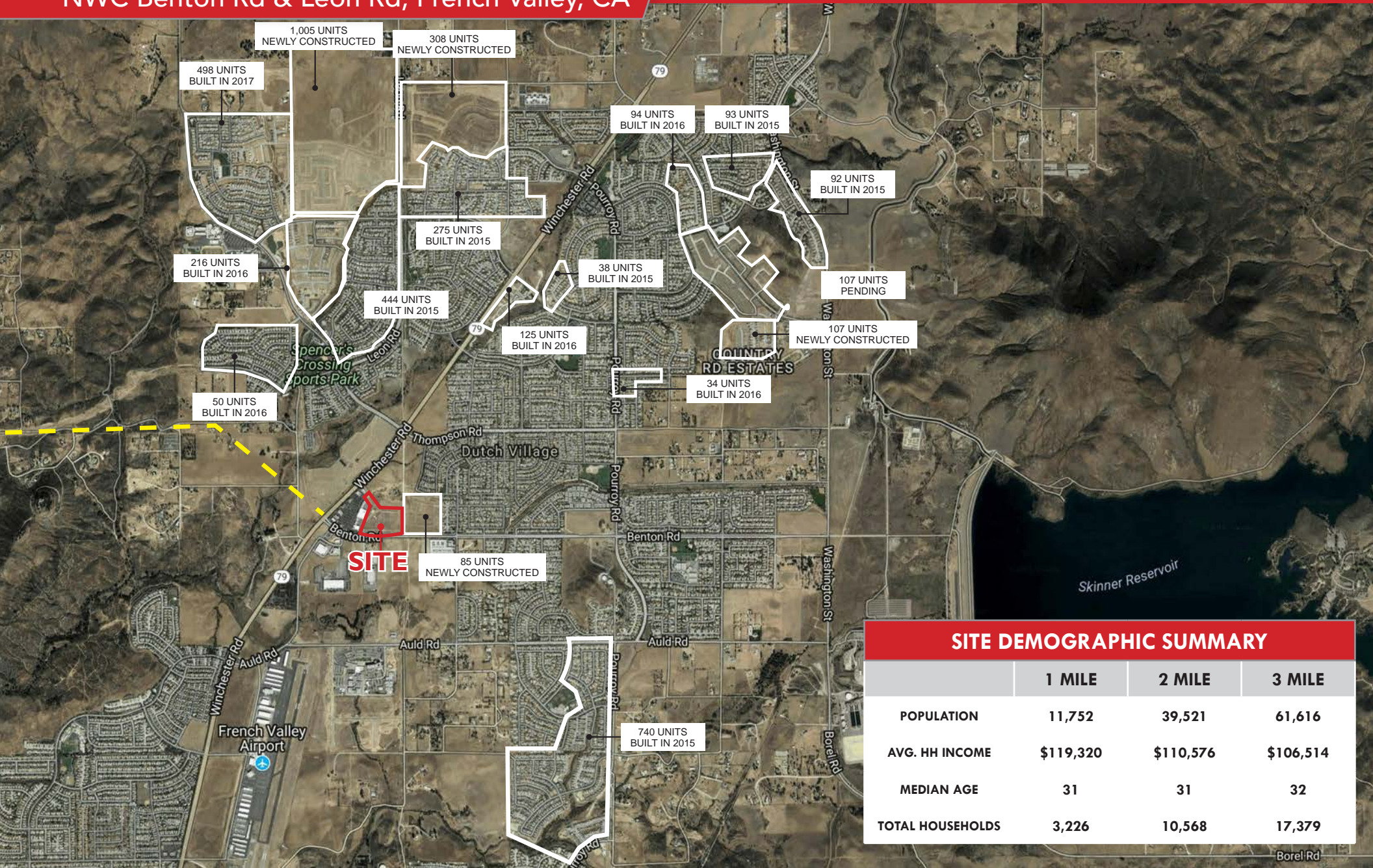
# ELEVATIONS

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# HOUSING

## NWC Benton Rd & Leon Rd, French Valley, CA



### SITE DEMOGRAPHIC SUMMARY

	1 MILE	2 MILE	3 MILE
POPULATION	11,752	39,521	61,616
AVG. HH INCOME	\$119,320	\$110,576	\$106,514
MEDIAN AGE	31	31	32
TOTAL HOUSEHOLDS	3,226	10,568	17,379

Borel Rd