

FRENCH VALLEY SPECTRUM

COMMERCIAL / INDUSTRIAL DEVELOPMENT OPPORTUNITY

**FOR
SALE**

±34.59
Gross Acres

±27.79
Estimated
Net Acres



TRAFFIC COUNTS

79 FWY @ Benton Rd: 42,609 CPD

- RESIDENTIAL
- COMMERCIAL
- CLINTON KEITH EXTENSION

LAND FEATURES:

- ±34.59 Gross Acres / ±27.79 Estimated Net Acres
- Flexible Zoning Allows Industrial, Commercial, Office, Public Facilities, Health and Community Facilities
- High Growth Area
- Across From the French Valley Airport and Southwest Justice Center
- Near Commercial and Retail Services
- Utilities Available in Benton and Auld Road
- APN: 963-070-024

\$11,000,000.00

GORDON MIZE

951.445.4504

gmize@lee-associates.com
DRE# 01275376

MICHAEL W. STRODE, SIOR, CCIM

951.445.4508

mstrode@lee-associates.com
DRE# 01361967

KEVIN NELLIS

760.475.1976

knellis@lee-associates.com
DRE# 00965653



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. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate DRE# 01048055

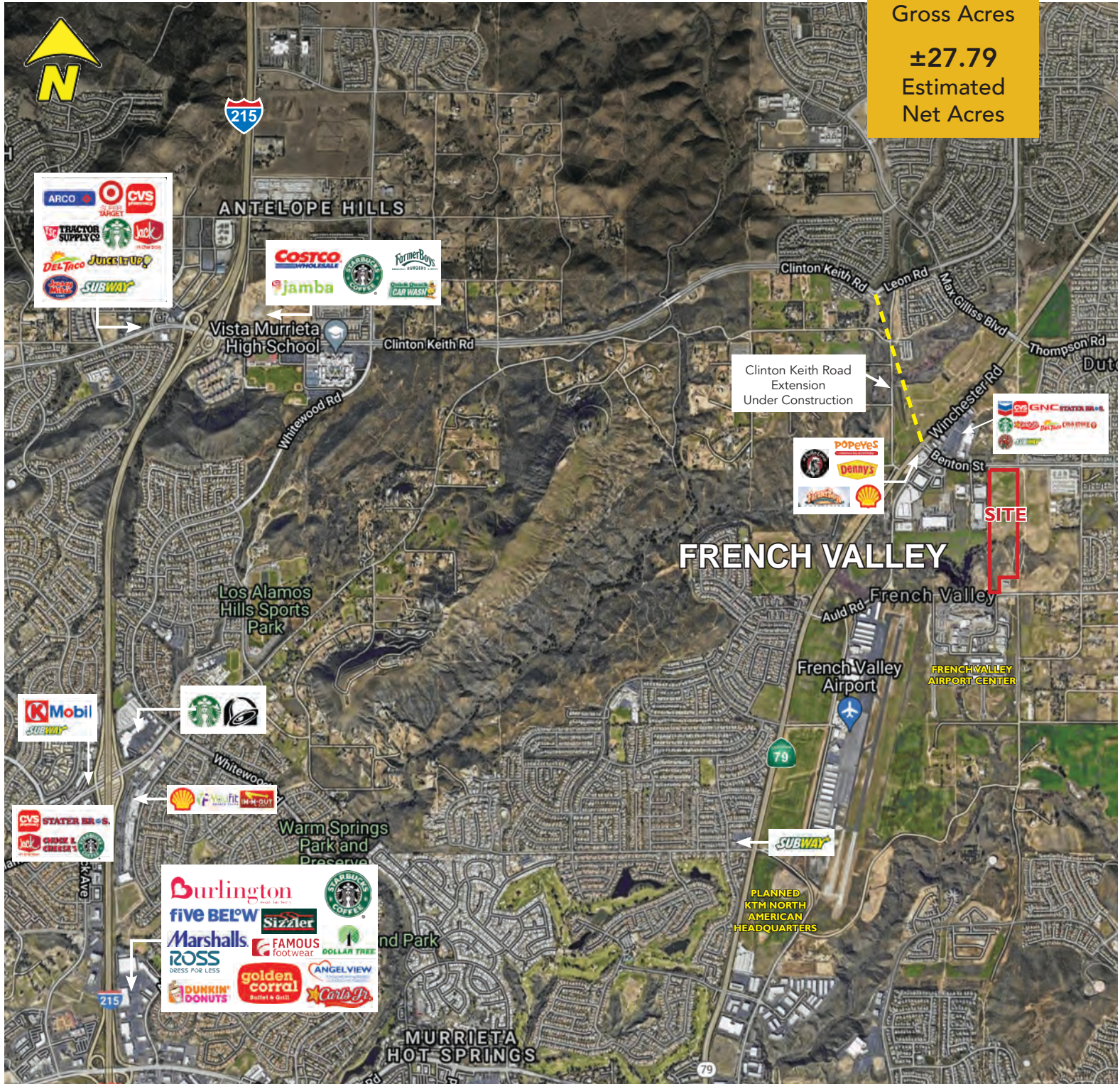
FRENCH VALLEY SPECTRUM

COMMERCIAL / INDUSTRIAL DEVELOPMENT OPPORTUNITY

FOR SALE

±34.59
Gross Acres

±27.79
Estimated
Net Acres



GORDON MIZE

951.445.4504

gmize@lee-associates.com
DRE# 01275376

MICHAEL W. STRODE, SIOR, CCIM

951.445.4508

mstrode@lee-associates.com
DRE# 01361967

KEVIN NELLIS

760.475.1976

knellis@lee-associates.com
DRE# 00965653



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. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate DRE# 01048055

FRENCH VALLEY SPECTRUM

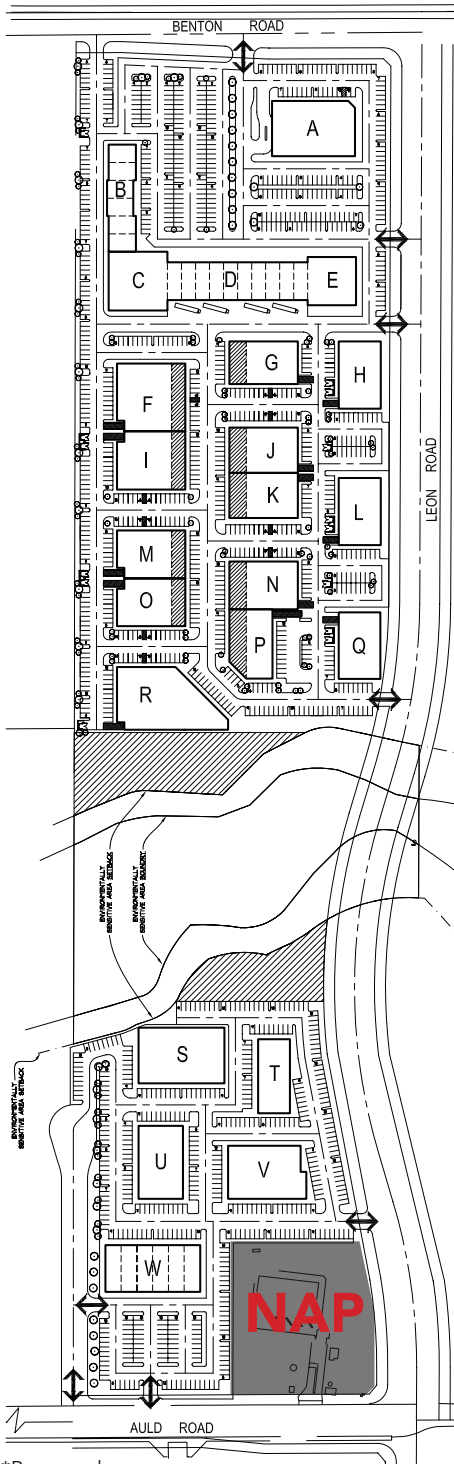
COMMERCIAL / INDUSTRIAL DEVELOPMENT OPPORTUNITY

FOR SALE

±34.59
Gross Acres

±27.79
Estimated
Net Acres

DRAFT SITE PLAN



*Proposed

French Valley Spectrum

	1 mi radius	2 mi radius	3 mi radius
Population			
2021 Estimated Population	7,516	45,239	70,518
2026 Projected Population	8,105	52,699	80,979
2010 Census Population	7,050	28,660	47,278
2000 Census Population	863	3,045	8,338
Projected Annual Growth 2021 to 2026	1.6%	3.3%	3.0%
Historical Annual Growth 2000 to 2021	36.7%	66.0%	35.5%
2021 Median Age	32.7	33.4	34.4
Households			
2021 Estimated Households	2,169	12,535	20,554
2026 Projected Households	2,344	14,665	23,616
2010 Census Households	1,981	7,736	13,567
2000 Census Households	238	882	2,779
Projected Annual Growth 2021 to 2026	1.6%	3.4%	3.0%
Historical Annual Growth 2000 to 2021	38.7%	62.9%	30.5%
Race and Ethnicity			
2021 Estimated White	62.3%	62.7%	62.6%
2021 Estimated Black or African American	6.8%	6.6%	6.8%
2021 Estimated Asian or Pacific Islander	12.8%	12.9%	12.9%
2021 Estimated American Indian or Native Alaskan	0.8%	1.0%	1.0%
2021 Estimated Other Races	17.3%	16.8%	16.7%
2021 Estimated Hispanic	33.5%	32.5%	32.0%
Income			
2021 Estimated Average Household Income	\$120,548	\$134,464	\$128,670
2021 Estimated Median Household Income	\$103,016	\$112,787	\$107,832
2021 Estimated Per Capita Income	\$34,904	\$37,559	\$37,752
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.5%	2.6%
2021 Estimated Some High School (Grade Level 9 to 11)	5.6%	4.6%	4.6%
2021 Estimated High School Graduate	23.2%	19.9%	20.5%
2021 Estimated Some College	27.4%	28.7%	28.5%
2021 Estimated Associates Degree Only	11.2%	11.5%	11.3%
2021 Estimated Bachelors Degree Only	22.2%	22.4%	22.2%
2021 Estimated Graduate Degree	7.9%	10.4%	10.3%
Business			
2021 Estimated Total Businesses	159	603	1,107
2021 Estimated Total Employees	930	3,378	6,356
2021 Estimated Employee Population per Business	5.9	5.6	5.7
2021 Estimated Residential Population per Business	47.3	75.1	63.7

GORDON MIZE

951.445.4504

gmize@lee-associates.com

DRE# 01275376

MICHAEL W. STRODE, SIOR, CCIM

951.445.4508

mstrode@lee-associates.com

DRE# 01361967

KEVIN NELLIS

760.475.1976

knellis@lee-associates.com

DRE# 00965653



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. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate DRE# 01048055