

OFFERING MEMORANDUM

FOR SALE // 30920 BENTON RD, WINCHESTER, CA 92596

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



*Actual Site

DIRECTORY

30920 BENTON RD, WINCHESTER, CA 92596

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*Actual Site

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. Touchstone Commercial Partners however makes no guarantee, representation or warranty, expressed or implied, about the accuracy or completeness of the information provided. All buyers must conduct full due diligence and independently verify the accuracy and completeness of the information contained herein and bear all risk for any inaccuracies. Touchstone Commercial Partners encourages all interested buyers to seek advice from tax, financial and legal advisors before making any real estate purchase and transaction.

OFFERING & INVESTMENT SUMMARY

Winchester, CA



\$4,404,000
Sale Price



5.0%
Cap Rate



NNN
Lease Type



2023
Year Built



5,800 Sq Ft
Building Size



1.33 Acres
Land Size



*Actual Site

INVESTMENT SUMMARY

PROPERTY ADDRESS	30920 Benton Rd, Winchester, CA 92596
TOTAL ANNUAL RENT	\$220,200
TOTAL RENT/SQ FT	\$37.97

TENANT	FRENCH VALLEY WINE & SPIRIT	MARCO'S	TENANT 3	CHINA FUSION
UNIT SQ. FT.	2,000 Sq Ft	1,200 Sq Ft	800 Sq Ft	1,800 Sq Ft
LEASE TERM	01/18/2023 - 01/31/2033	01/18/2023 - 01/31/2033	24 months from COE	10/01/2024 - 09/30/2034
ANNUAL RENT	\$66,000	\$41,760	\$33,600	\$78,840
RENT/SQ FT	\$33.00	\$34.80	\$42.00	\$43.80
RENEWAL OPTIONS	None	Two with 15% increases	-	Two with 10% increases
RENT INCREASES	3% Annually	10% every 5 years	-	10% every 5 years

FINANCIAL OVERVIEW

Winchester, CA



RENT ROLL

TENANT	SF LEASED	START DATE	END DATE	YEARLY RATE	MONTHLY RENT	YEARLY RENT	RENT INCREASES	OPTIONS
FV Wine & Spirit	2,000	01/18/2023	01/31/2033	\$33.00	\$5,500	\$66,000	3% annually	None
Marco's	1,200	01/18/2023	01/31/2033	\$34.80	\$3,480	\$41,760	10% every 5 years	Two with 15% increases
Retail Tenant 3	800	COE	24 Months	\$42.00	\$2,800	\$33,600	-	-
China Fusion	1,800	10/01/2024	09/30/2034	\$43.80	\$6,570	\$78,840	10% every 5 years	Two with 10% increases
TOTAL	5,800	-	-	\$37.97	\$18,350	\$220,200	-	-

EXPENSES

YEARLY BUDGET

Property Taxes	\$0
Insurance	\$0
Maintenance	\$0

NET OPERATING INCOME

NOI

Income	\$220,200
Expenses	\$0
NOI	\$220,200

SITE PLAN

Winchester, CA



Chevron
Starbucks
DEL TACO
CVS pharmacy
Bank of America
ARCO
Carl's Jr.
STATER BROS.
CHASE
PIZZA FACTORY
SUBWAY
SUPERCUTS
primos mexican food & cantina


45,000
VEHICLES
PER DAY


32,300
VEHICLES
PER DAY

TEMEKU STREET

PENFIELD LANE

BENTON ROAD

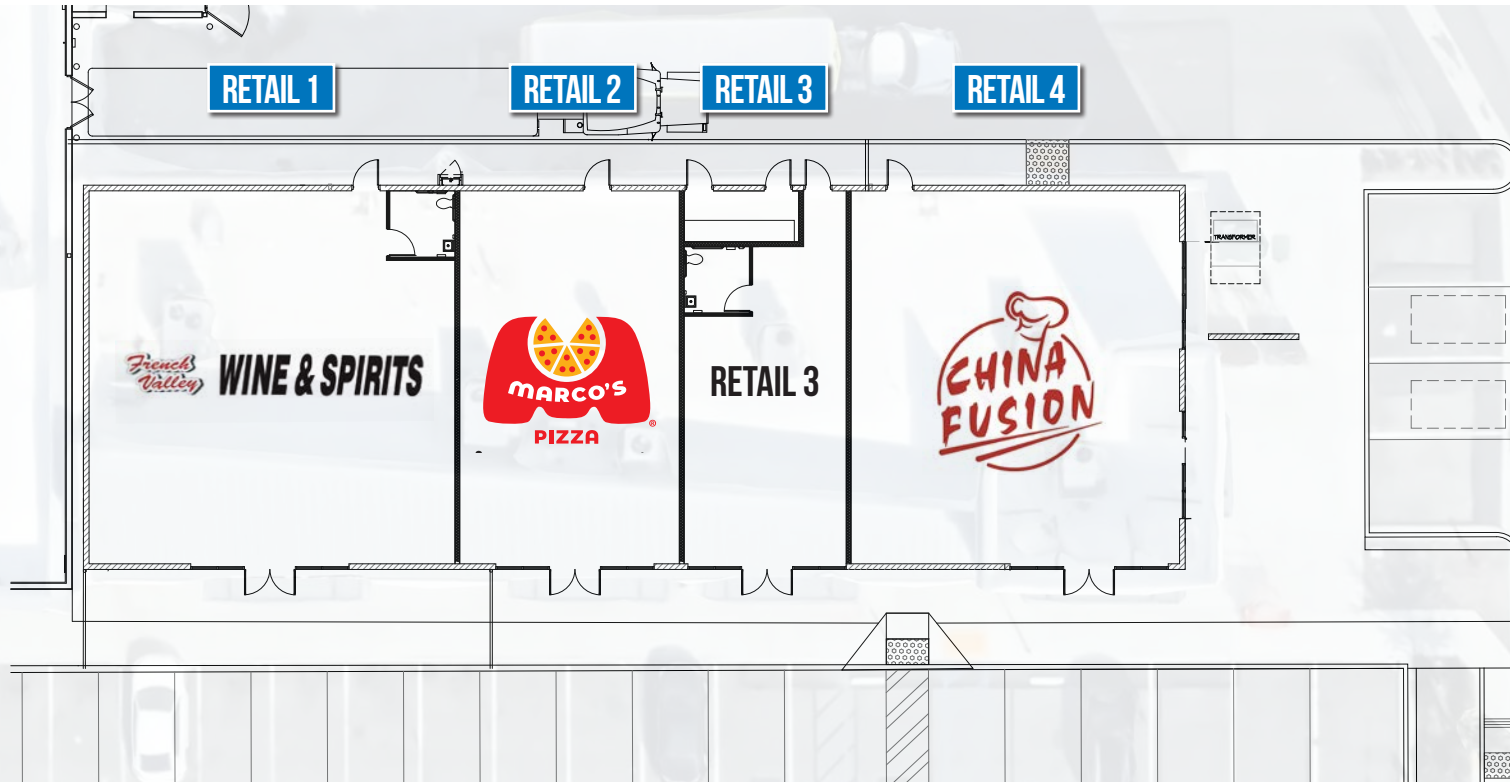
LEON ROAD

FRENCH VALLEY
VILLAGE CENTER



FLOOR PLAN

Winchester, CA



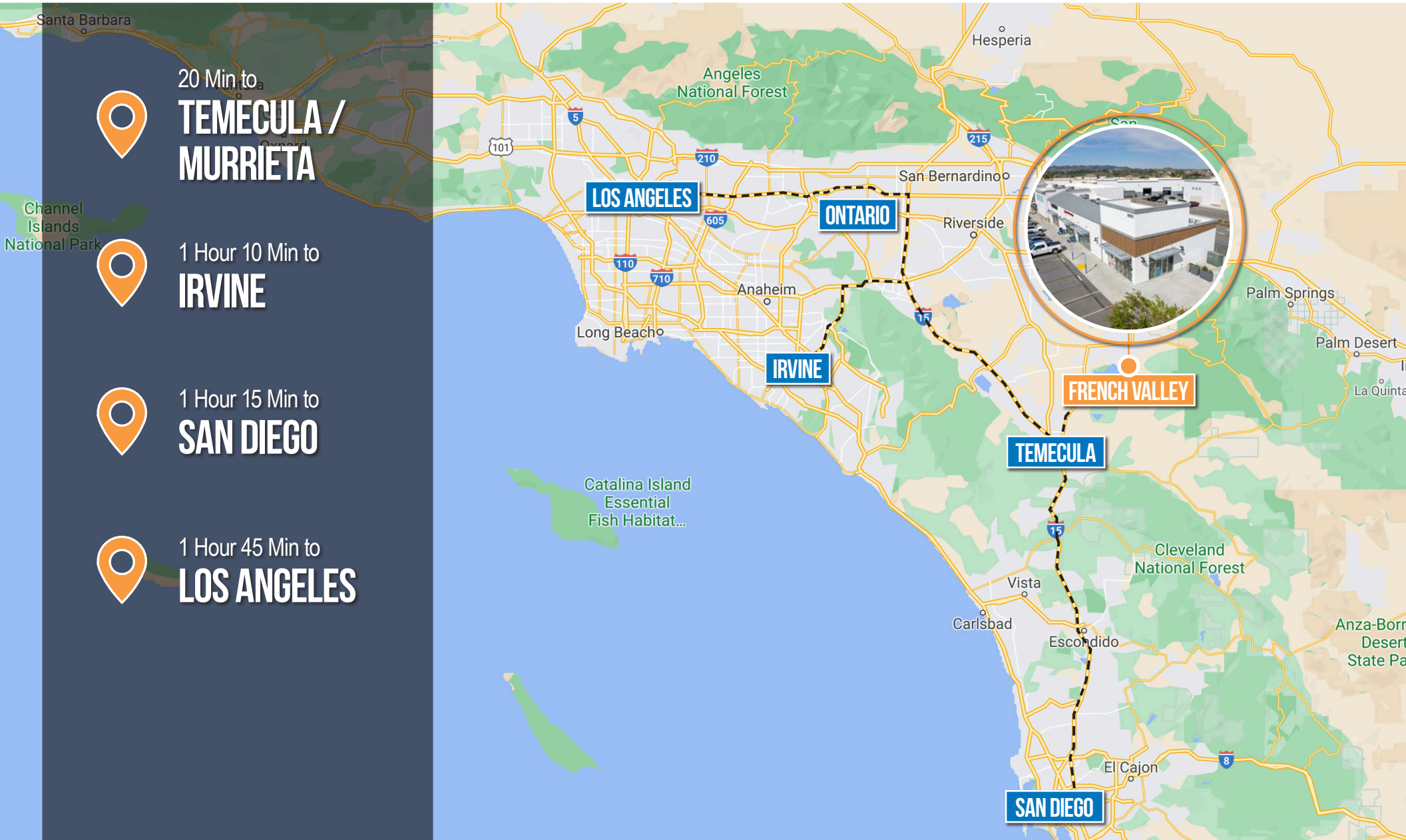
CITY OVERVIEW

Winchester, CA



LOCATION MAP

Winchester, CA



20 Min to
**TEMECULA /
MURRIETA**



1 Hour 10 Min to
IRVINE



1 Hour 15 Min to
SAN DIEGO



1 Hour 45 Min to
LOS ANGELES

LOCATION OVERVIEW

Winchester, CA

FRENCH VALLEY

The Murrieta-Temecula MSA is located in the southwestern region of Riverside County at the junction of the I-15 and I-215 freeways. French Valley and Winchester is a highly attractive market and has experienced a growth of over 200% within the last 20 years, making it one of the fastest growing areas in the State of California.

Temecula is a prominent tourist destination, with the Temecula Valley Wine Country, Old Town Temecula, the Temecula Valley Polo Club, Pechanga Casino Resort, the Temecula Valley Balloon & Wine Festival, the Temecula Valley International Film Festival, championship golf courses, and resort accommodations attracting a significant amount of tourists which appreciably contributes to the city's economic profile.

In addition to the tourism sector, the educational, healthcare, leisure, professional, finance, and retail sectors strongly contribute to the city's economy giving it a wellrounded and stable commerce culture. Largely residential in character, Murrieta, French Valley, and Winchester are typically characterized as commuter communities, with many of its residents commuting to jobs in San Diego County, Orange County, Los Angeles County, Temecula, Ontario, Riverside, and Camp Pendleton.



**FAST
GROWING**



**TOURIST
DESTINATION**



**STRONG
ECONOMY**



NEW HOUSING MAP

Winchester, CA



A CITY POISED FOR INNOVATION & GROWTH

PHENOMENAL GROWTH AND NEW CONSTRUCTION WITHIN 2 MILES

- Population in 2010 - 28,701
- Population in 2022 - 41,043
- Estimate Average Household Income \$129,168

NEW CONSTRUCTION COMPLEXES AND UNITS OVER THE LAST 5 YEARS

- 2015-2019 - 2,697
- 2020-Current - 1,505
- Pending - 107

DEMOGRAPHICS

Winchester, CA

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
Estimated Population (2025)	8,126	70,450	168,772
Projected Population (2030)	8,825	76,168	179,505
Projected Annual Growth (2025-2030)	1.70%	1.60%	1.30%
HOUSEHOLDS			
Estimated Households (2025)	2,289	20,148	51,096
Projected Households (2030)	2,535	22,178	55,312
Projected Annual Growth (2025-2030)	2.20%	2.00%	1.70%
HOUSEHOLD INCOME			
Average Household Income (2025)	\$158,328	\$159,469	\$153,576

10 MILE RADIUS (2025)



POPULATION
457,842



HOUSEHOLDS
146,036



INCOME
\$144,302



French Valley, CA



French Valley, CA

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Touchstone Commercial Partners presents 30920 Benton Rd, Winchester, CA 92596 ("Property") for your acquisition. Touchstone Commercial Partners and owner provides the material presented herein without representation or warranty. A substantial portion of information was obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Touchstone Commercial Partners or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition. As a condition of Touchstone Commercial Partners' consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Touchstone Commercial Partners, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.

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