

# RETAIL/COMMERCIAL OUTPARCEL PAD OPPORTUNITIES FOR LEASE

NWC HWY. 79 | WINCHESTER RD. & DOMENIGONI PKWY. WINCHESTER, CA



EXCLUSIVELY OFFERED BY

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HWY 79 | WINCHESTER ROAD

25,748 ADT

32,144 ADT

PROPOSED

RETAIL DEVELOPMENT OPPORTUNITY

Prime outparcel pad opportunities at the prominent intersection of Winchester Rd. (Hwy. 79 N) and Domenigoni Parkway with ±57,892 cars per day!

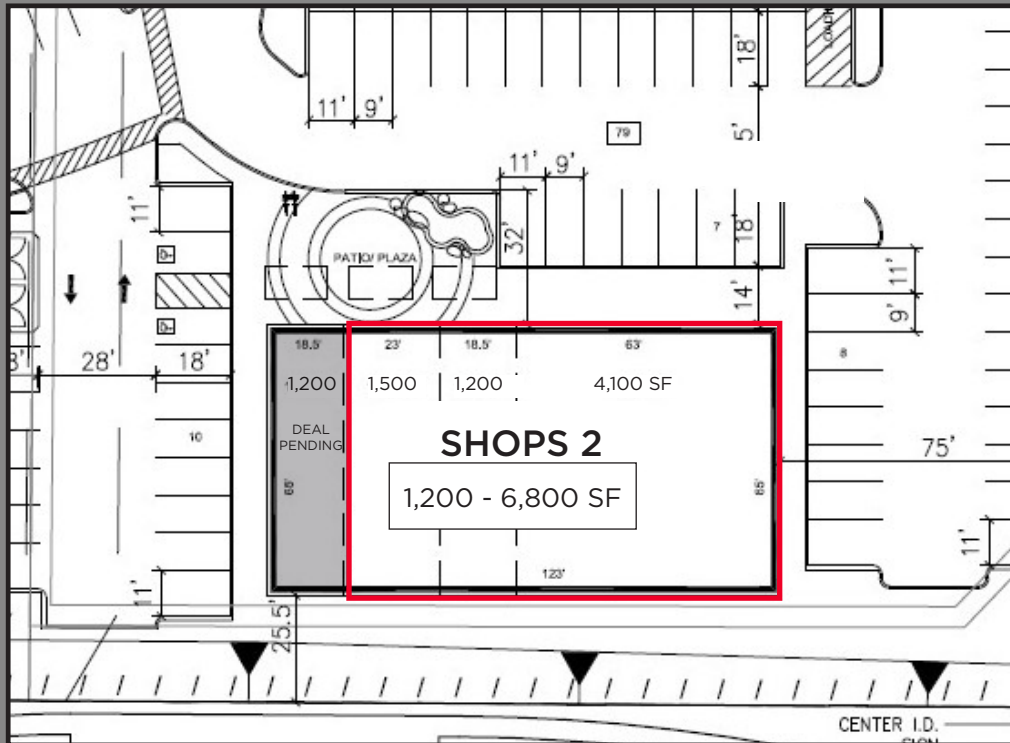
**Zoning:** C-P-S Zone in the Crossroads in Winchester Specific Plan, County of Riverside  
[ZONING ORDINANCE LINK](#)

**Residential Growth:** Subject Site is in the growth path with over 60,000 residential units planned or under construction in the Trade Area.

**Underserved Retail Trade Area:** Most retail centers featuring shopping, dining and entertainment are outside of a 10 minute drive time for the local residential communities

FOR LEASE

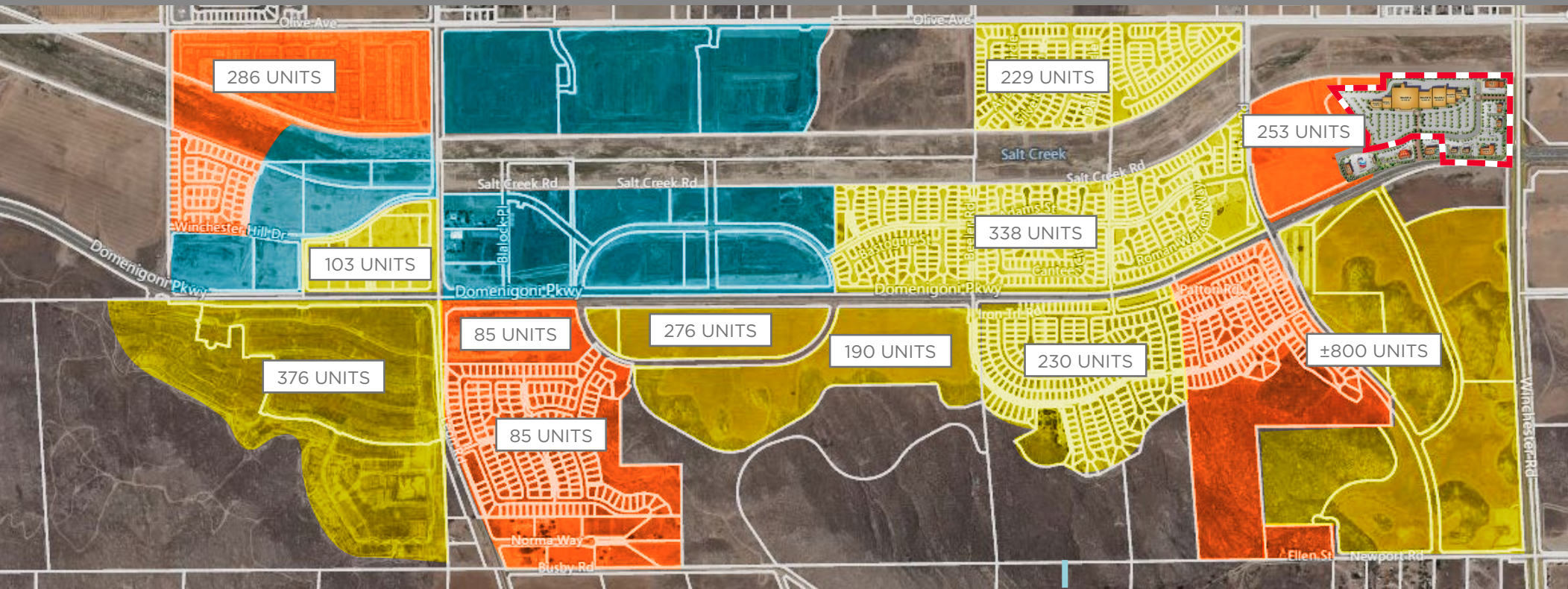
Lot 3	5.63 Ac.
Lot 4	2.01 Ac.
Lot 5	1.71 Ac.
Lot 6	1.44 Ac.
Parcel 7	0.92 Ac.
Parcel 8 (Pad 5)	0.84 Ac.
Shops Bldg 2	1,200-6,800 SF
Parcel 11 (Pad 3)	





# CONESTOGA MASTER PLAN RESIDENTIAL DEVELOPMENTS

OVER 3,250 RESIDENTIAL UNITS COMPLETED,  
UNDER CONSTRUCTION OR PLANNED

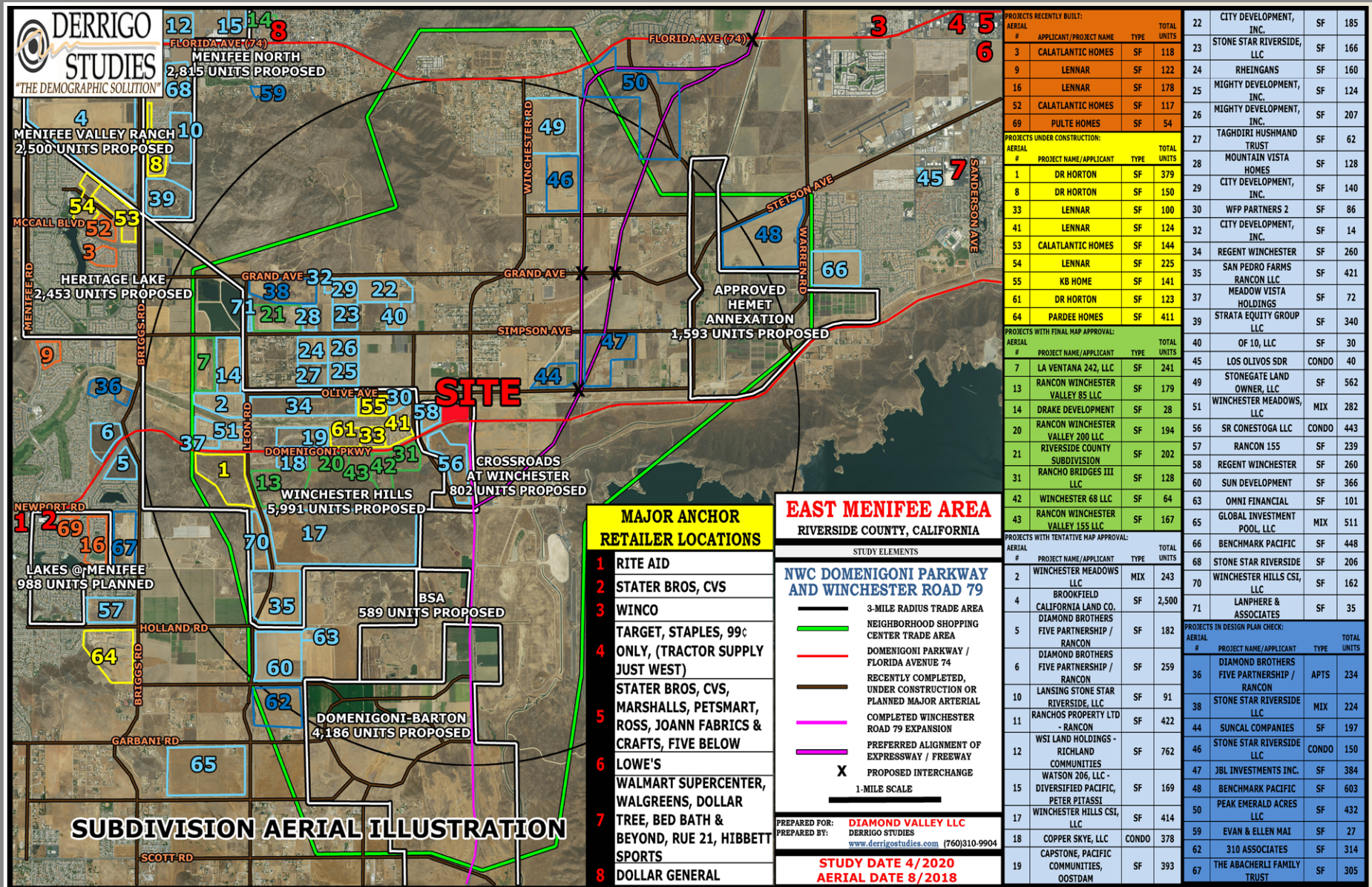


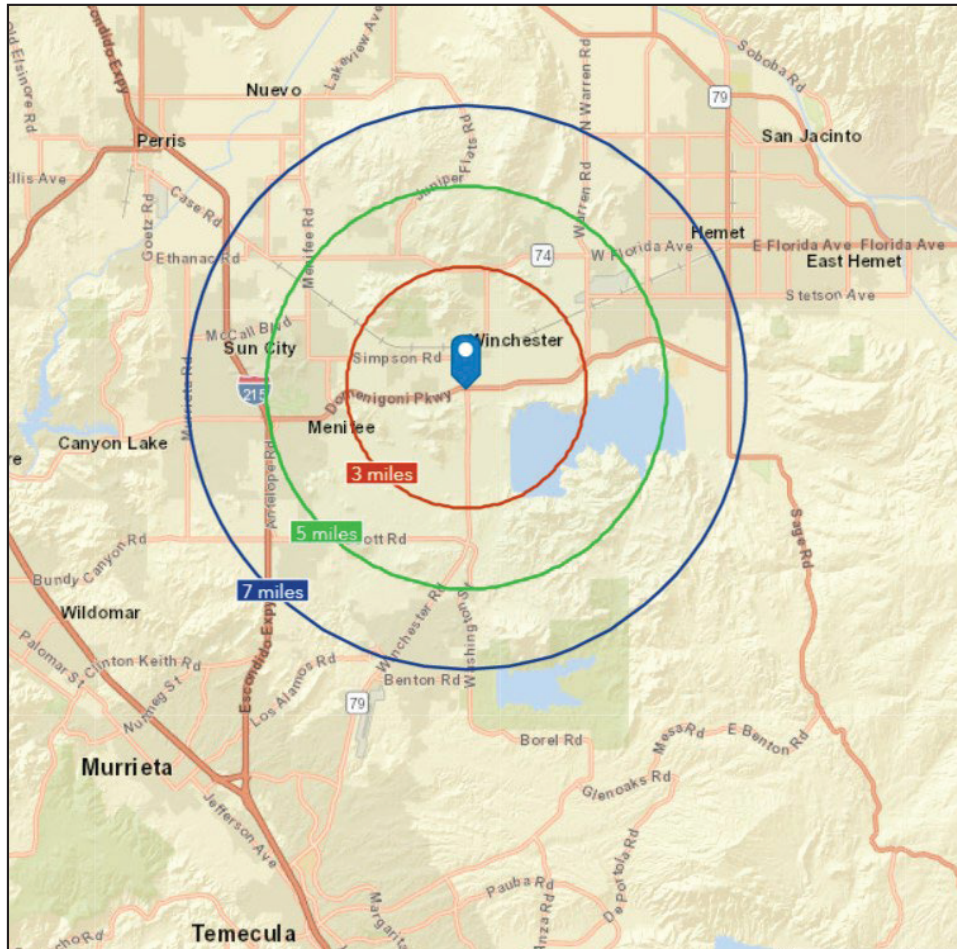
**RESIDENTIAL COMPLETED  
OR UNDER CONSTRUCTION**

**RESIDENTIAL COMING SOON**

**RESIDENTIAL PROPOSED**

±18,322 RESIDENTIAL UNITS  
(UNDER CONSTRUCTION OR PROPOSED)





POPULATION

	3 MILE	5 MILE	7 MILE
2024*	9,246	75,782	205,896

\*Population estimated to grow by 10,000 people within the next 24 months.



AHH INCOME

	3 MILE	5 MILE	7 MILE
2024	\$114,389	\$120,259	\$108,575



TRAFFIC COUNTS

	ADT
Domenigoni Pkwy	32,144
Winchester Rd (SH-79)	25,748

Traffic Counts provided by: County Of Riverside Transportation Department  
Demographic Analysis provided by: ESRI Business Analyst