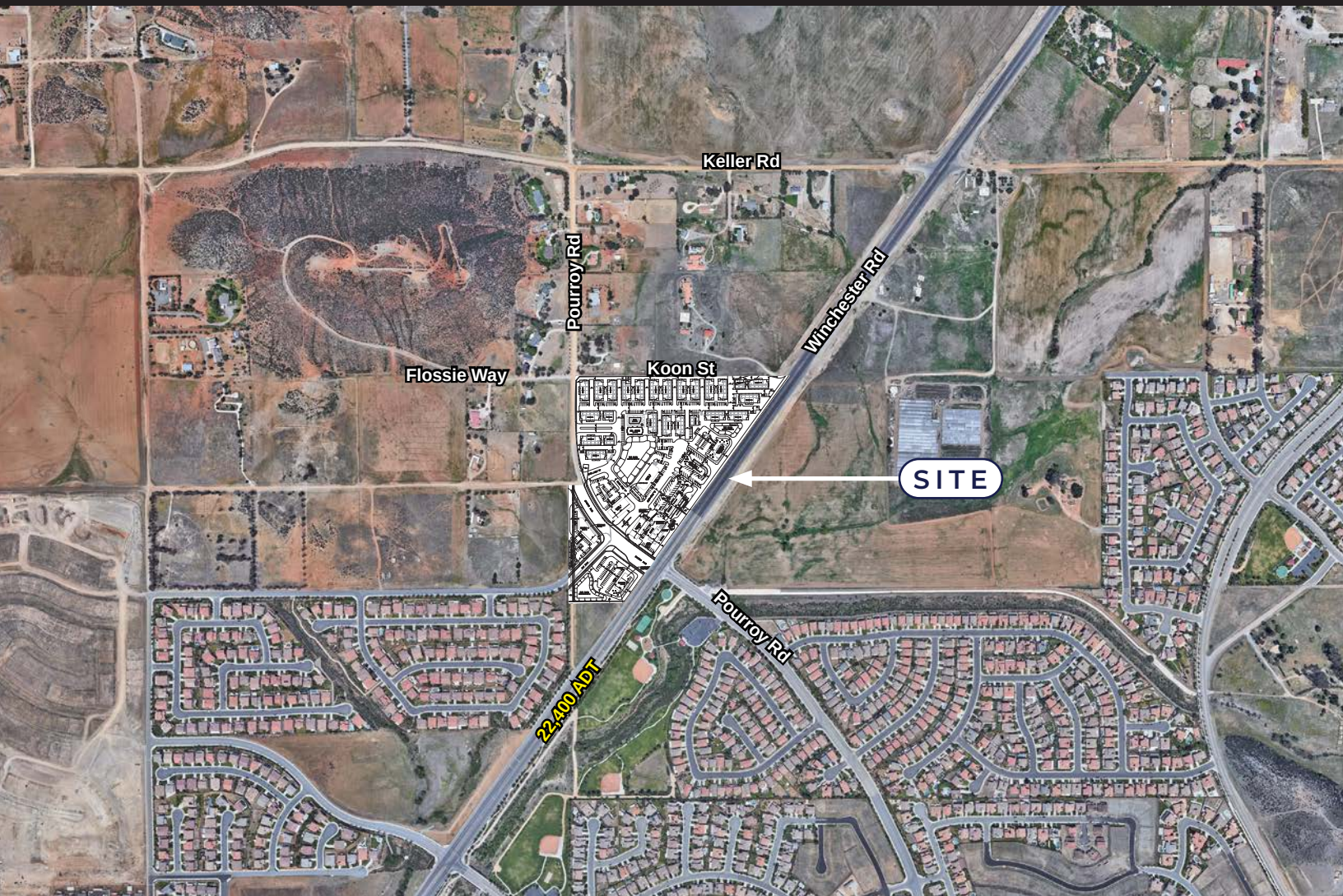


Future Development · For Lease

NWQ WINCHESTER RD & POURROY RD, FRENCH VALLEY, CA



FEATURES

- Good growth area
- Good visibility to the intersection
- Proposed mixed-use site
- Signalized intersection
- Potential supermarket site
- Winchester Rd Traffic Count: 22,400 ADT



RETAIL INSITE

A MEMBER OF
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Future Development · For Lease

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Future Development · For Lease

NWQ WINCHESTER RD & POURROY RD, FRENCH VALLEY, CA





NWQ WINCHESTER RD & POURROY RD, **FRENCH VALLEY**, CA



Expanded Demographic Profile

ESTIMATED 2017 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Winchester Rd & Pourroy Rd, Murrieta, California, 92563

POPULATION

	1 mile	3 miles	5 miles
Total Population	13,103	38,632	96,383
Projected Population (2022)	15,432	44,109	107,565

HOUSING

Total Households	3,549	10,076	26,722
Projected Total Households (2022)	4,140	11,412	29,572

INCOME

Median Household Income	\$98,825	\$100,593	\$96,670
Average Household Income	\$120,134	\$121,310	\$119,167
Per Capita Income	\$32,678	\$32,889	\$33,697
Median Disposable Income	\$77,203	\$78,098	\$75,892
Average Disposable Income	\$88,221	\$89,152	\$87,340

DAYTIME DEMOS

Total Daytime Population	7,529	24,465	64,291
Daytime Population Workers	513	3,352	11,873
Daytime Population Residents	7,016	21,113	52,418

RACE & ETHNICITY

White	7,691	58.70%	22,985	59.50%	58,439	60.63%
Black or African American	1,149	8.77%	3,143	8.14%	7,287	7.56%
American Indian & Alaska Native Population	129	0.98%	386	1.00%	849	0.88%
Asian Population	1,892	14.44%	5,341	13.83%	12,938	13.42%
Pacific Islander Population	72	0.55%	227	0.59%	460	0.48%
Other Race Population	1,225	9.35%	3,682	9.53%	9,357	9.71%
Population of Two or More Races	945	7.21%	2,868	7.42%	7,053	7.32%
Hispanic Population	3,837	29.28%	11,791	30.52%	29,825	30.94%
Non-Hispanic Population	9,266	70.72%	26,841	69.48%	66,558	69.06%

EDUCATION

Bachelor's Degree	1,764	22.53%	4,909	21.34%	12,522	21.12%
Graduate/Professional Degree	711	9.08%	2,128	9.25%	5,671	9.57%

AGE

Median Age	31.8	31.4	32.4
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