

RETAIL/COMMERCIAL OUTPARCEL PAD OPPORTUNITIES FOR LEASE OR SALE

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



EXCLUSIVELY OFFERED BY

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RETAIL DEVELOPMENT OPPORTUNITY

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

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

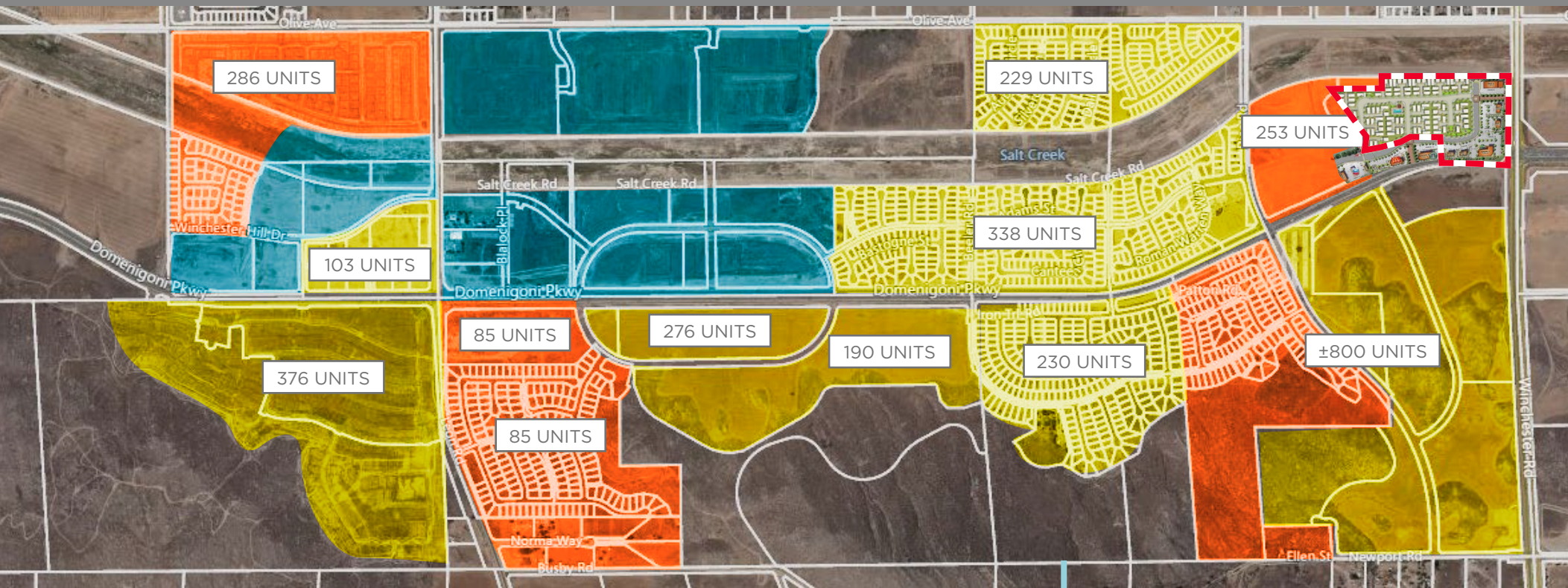
Residential Growth: Subject Site is in the growth path with over 60,000 residential units planned or under construction in the Trade Area.

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

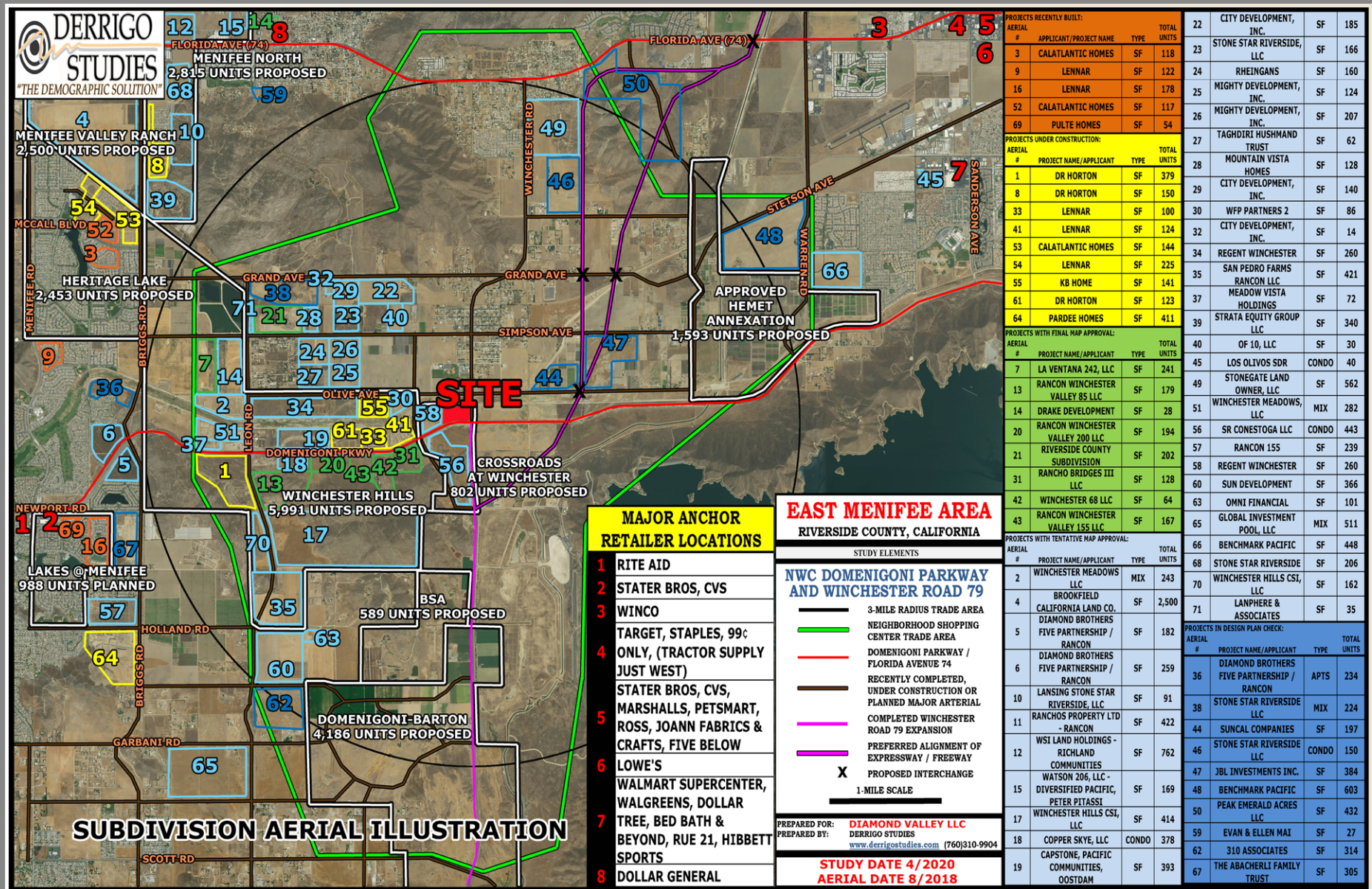


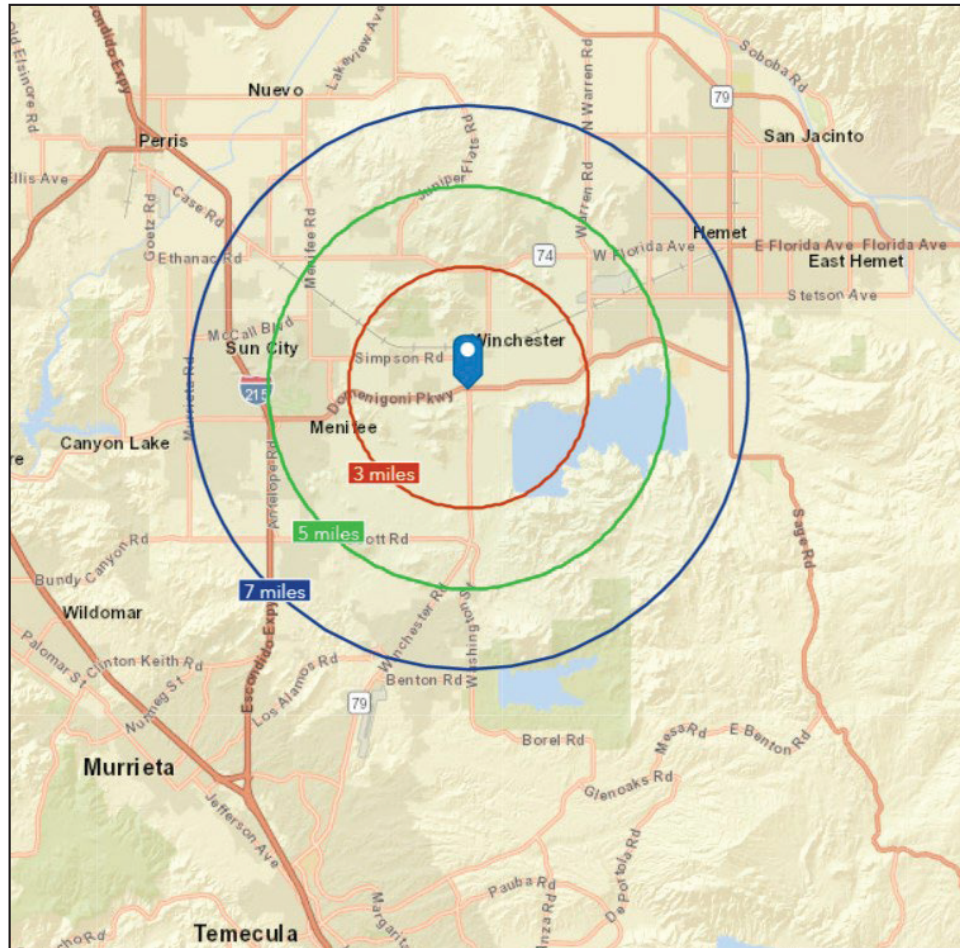
CONESTOGA MASTER PLAN RESIDENTIAL DEVELOPMENTS

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



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





POPULATION

	3 MILE	5 MILE	7 MILE
2026*	14,304	86,119	221,272

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



AHH INCOME

	3 MILE	5 MILE	7 MILE
2026	\$141,275	\$128,228	\$116,856



TRAFFIC COUNTS

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