## BOULDER CROSSING

#### RETAIL/COMMERCIAL OUTPARCEL PAD OPPORTUNITIES FOR LEASE

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



EXCLUSIVELY OFFERED BY

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### **SITE PLAN**





хт.						
	Lot 3	5.63 Ac.				
SE	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)					

FOR LEA

Prime outparcel pad opportunities at the prominent intersection of Winchester Rd. (Hwy. 79 N) and Domenigoni Parkway with ±57,892 cars per day<sup>1</sup>.

**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



## BOULDER CROSSING OUTPARCEL BUILDING SITE PLAN

(SHOPS 2 PARCEL 10)





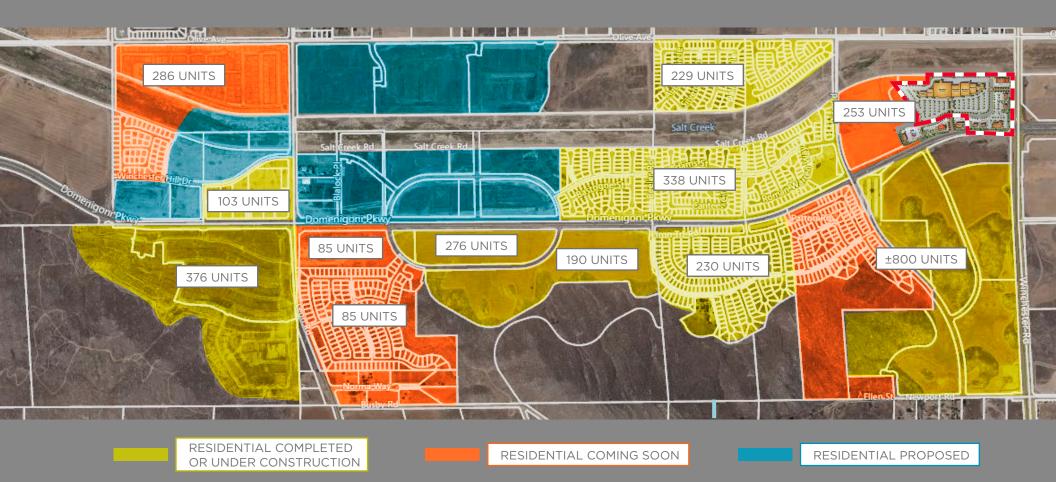


BOULDER 💥 CROSSING



### CONESTOGA MASTER PLAN RESIDENTIAL DEVELOPMENTS

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



## **RESIDENTIAL DEVELOPMENTS**



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

C DERRIGO 12 15 48	PROJECTS REG	CENTLY BUILT:	T	DTAL 2	2 CITY DEVELOPMENT, SF 185 INC. SF 185
FLORIDAYAVE (74)	# AS	APPLICANT/PROJECT NAME		NITS 2	STONE STAP DIVERSIDE
STUDIES 2,815 UNITS PROPOSED	9	LENNAR		22 2	
"THE DEMOGRAPHIC SOLUTION" 68 59	16	LENNAR	SF 1	2	5 MIGHTY DEVELOPMENT, INC. SF 124
	52 C	PULTE HOMES	SF 1	2	6 MIGHTY DEVELOPMENT, SF 207
MENTIFEE VALLEY RANCH 10	PROJECTS UN	IDER CONSTRUCTION:		2	7 TAGHDIRI HUSHMAND SF 62
	# PF	ROJECT NAME/APPLICANT	TYPE U	NITS 2	MOUNTAIN VISTA
	1	DR HORTON DR HORTON		50 2	CITY DEVELOPMENT
39	33	LENNAR		00 3	
	41	LENNAR		24 3	2 CITY DEVELOPMENT, SF 14
	53 C	LENNAR		25	
HERITAGE LAKE	55	KB HOME		41 3	KANCON LLC
2,453 UNITS PROPOSED 38 29 22	61	DR HORTON		3	HULDINGS
ANNEXATION	64	PARDEE HOMES	SF 4	3	STRATA FOUTTY CROUP
24.26 AJ	AERIAL # PF	ROJECT NAME/APPLICANT		NITS	
		A VENTANA 242, LLC	SF 2	41 4	CTONECATE LAND
	13 <sup>R/</sup>	ANCON WINCHESTER VALLEY 85 LLC	SF 1	4	9 OWNER, LLC SF 562 WINCHESTER MEADOWS
		ANCON WINCHESTER		28 5	
6 377 51 19 <sup>61</sup> 38 <sup>41</sup>	20	VALLEY 200 LLC RIVERSIDE COUNTY		94 5	
5 1 18 20 13 56 CROSSROADS	21	SUBDIVISION RANCHO BRIDGES III	SF 3	202 5	
AT WINCHESTER HILLS	31	LLC		28 6	
EAST MENIFEE AREA		WINCHESTER 68 LLC		64 6	CLOBAL INVESTMENT
RIVERSIDE COUNTY, CALIFORNIA	43 PROJECTS WI	VALLEY 155 LLC		67 6	POOL, LLC MIX 511
	AERIAL # pp	ROJECT NAME/APPLICANT		NITS 6	
NWC DOMENIGONI PARKWAY	2 WI	INCHESTER MEADOWS	MIX 2	243 7	WINCHESTER HILLS CSI, SF 162
BSA	4 c/	BROOKFIELD ALIFORNIA LAND CO.	SF 2	500 7	LANPHERE & SE 25
NEIGHBORHOOD SHOPPING		DIAMOND BROTHERS	SF 1		ASSUCIATES
	D	RANCON DIAMOND BROTHERS		AER #	PROJECT NAME/APPLICANT TYPE UNITS
JUST WEST) RECENTLY COMPLETED.	6 F.	IVE PARTNERSHIP / RANCON	SF 2	259 3	DIAMOND BROTHERS 6 FIVE PARTNERSHIP / APTS 234
STATER BROS, CVS, MARSHALLS, PETSMART, UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL	10 4	ANSING STONE STAR RIVERSIDE, LLC	SF	91	RANCON STONE STAR RIVERSIDE
DOMENIGONI-BARTON	11 RAI	NCHOS PROPERTY LTD - RANCON	SF 4	122	B STOKE STAR REPERSIDE MIX 224   4 SUNCAL COMPANIES SF 197
GARBANERD 42186 UNITIS PROPOSED CRAFTS, FIVE BELOW PREFERED ALIGNMENT OF	12 W	/SI LAND HOLDINGS - RICHLAND	SF 7	4	STONE STAR RIVERSIDE CONDO 150
65 6 LOWE'S EXPRESSIVAT / FREEWAY	12	COMMUNITIES	51	4	7 JBL INVESTMENTS INC. SF 384
WALMART SUPERCENTER, 1-MILE SCALE		WATSON 206, LLC - IVERSIFIED PACIFIC,	SF	169 4	
WALGREENS, DOLLAR	17 WI	PETER PITASSI INCHESTER HILLS CSI,	SF 4	s 14	0 PEAK EMERALD ACRES SF 432
SUBDIVISION AERIAL ILLUSTRATION TREE, BED BATH & BEYOND, RUE 21, HIBBETT PREPARED PRE-	18	LLC COPPER SKYE, LLC	CONDO 3	378 5	9 EVAN & ELLEN MAI SF 27
SCOTTERD SPORTS STUDY DATE 4/2020		CAPSTONE, PACIFIC COMMUNITIES,		6	2 310 ASSOCIATES SF 314
8 DOLLAR GENERAL AERIAL DATE 8/2018	15	OOSTDAM	ar i	<sup>193</sup> 6	7 TRUST SF 305



## DEMOGRAPHICS

