34.59 AC Benton Road

INDUSTRIAL DEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- Quinta Do Lago Specific Plan #284
- 21.89 AC with Light Industrial Land Use
- 12.70 AC with Business Park Land Use



French Valley, California

COLDWELL BANKER COMMERCIAL LAND TEAM

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SUBMIT OFFERS AND REQUEST INFORMATION:

MIKE PIZZAGONI, VICE PRESIDENT
27368 Via Industria, Suite 102
Temecula, CA 92590
(951) 267-2912
mpizzagoni@cbcsocalgroup.com
CALDRE: 02200504

ERIC WASHLE, SENIOR VP
27368 Via Industria, Suite 102
Temecula, CA 92590
(951) 297-7429
ericw@cbcsocalgroup.com
CALDRE: 02076218

BRANDON SUDWEEKS, CCIM PRESIDENT
27368 Via Industria, Suite 102
Temecula, CA 92590
(951) 442-3763
brandons@cbcsocalgroup.com
CALDRE: 01435174

COLDWELL BANKER COMMERCIAL LAND TEAM
CalDre: 02089395



01 PROPERTY OVERVIEW

Executive Summary

OPPORTUNITY

The CBC Land Team is pleased to present the exclusive offering of this prime, 34.59-acre industrial / business park development opportunity located in unincorporated French Valley within the Quinta Do Lago Specific Plan. The property has frontage on both Benton Road to the north and Auld Road to the south and is about a quarter mile east of access to Highway 79 / Winchester Road. Additionally, the property is about 4 miles from I-215 access and 8 miles from I-15 access, both via Clinton Keith Road which turns into Benton Road east of the 79. Directly surrounding the property is existing industrial and a growing retail presence to the west, residential communities to the east, and notably the French Valley Airport and Southwest Justice Center to the south. Water and sewer service in the area is provided by the Eastern Municipal Water District as shown in the following pages. Please reach out to our team with any questions or interest in this opportunity.



PROPERTY FACTS

- LOCATION: French Valley, Riverside County, CA
- TOTAL SITE AREA: 34.59 Acres
- APN's: 963-070-024
- ZONING: Quinta Do Lago Specific Plan #284
- GENERAL PLAN: Light Industrial (21.89 AC) & Business Park (12.7 AC)



ZONING

The subject property is located within the Quinta Do Lago Specific Plan (SP #284) in the County of Riverside. More specifically, it's located within Planning Areas 1 and 2 of the Specific Plan., in which approximately 21.89 acres has a land use designation of Light Industrial (LI) and the remaining 12.7 acres is designated as Business Park (BP). Please refer to the following pages and link below for more information.

Quinta Do Lago SP

Quinta Do Lago SP – Land Use Map

STATISTICAL ABSTRACT

LAND USE	ACREAGE	DU/AC	DU
Medium Density Residential (MDR)	204.4	3.9	796
Medium High Density Residential (MHDR)	53.9	5.9	316
Very High Density Residential (VHDR)	12.9	16.0	206
RESIDENTIAL TOTAL	271.2	4.9	1,318

LAND USE	ACREAGE
Commercial Retail (CR)	50.6
Light Industrial (LI)	39.6
Business Park (BP)	12.7
Public Facilities (PF)	12.0
Open Space	
Conservation (OS– C)	27.8
Recreation (OS– R)	27.5
Major Roads	28.7
NON-RESIDENTIAL TOTAL	198.9
PROJECT TOTAL	470.1

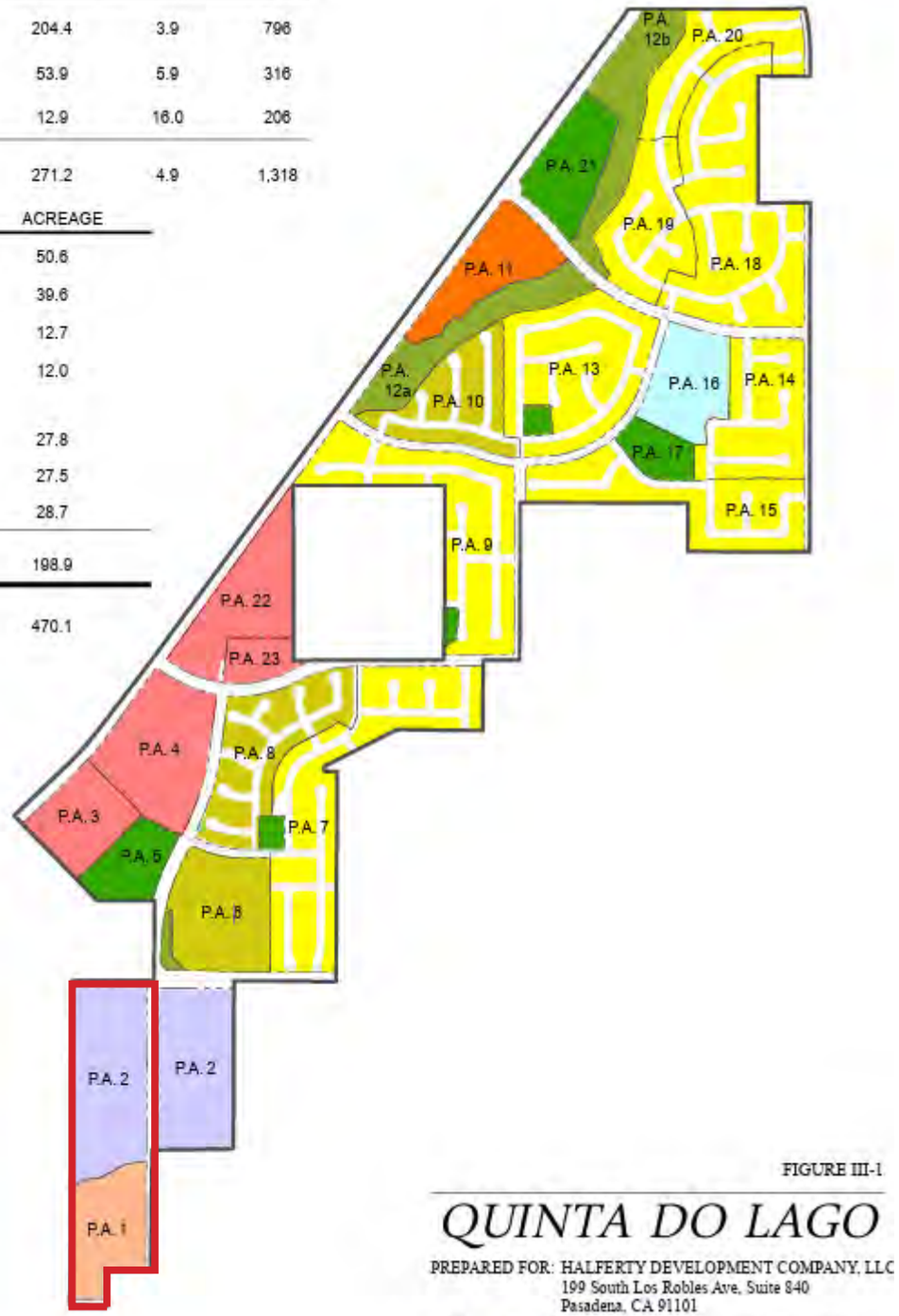


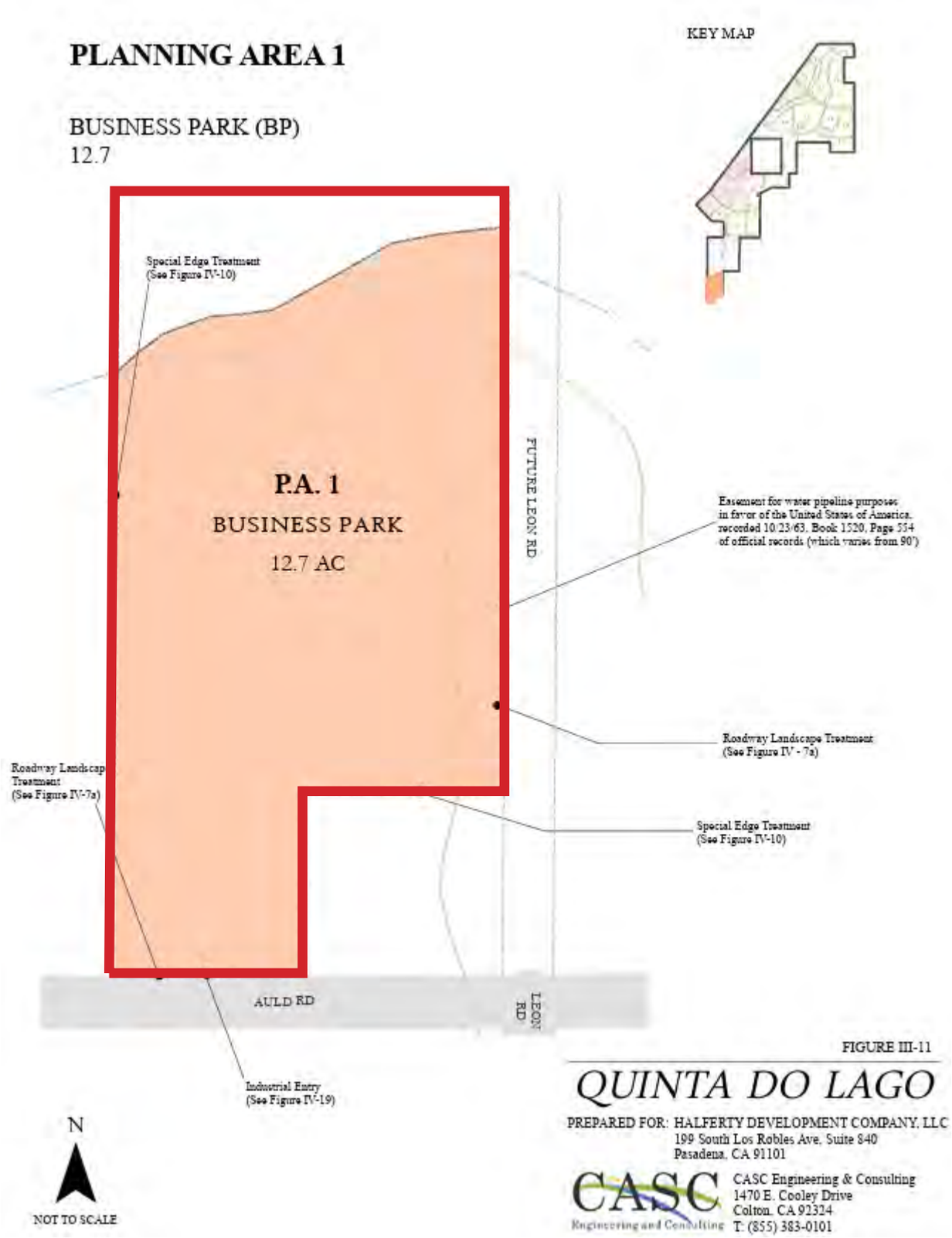
FIGURE III-1

QUINTA DO LAGO

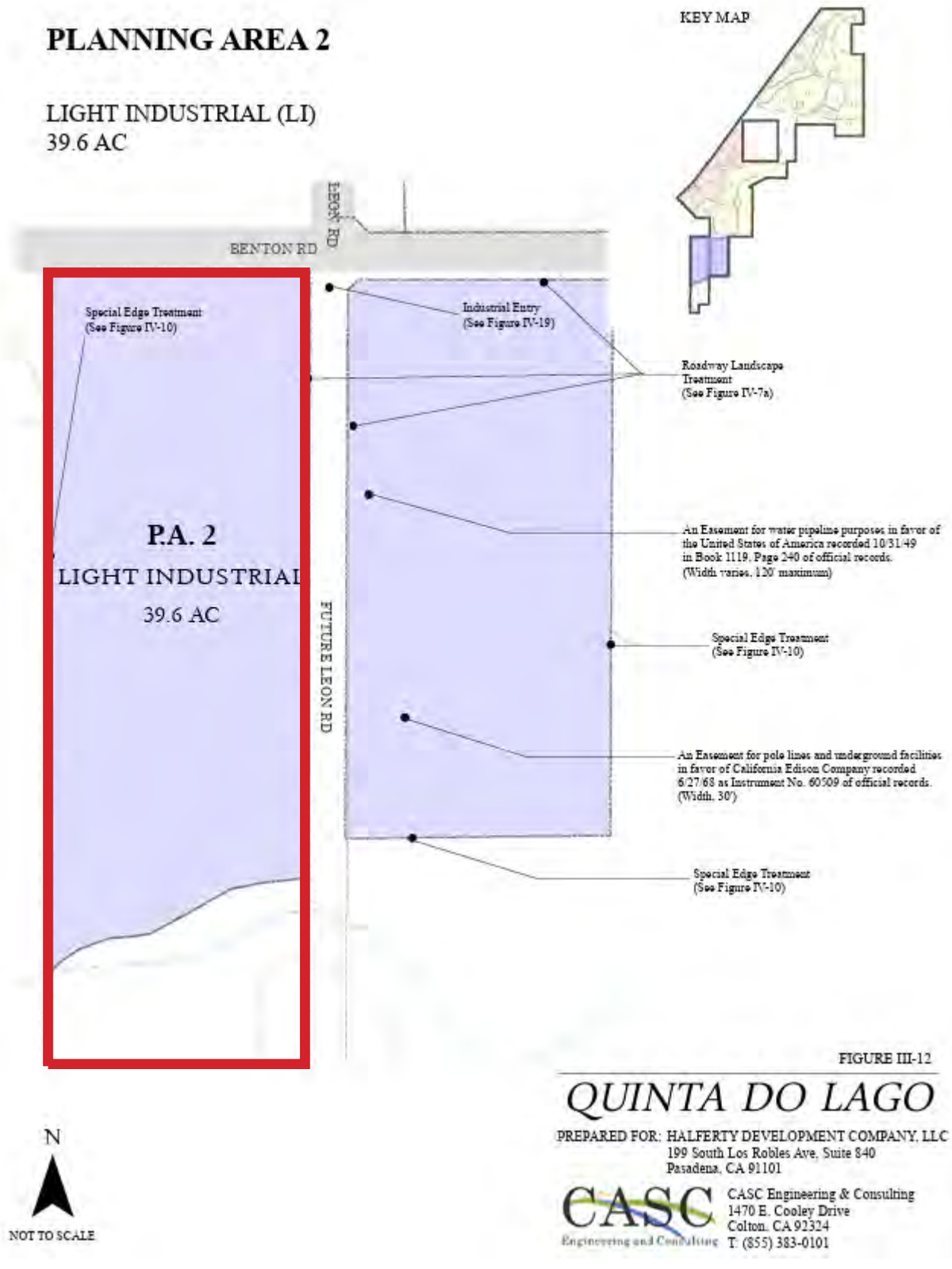
PREPARED FOR: HALFERTY DEVELOPMENT COMPANY, LLC
199 South Los Robles Ave, Suite 840
Pasadena, CA 91101

CASC Engineering & Consulting
1470 E. Cooley Drive
Colton, CA 92324
T: (855) 383-0101

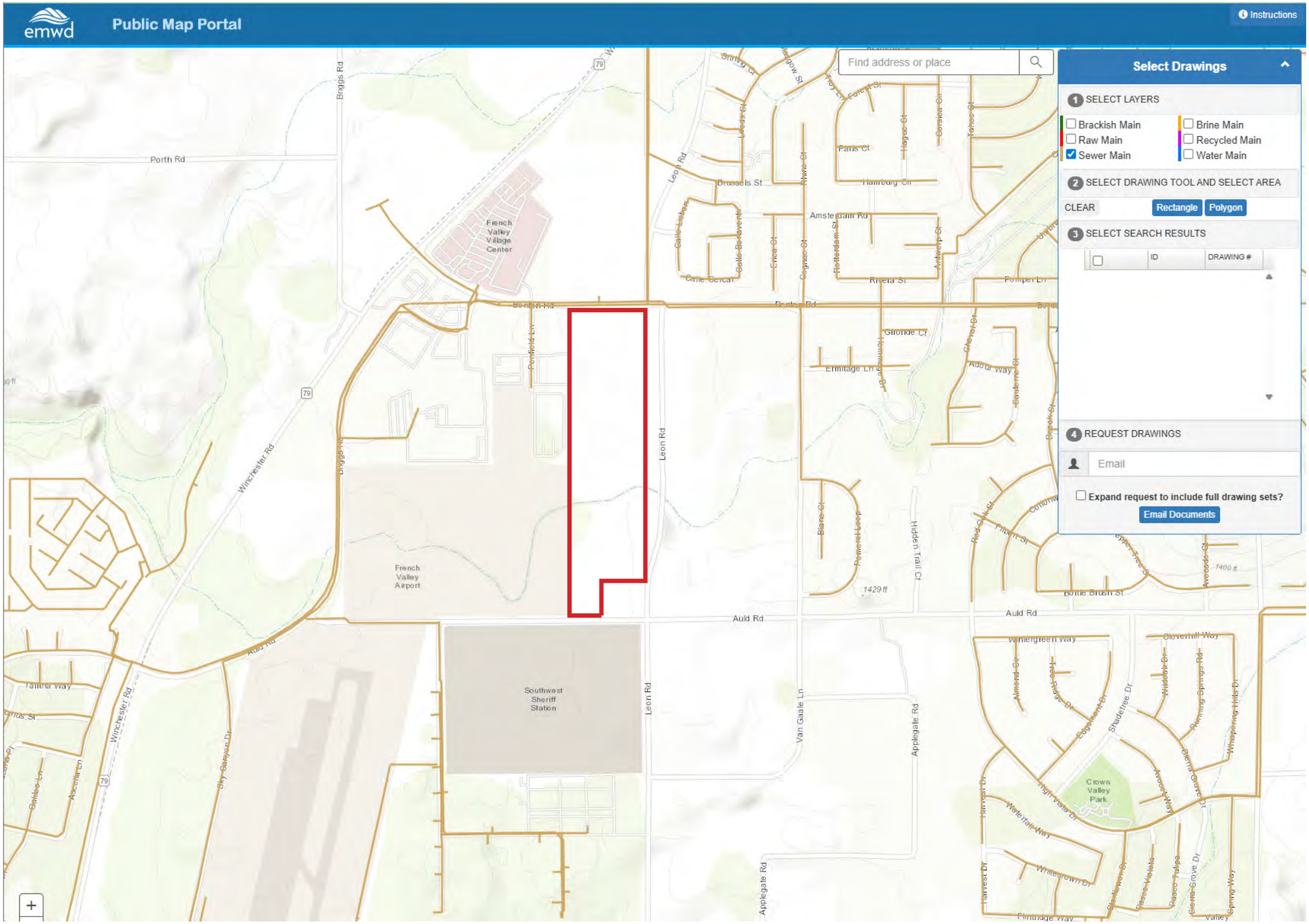
Quinta Do Lago SP – Planning Area 1



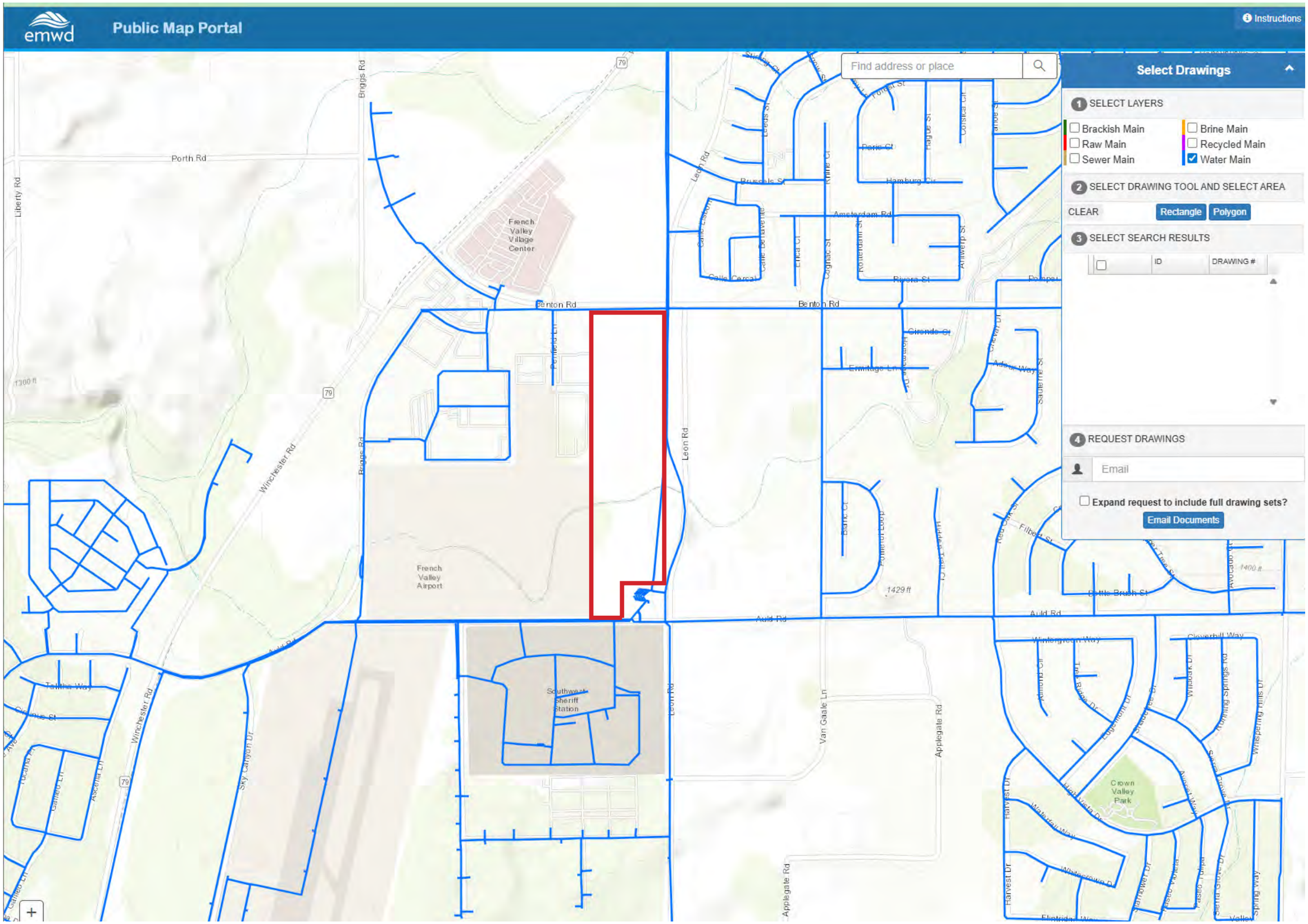
Quinta Do Lago SP – Planning Area 2



EMWD Sewer Map



EMWD Water Map



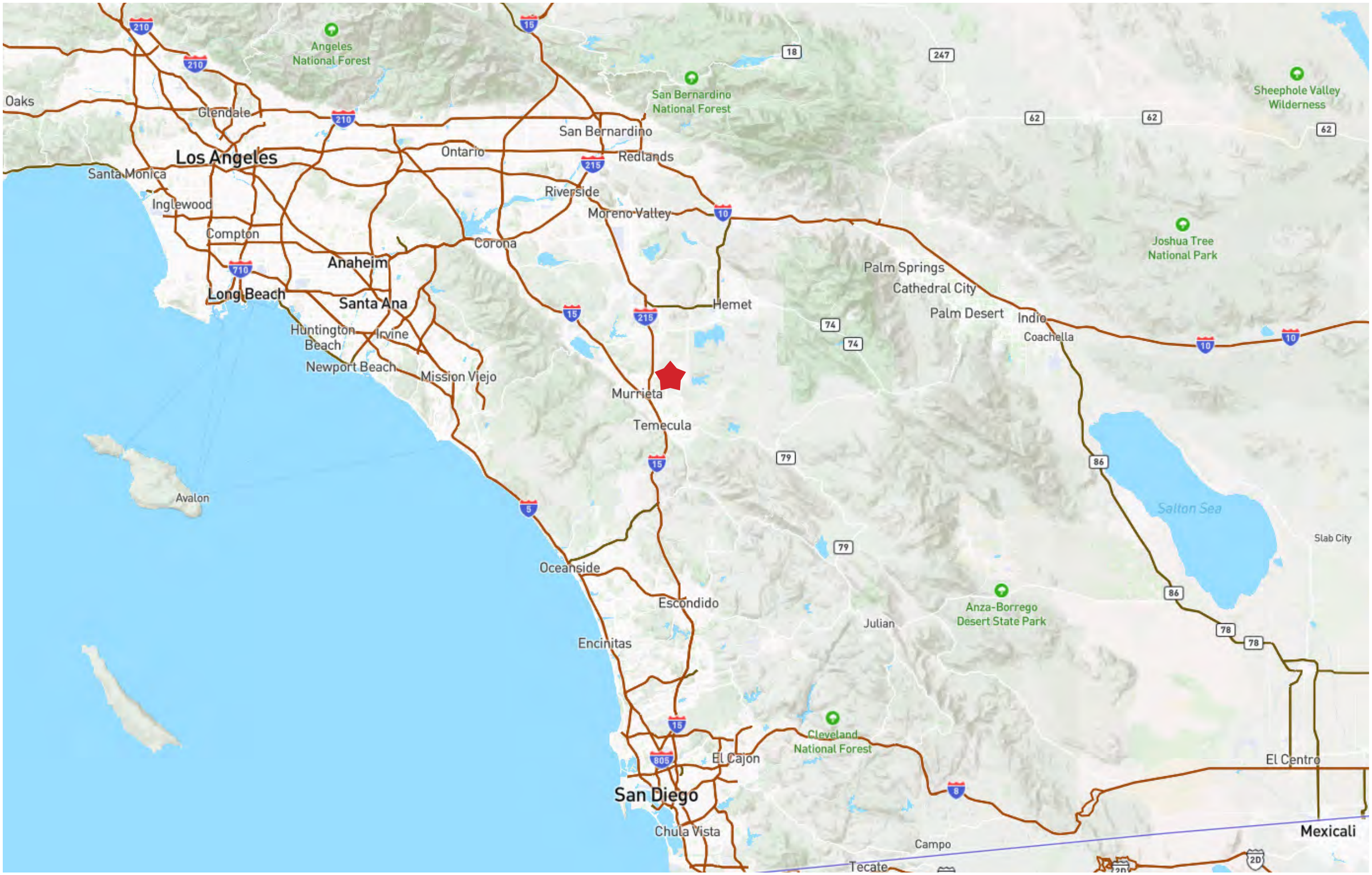


02 MARKET OVERVIEW

Aerial Map


SCOTT ROAD
WHITEWOOD ROAD
WINCHESTER ROAD
INTERSTATE 15
INTERSTATE 215
CLINTON KEITH ROAD
BENTON ROAD
SITE
CALIFORNIA 79
WASHINGTON AVENUE
LOS ALAMOS ROAD
INTERSTATE 15

Regional Map



Surrounding Retail & Public Works



SUBJECT PROPERTY

SHOPPING CENTERS

01 Albertsons Shopping Center
02 Orchard Shopping Center
03 Costco
04 Heritage Market Place
05 French Valley Village Center
06 Gateway Plaza
07 Murrieta Gateway Center
08 Murrieta Town Center
09 Murrieta Springs Plaza
10 The Plaza at Silver Hawk

MEDICAL FACILITIES

11 Inland Valley Medical Center
12 Kaiser Permanente
13 Loma Linda
14 Kaiser Permanente

EDUCATION

15 Murrieta Valley High School
16 Thompson Middle School
17 Antelope Hills Elementary School
18 Vista Murrieta High School
19 Alta Murrieta Elementary Schooll

ENTERTAINMENT

20 Los Alamos Hills Sports Park
21 Spencer Crossing Sports Park

GOVERNMENT FACILITIES

22 Murrieta City Hall & Parks Dept.

French Valley, CA

French Valley is an unincorporated community in southwestern Riverside County, California, tucked between Temecula, Murrieta, and Winchester. It's known for its rolling hills, spacious neighborhoods, and a semi-rural atmosphere that blends wine-country charm with modern suburban conveniences.

Key highlights:

Location: About 10–15 minutes from Old Town Temecula and the Temecula Valley Wine Country, with easy access to the I-15 and I-215 freeways.

Lifestyle: Family-friendly residential areas, newer housing developments, and larger lot sizes compared to nearby cities.

Outdoor recreation: Close to the Santa Rosa Plateau Ecological Reserve, Lake Skinner (great for camping, boating, and the annual Balloon & Wine Festival), and numerous hiking and biking trails.

French Valley Airport (F70): A public airport used for general aviation, flight training, and community events.

Schools & Services: Served by the Temecula Valley and Murrieta Valley Unified School Districts, with shopping centers, parks, and local eateries nearby.





2025 Summary	
Population	42,600
Households	11,155
Median Age	33.8
Average Household Income	$153,558

Location Overview

RIVERSIDE COUNTY

The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula's Wine Country to the south.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metropolitan area covers more than 27,000 square miles (70,000 km2) and has a population of approximately 4 million. Most of the area's population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy, and wine-making. Agriculture declined through the 20th century, and since the 1970s a rapidly growing population, fed by families migrating in search of affordable housing, has led to more residential, industrial, and commercial development.

The Inland Empire is poised for extreme growth. The Inland Empire has added over half a million people in the past five years bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lowers housing prices coupled with efficient and multiple transportation routes. In fact, the Riverside-San Bernardino Primary Metropolitan Statistical Area is California's 2nd and the nation's 12th most populous region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to contribute to the sustained economic growth of the Inland Empire. These include:

- The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people. The Inland Empire is also one of America's most unique regions, featuring impeccable mountains, lakes, deserts, and ample recreation and sporting activities, all within an hour's drive to the shores of the Pacific Ocean.

- Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place live, work or visit.



Location Overview

RIVERSIDE COUNTY DEMOGRAPHICS

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California's fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region's economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario international Airport: Palm Springs International Airport and San Bernardino International Airport.

2025 Summary	
Population	2,529,933
Households	797,569
Median Age	37.6
Median Household Income	$89,672
Average Household Income	$93,172







03 OFFERING GUIDELINES

Submit offers in writing to:

Mike Pizzagoni	Eric Washle	Brandon Sudweeks, CCIM
951.267.2912	951.297.7429	951.442.3763
mpizzagoni@cbcsocalgroup.com	ericw@cbcsocalgroup.com	brandons@cbcsocalgroup.com

PURCHASE PRICE
Please submit all-cash offer.

CLOSING
The seller will entertain offers for either a quick close or entitlement contingent close.

OFFER DETAILS
Please submit offer in the form of a Letter of Intent. Bids should identify the proposed Buyer, its principals and/or material aspects of its corporate organization. Buyer's submission should include information regarding Buyer's relevant experience and financial wherewithal, and its intended equity and debt sources for consummating the Transaction. Seller expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice.

"AS-IS" SALE: NO REPRESENTATIONS & WARRANTIES
The Property is being sold "as-is" with no representations or warranties from either the Seller or its Affiliates. The information provided is intended to help a Buyer develop an offer to purchase the Property, but the buyer must not rely on anything other than its own due diligence.

Confidentiality and Disclosure

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FOR MORE INFORMATION CONTACT:

MIKE PIZZAGONI

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: mpizzagoni@cbcsocalgroup.com

CALDRE: 02200504

ERIC WASHLE

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: ericw@cbcsocalgroup.com

CALDRE: 02076218

BRANDON SUDWEEKS

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: brandons@cbcsocalgroup.com

CALDRE: 01435174

COLDWELL BANKER COMMERCIAL LAND TEAM

27368 Via Industria, Suite 102

Temecula, CA 92590

T:(951) 200-7683 I F:(951) 239-3147

www.cbcsocalgroup.com

CALDRE: 02089395