

SHOPS AT SCOTT ROAD

RETAIL SHOP SPACE FOR LEASE

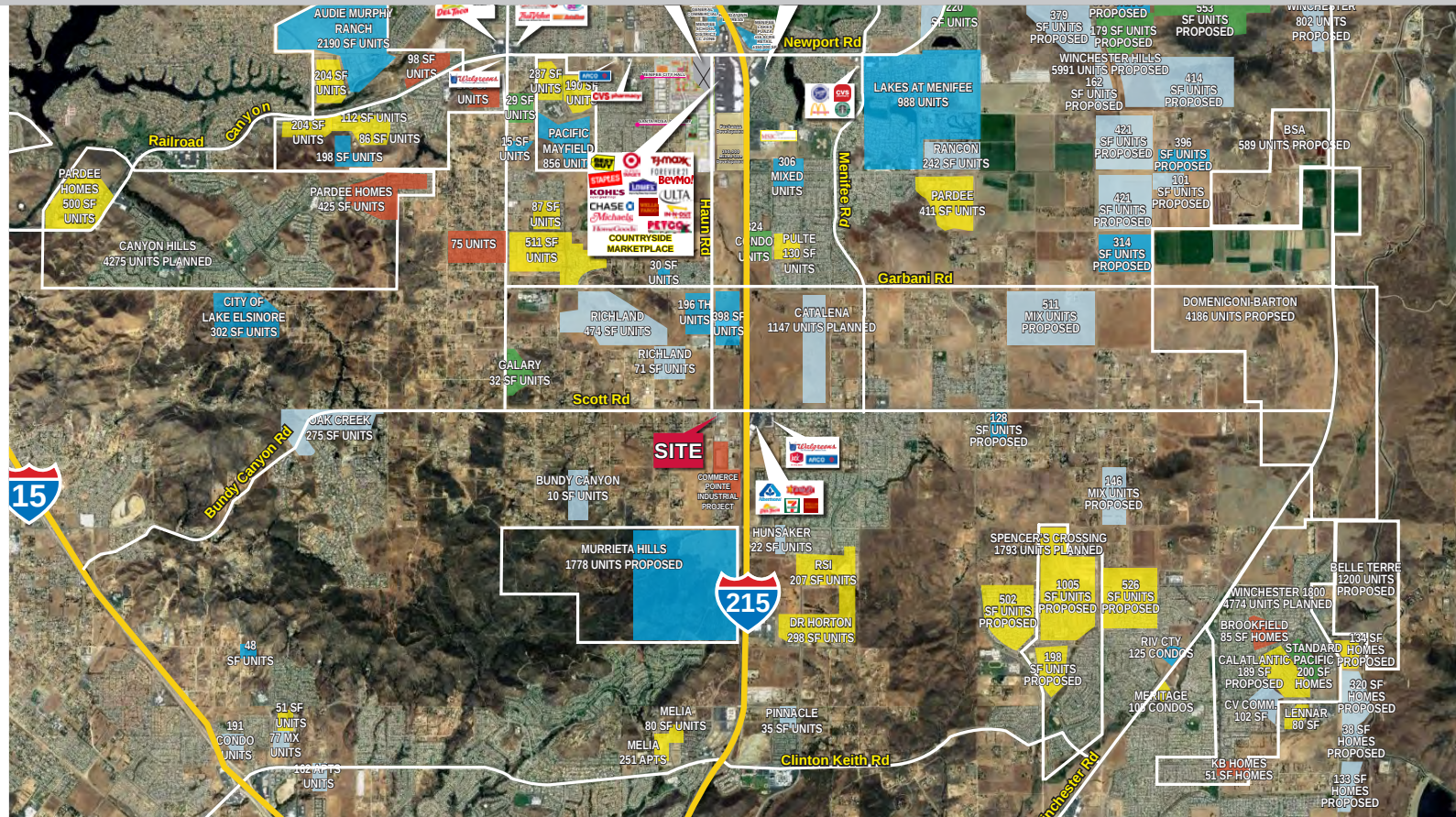
27701 SCOTT ROAD | MENIFEE, CA

JOIN:



HIGHLIGHTS:

- Shop Space Available For Lease from $\pm 1,277$ - $\pm 3,132$ SF
- $\pm 15,025$ SF Jr Anchor Space Available For Build To Suit or Ground Lease
- $\pm 7,000$ SF Pad Available Ideal for a Car wash or Drive thru use
- Excellent I-215 Visibility & Easy Access On and Off Freeway
- New Housing Activity In The Menifee trade area includes a total of 154 tentative tract maps and 23 specific plans active in the trade area with a total of 46,330 new residential units within a 5 mile radius



TRAFFIC COUNTS

93,000 CPD

On the I-215 Freeway at Scott Rd*

*Source: Regis

24,824 CPD

Scott Rd at Zeiders Rd*

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2022 Average Income	\$114,932	\$103,565	\$102,969
2022 Population	2,673	46,185	173,586
2022 Daytime Population	1,026	6,431	18,772

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BUILDING D		
TENANT	SUITE	SIZE
BEFORE N AFTER	101	2,115 SF
JIU JITSU	102	2,788 SF
AVAILABLE	103	3,132 SF
MEDIACOM	104	2,810 SF
AVAILABLE	105	2,836 SF
THERAPY PROS	106	1,470 SF
POWERS DENTISTRY	107	1,601 SF
MTA - POTENTIALLY AVAILABLE CONTACT BROKER	108	2,308 SF

BUILDING I		
TENANT	SUITE	SIZE
AVAILABLE	201	1,277 SF
CIGAR LOUNGE	202	1,236 SF
MJ GRANITE & TILE	203	1,236 SF
MASSAGE STUDIO	204	1,289 SF
THE BREAKFAST HOUSE	205-206	3,400 SF
BUILDING J		
TENANT	SUITE	SIZE
EXQUISITE TAPAS LOUNGE	301	2,447 SF
AVAILABLE	302	1,369 SF
LUCKY STAR NAIL AND SPA	303	1,241 SF
BARBERSHOP	304	1,369 SF
MARCOS PIZZA	305	1,536 SF

REV 10/31/2022

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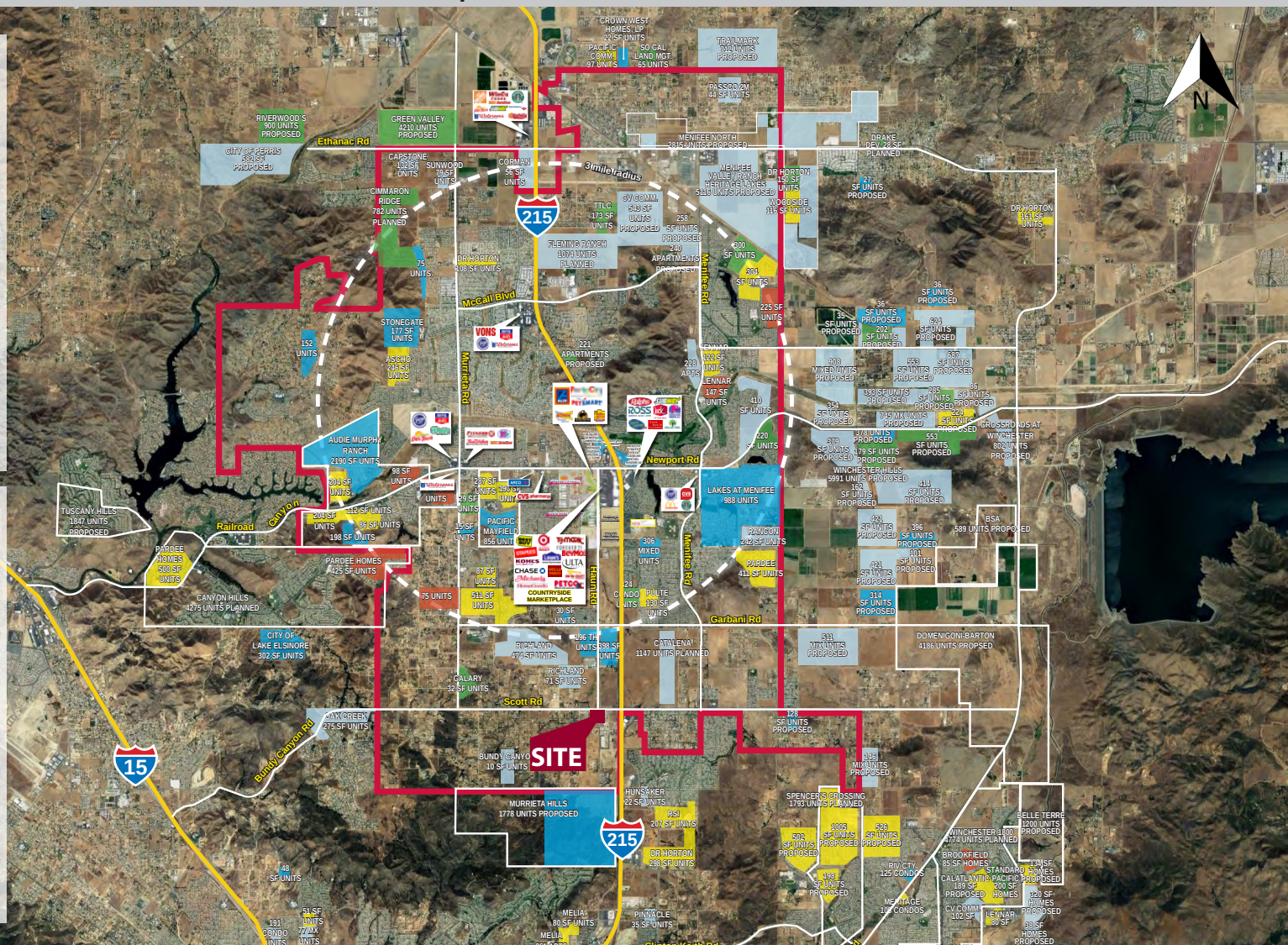
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Polygon Demographics

2022 Total Population	105,177
2027 Total Population	123,866
2022 Total Daytime Pop.	12,794
2022 Avg HH Income	\$81,275
2022 Median HH Income	\$80,708
2022 Households	35,642
2027 Households	42,479

3-mile Demographics

2022 Total Population	86,134
2027 Total Population	103,301
2022 Total Daytime Pop.	10,301
2022 Avg HH Income	\$80,956
2022 Median HH Income	\$80,796
2022 Households	30,351
2027 Households	36,526



BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com

DRE #01269887

TED RIVENBARK

951.445.4512

trivenbark@leetemecula.com

DRE #01247098