



MENIFEE TOWN CENTER

30123-30145 ANTELOPE RD | MENIFEE, CA



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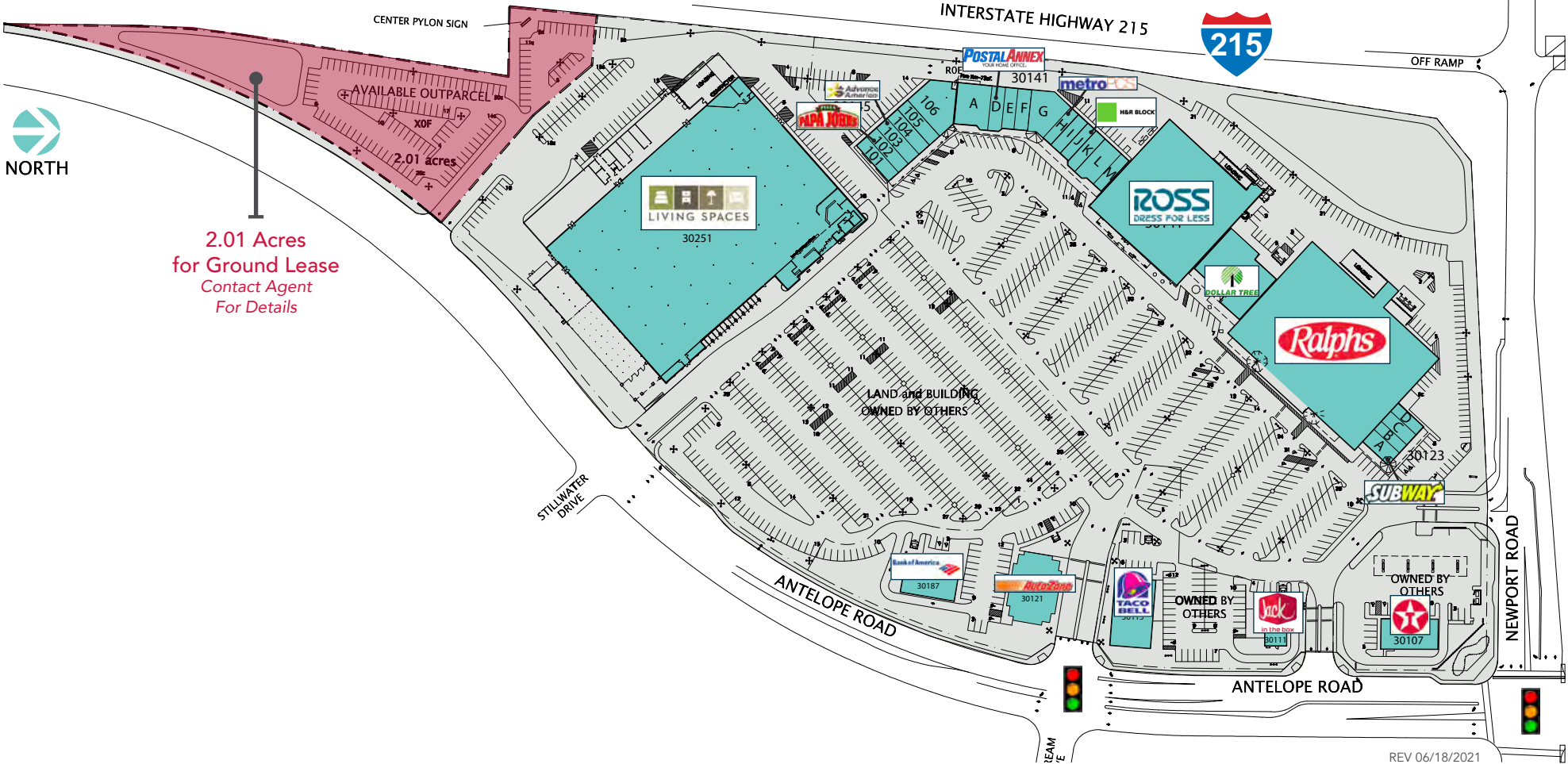
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SUITE	TENANT	SQ. FT.
30123-A	Subway	1,200 SF
30123-B	Sunny Nails	800 SF
30123-C	Meniffee Barber Shop	1,000 SF
30123-D	Magic Brow	750 SF
30125	Ralphs	45,842 SF
30133	Dollar Tree	8,000 SF
30141-N	Pet Parlor	960 SF
30141-L	Pueblo Viejo Mexican Food	1,920 SF

SUITE	TENANT	SQ. FT.
30141-K	Gong Cha Boba Tea	1,080 SF
30141-J	H&R Block	960 SF
30141-I	Poke Port	1,080 SF
30141-H	Metro PCS	960 SF
30141-G	Meniffee Lakes Optometry	2,732 SF
30141-J	H&R Block	960 SF
30141-F	Cathay Chinese Food	1,200 SF
30141-E	Meniffee Cleaners	1,086 SF

SUITE	TENANT	SQ. FT.
30141-D	Postal Annex Plus	1,186 SF
30141-A	All Star Physical Therapy	2,996 SF
30121	Auto Zone	5,400SF
30145-106	Savage Kitchen	3,633 SF
30145-105	Anthem Dental	1,410 SF
30145-104	Huntington Smoke Shop	1,400 SF
30145-103	Advance America	1,407 SF
30145-102	Papa John's Pizza	1,400 SF

SUITE	TENANT	SQ. FT.
30145-101	LLL Reptile	1,410 SF
30187	Bank of America (Ground Lease)	4,500 SF
30141	Ross Stores, Inc.	30,119 SF
30107	Texaco	NAP
30111	Jack In The Box	NAP
30115	Taco Bell	NAP
30251	Living Spaces	NAP
PAD	AVAILABLE FOR GROUND LEASE	2.01 Acres

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PROPERTY HIGHLIGHTS

- 2.1 Acre Retail Pad Available for Ground Lease**
 Perfect uses include retail, medical, office and hospitality.
- Primary Retail Corridor** – The Newport Rd. corridor serves as one of the primary retail arterials within the Menifee submarket and features over 1.2 million square feet of retail space, including national tenants Target, Lowe’s, Kohl’s, Best Buy, PetSmart, Petco, Party City, Staples, BevMo!, Sprout’s, Stater Bros., Aldi, Baron’s Market, CVS Pharmacy, and Walgreens.
- Freeway Frontage and Visibility** – The property benefits from over 500 feet of direct frontage along Interstate 215 and features large freeway-visible pylon signage; providing significant exposure and visibility for the tenant base to approximately 85,000 vehicles per day.
- Rapidly Growing Residential Submarket** – Menifee is one of the fastest growing cities in Southern California; there are approximately 1,800 residential units currently under construction and another 4,300 units in various stages of planning in the city. The immediate trade area surrounding Menifee Town Center has approximately 10,873 residents and 66,281 residents within a one and three-mile radius, respectively.

- High Traffic Location** – Menifee Town Center benefits from excellent exposure to average daily traffic counts of approximately 61,000 vehicles at the intersection of Newport Rd. and Antelope Rd.
- Developing Trade Area** – Menifee is experiencing rapid growth, with an increase in population of 21% since 2010 and an anticipated increase in population of 7.6% projected over the next five years (three-mile radius).
- Affluent Income Demographics** – The surrounding area has average household incomes of approximately \$87,493 and \$90,484 within a one and three-mile radius of the property, respectively.

DEMOGRAPHICS	3 mile	5 mile	7 mile
2020 Population	69,109	124,452	216,120
2025 Est. Population	72,376	130,591	226,566
Median HH Income	\$82,299	\$81,584	\$89,336
Daytime Population	36,758	64,823	105,003

TRAFFIC COUNTS	
±85,001 CPD I-215 Fwy @ Newport Rd:	±61,000 CPD Newport Rd and Antelope Rd:

*Source: Regis Online (Report Generated Using Project address)

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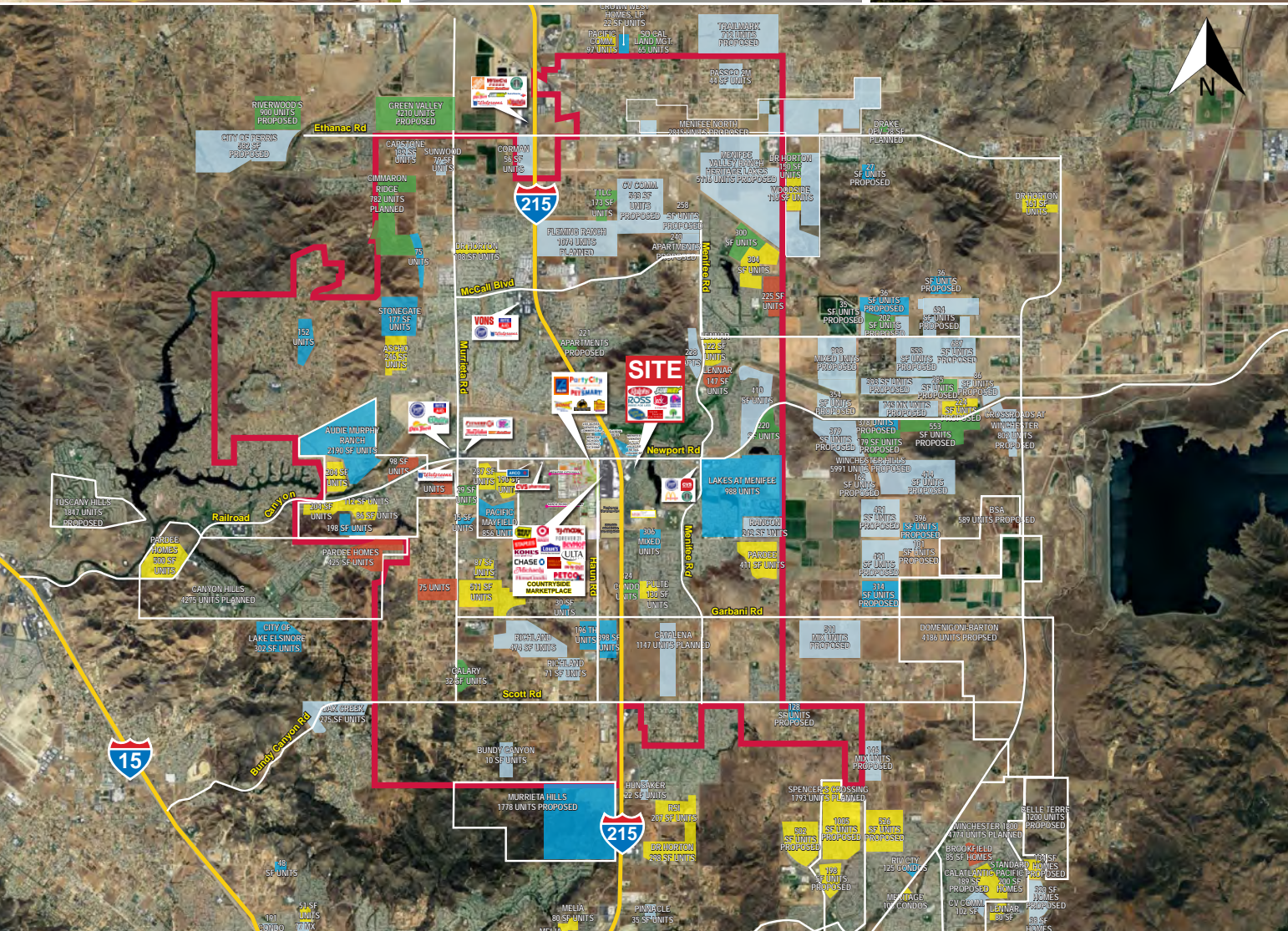
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City of Menifee Demographics

2020 Total Population	95,745
2025 Total Population	100,699
2020 Total Daytime Pop.	51,607
2020 Avg HH Income	\$84,260
2020 Median HH Income	\$77,774
2020 Households	33,653
2025 Households	35,398



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30123 Antelope Rd

Menifee, CA 92584

3 mi radius 5 mi radius 7 mi radius

	3 mi radius	5 mi radius	7 mi radius	
POPULATION	2020 Estimated Population	69,109	124,452	216,120
	2025 Projected Population	72,376	130,591	226,566
	2010 Census Population	52,346	98,255	169,230
	2000 Census Population	27,629	52,026	81,967
	Projected Annual Growth 2020 to 2025	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	7.5%	7.0%	8.2%
	2020 Median Age	39.6	38.9	37.3
HOUSEHOLDS	2020 Estimated Households	24,191	42,680	69,928
	2025 Projected Households	25,352	44,776	73,254
	2010 Census Households	18,615	33,949	55,122
	2000 Census Households	11,309	20,662	30,792
	Projected Annual Growth 2020 to 2025	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	5.7%	5.3%	6.4%
	RACE AND ETHNICITY	2020 Estimated White	66.5%	65.6%
2020 Estimated Black or African American		6.8%	6.4%	6.3%
2020 Estimated Asian or Pacific Islander		8.2%	7.5%	8.5%
2020 Estimated American Indian or Native Alaskan		0.8%	0.9%	0.9%
2020 Estimated Other Races		17.7%	19.6%	20.1%
2020 Estimated Hispanic		35.7%	38.0%	38.2%
INCOME		2020 Estimated Average Household Income	\$87,493	\$90,484
	2020 Estimated Median Household Income	\$82,299	\$81,584	\$89,336
	2020 Estimated Per Capita Income	\$30,640	\$31,047	\$32,764
	EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	4.8%	5.2%
2020 Estimated Some High School (Grade Level 9 to 11)		6.1%	6.9%	6.7%
2020 Estimated High School Graduate		25.0%	25.5%	24.4%
2020 Estimated Some College		31.3%	30.0%	29.4%
2020 Estimated Associates Degree Only		10.2%	9.6%	9.5%
2020 Estimated Bachelors Degree Only		14.1%	14.6%	16.1%
2020 Estimated Graduate Degree		8.5%	8.1%	8.6%
BUSINESS		2020 Estimated Total Businesses	1,318	2,161
	2020 Estimated Total Employees	9,791	16,090	26,191
	2020 Estimated Employee Population per Business	7.4	7.4	7.0
	2020 Estimated Residential Population per Business	52.4	57.6	58.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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