

FORMER RETAIL BANK BUILDING

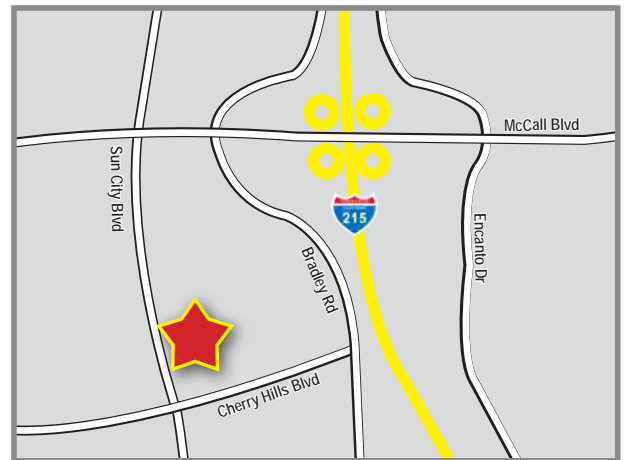
10,691SF FREESTANDING BUILDING FOR SALE OR LEASE

27190 SUN CITY BLVD | MENIFEE, CA 92586



PROPERTY HIGHLIGHTS:

- Standalone 2 story retail building with elevator in high traffic area
- Ideal for many different retail, office and medical uses
- With a population growth rate of 25% in seven years and a need for additional amenities in the city, Menifee is experiencing a \$400 million sales tax leakage to neighboring cities
- Less than 0.5 miles to major I-215 on-ramp
- Surrounded by heavily trafficked national retailers like Stater Bros., Vons, Wells Fargo & US Bank
- Available Immediately!
- Join:



DEMOGRAPHICS	1 mile	3 mile	5 mile
Average Income	\$46,618	\$65,161	\$72,076
Population	11,836	63,841	116,657
Daytime Population	1,576	9,905	15,416

SALES PRICE:

\$1,199,000

LEASE RATE:

CONTACT AGENT

TRAFFIC COUNTS

16,000 CPD

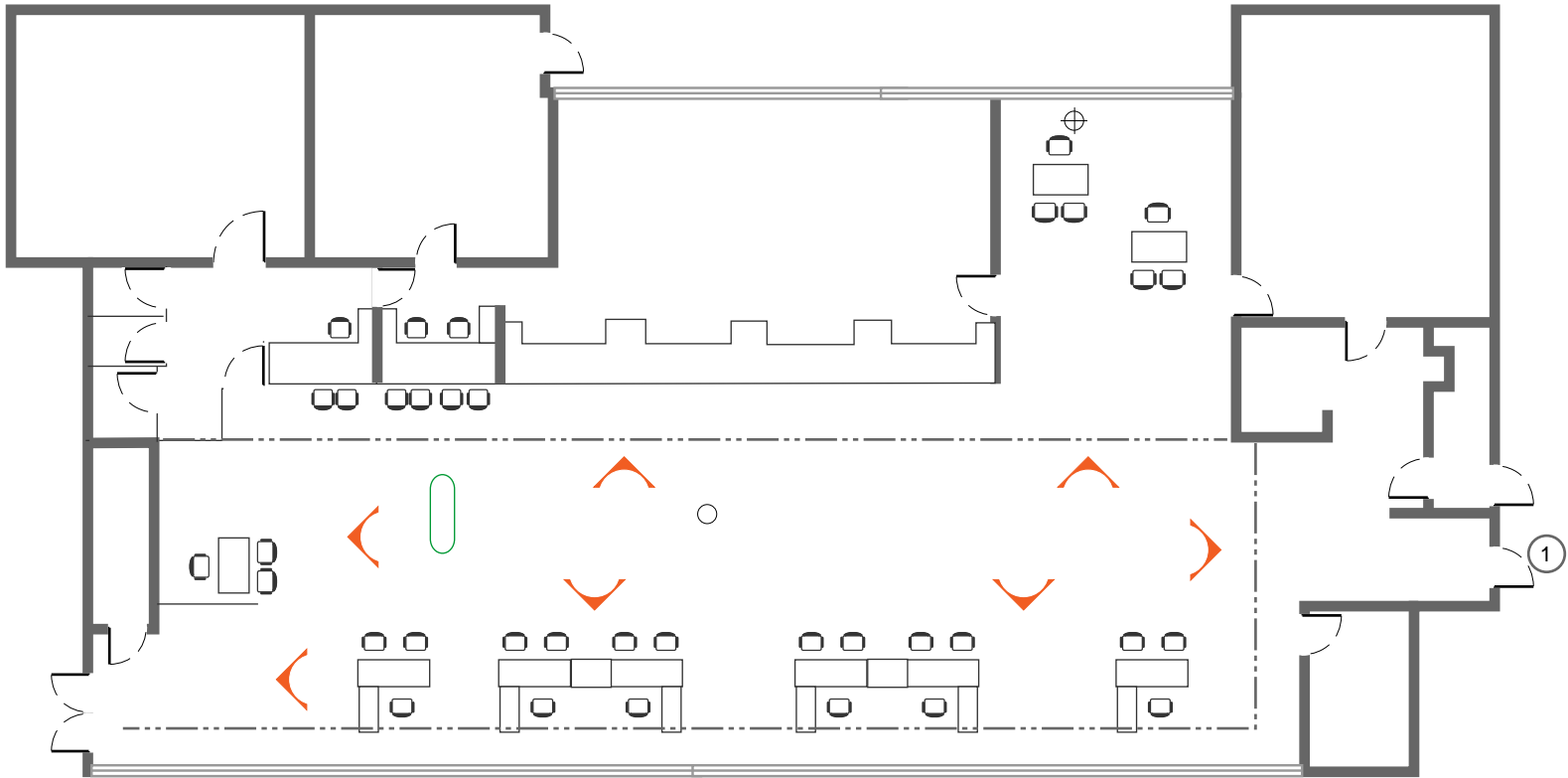
On McCall Blvd.

*Source: CoStar

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27190 Sun City Blvd		1 mi radius	3 mi radius	5 mi radius
Sun City, CA 92586-5505				
POPULATION	2016 Estimated Population	11,836	63,841	116,657
	2021 Projected Population	12,932	68,981	125,684
	2010 Census Population	10,772	57,868	104,024
	2000 Census Population	9,578	34,613	60,222
	Projected Annual Growth 2016 to 2021	1.9%	1.6%	1.5%
	Historical Annual Growth 2000 to 2016	1.5%	5.3%	5.9%
2016 Median Age	56.2	40.6	37.5	
HOUSEHOLDS	2016 Estimated Households	6,349	24,195	40,184
	2021 Projected Households	6,876	25,937	42,925
	2010 Census Households	5,762	21,705	35,677
	2000 Census Households	5,288	14,569	23,223
	Projected Annual Growth 2016 to 2021	1.7%	1.4%	1.4%
	Historical Annual Growth 2000 to 2016	1.3%	4.1%	4.6%
RACE AND ETHNICITY	2016 Estimated White	76.2%	68.2%	67.2%
	2016 Estimated Black or African American	7.8%	6.5%	6.1%
	2016 Estimated Asian or Pacific Islander	4.3%	5.7%	5.9%
	2016 Estimated American Indian or Native Alaskan	1.0%	0.7%	0.8%
	2016 Estimated Other Races	10.7%	18.8%	20.1%
	2016 Estimated Hispanic	23.5%	35.8%	38.6%
INCOME	2016 Estimated Average Household Income	\$46,618	\$65,161	\$72,076
	2016 Estimated Median Household Income	\$36,119	\$55,748	\$61,809
	2016 Estimated Per Capita Income	\$25,025	\$24,711	\$24,842
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	5.3%	5.3%	6.3%
	2016 Estimated Some High School (Grade Level 9 to 11)	9.0%	8.6%	9.1%
	2016 Estimated High School Graduate	30.3%	28.6%	28.5%
	2016 Estimated Some College	32.4%	31.1%	29.5%
	2016 Estimated Associates Degree Only	8.2%	9.5%	9.1%
	2016 Estimated Bachelors Degree Only	9.7%	11.1%	11.8%
	2016 Estimated Graduate Degree	5.1%	5.7%	5.8%
BUSINESS	2016 Estimated Total Businesses	234	1,241	2,004
	2016 Estimated Total Employees	1,576	9,905	15,416
	2016 Estimated Employee Population per Business	6.7	8.0	7.7
	2016 Estimated Residential Population per Business	50.6	51.5	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.