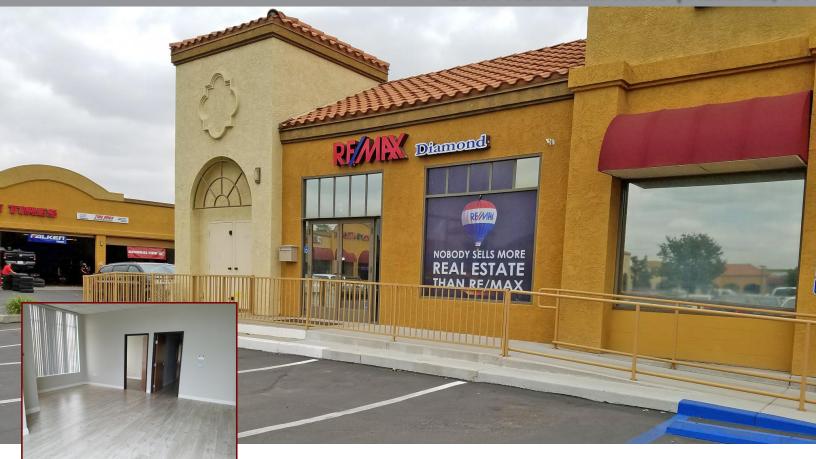
## FOR LEASE

### Newport Plaza

#### 26900 NEWPORT ROAD | MENIFEE, CA



- ±2,000 SF Unit \$2.15/SF NNN (NNN=\$0.59 PSF)
- Great Visibility End Cap
- In the Heart Of Menifee
- Highly improved with offices
- Tenant improvements negotiable
- Flexible Terms
- Many Successful Businesses
- Traffic Counts:
  - Newport Rd @ Bradley East & West: 27,387 CPD
- 2018 Population:
  - 1 Mile: 11,733
  - 3 Mile: 71,583
  - 5 Mile: 129,570





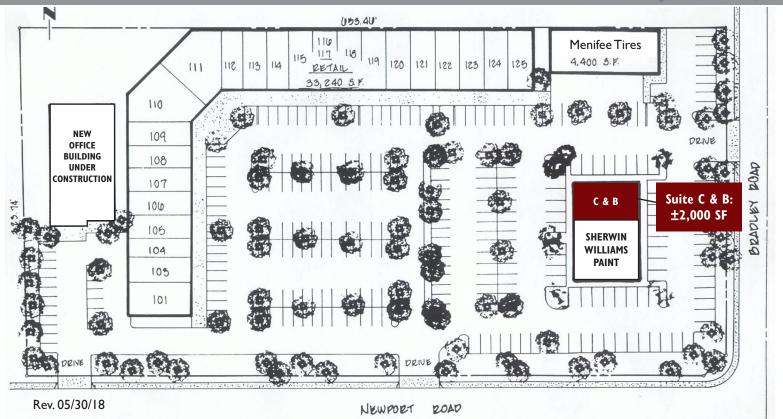
LEE & ASSOCIATES | TEMECULA VALLEY 25240 Hancock Avenue | Suite 100 Murrieta, CA 92560 | 951.445.4500 www.lee-associates.com | Corp ID #01048055 LAURA MENDEN 951.445.4509 Imenden@lee-associates.com LICENSE # 00841606

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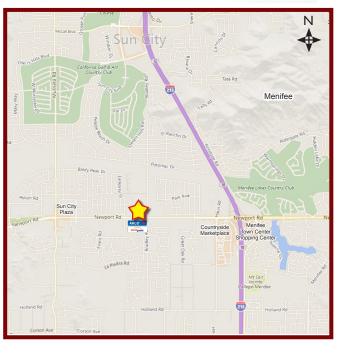
## Newport Plaza

# FOR LEASE

#### 26900 NEWPORT ROAD | MENIFEE, CA



SUITE	TENANT	SUITE	TENANT
101	Sports Bar	117/118	Mexican Food Restaurant
103	Sports Bar	119	Smoke Shop
104/105	Veterinarian	120	Nail Salon
106/107/108	Pediatric Partners	121	Dry Cleaners
		122	Payday Advance
109/110	Chiropractor	123	Little Caesar's Pizza
111	Medical Offices	124/125	Venus Burgers
112	Italian Restaurant		Menifee Tire Shop
113	Barber Shop	A & D	Sherwin Williams Paint
114	Donut Shop	B&C	±2,000 SF Available
116	Mexican Food Restaurant		,





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