

Under Construction | Lease Signed with Barons Market

MENIFEE LAKES PLAZA

New Grocery Anchored Shopping Center, NEC Newport Rd & I-215, Menifee, California

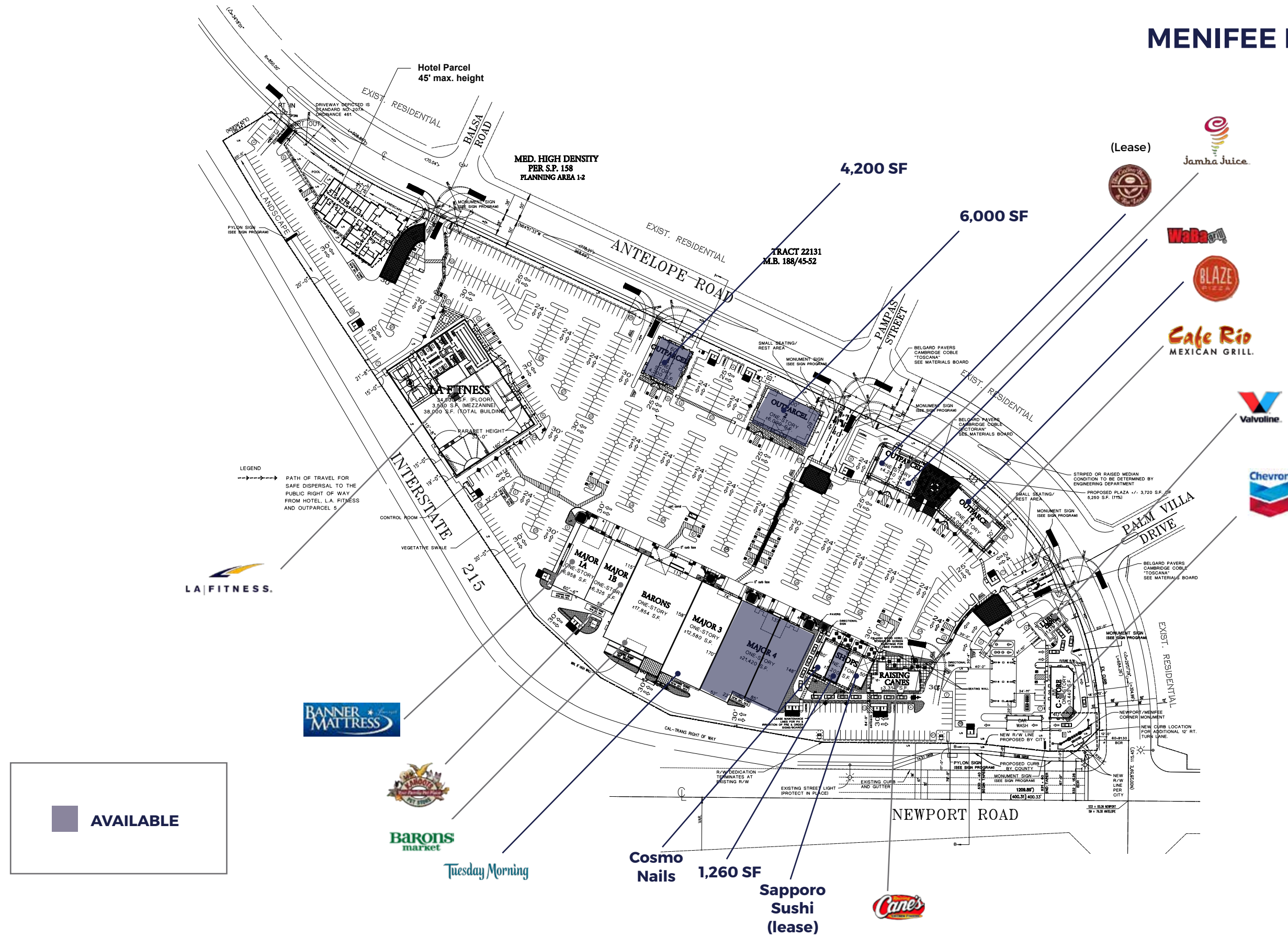


Features

- Join Barons Market, LA Fitness, Raising Cane's, Cafe Rio, Jamba Juice, and more 16-acre freeway-visible site
- 150,000 SF power center under construction
- Across the freeway from Countryside Marketplace, a 735,000 SF power center anchored by Super Target, Lowe's and Kohls
- Best retail intersection on I-215; fronting the best east- west connector, Newport Road



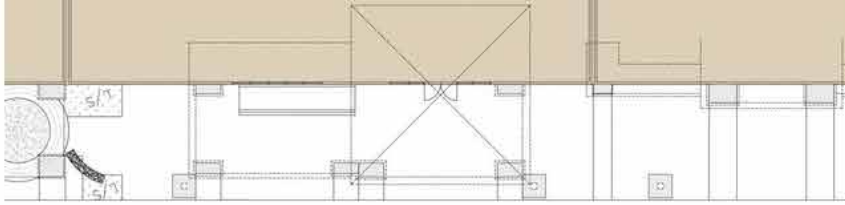
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North Elevation



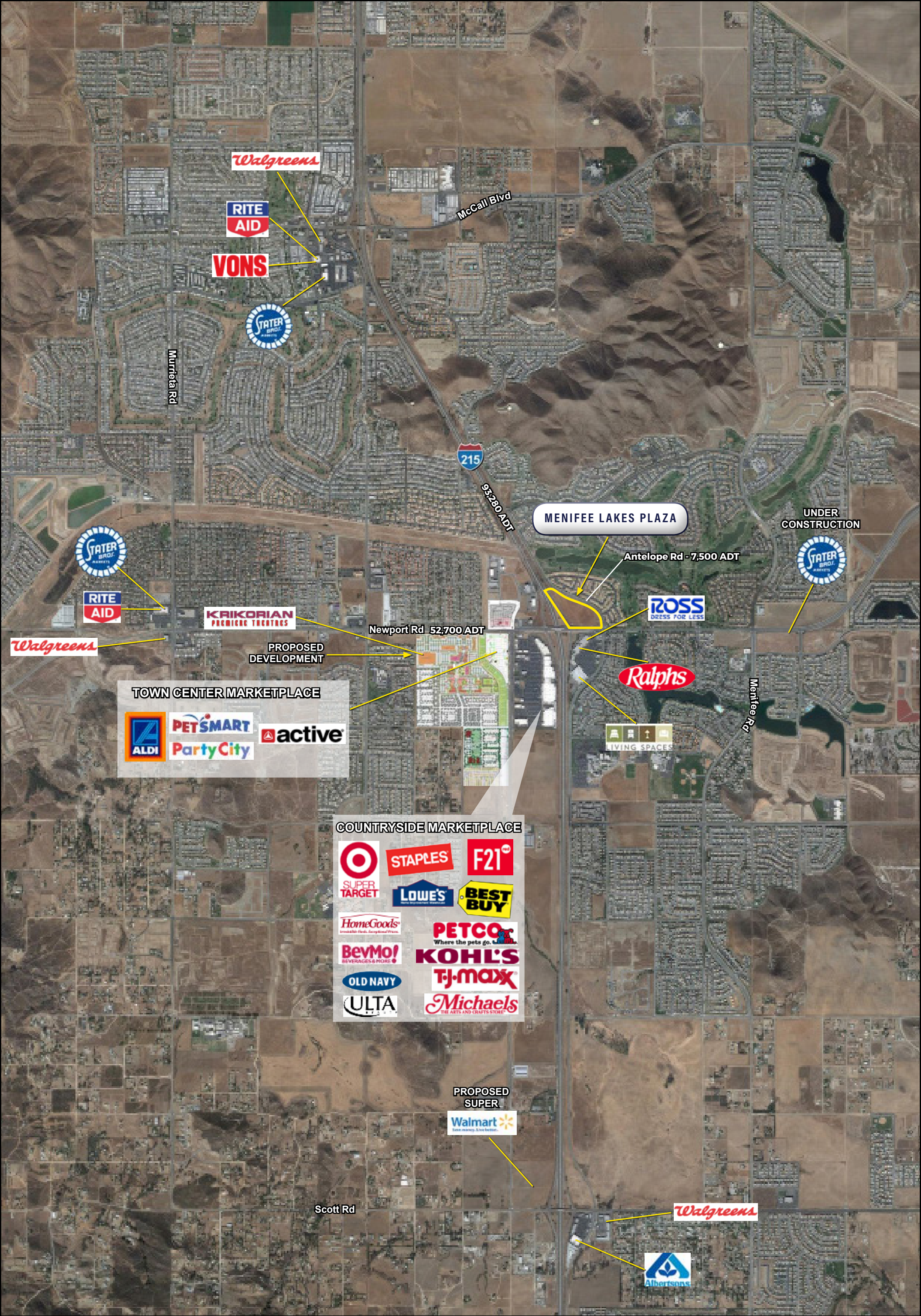
South Elevation



West Elevation



East Elevation



Walgreens

RITE AID

VONS

STATERS

Murrieta Rd

McCall Blvd

215

95,260 ADT

MENIFEE LAKES PLAZA

UNDER CONSTRUCTION

STATERS

Antelope Rd - 7,500 ADT

ROSS

DRESS FOR LESS

Newport Rd 52,700 ADT

PROPOSED DEVELOPMENT

KRIKORIAN

PREMIERE THEATRES

TOWN CENTER MARKETPLACE

ALDI

PETSMART
Party City

active

Ralphs

LIVING SPACES

Menifee Rd

COUNTRYSIDE MARKETPLACE

TARGET
SUPER TARGET

STAPLES

F21

LOWE'S

BEST BUY

HomeGoods

BevMo!

OLD NAVY

ULTA

PETCO

KOHL'S

TJ-MAXX

Michaels

PROPOSED SUPER

Walmart

Scott Rd

Walgreens

Albertsons

The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy. y/files/Aerials 2016/Menifee Comps.pdf

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THE PLAZA AT MENIFEE TOWN CENTER

MENIFEE LAKES PLAZA

Antelope Rd - 7,500 ADT

Newport Rd - 52,700 ADT

TOWN CENTER MARKETPLACE

MENIFEE TOWN CENTER

COUNTRYSIDE MARKETPLACE

Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

NEWPORT RD + I-215 | SAN DIEGO, CA

POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	11,865	57,462	114,383
Forecasted Population (2021)	15,642	74,925	150,308

HOUSEHOLDS

Households	3,893	20,392	38,806
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AVG HHD INCOME

Estimated Avg Household Income	\$89,122	\$80,477	\$86,427
Avg Family Income	\$83,146	\$78,755	\$83,369

MEDIAN HH INCOME

Estimated Median Household Income	\$77,249	\$67,703	\$72,321
Median Family Income	\$77,772	\$71,728	\$74,806

\$\$\$ PER CAPITA INCOME

Est. Proj. Per Capita Income	\$29,294	\$28,655	\$29,424
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\$\$ OTHER INCOME

Est. Proj. Median Disposable Income	\$61,914	\$54,997	\$58,205
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DAYTIME DEMOS

Total Number of Businesses	224	786	1,417
Total Number of Employees	1,649	6,339	10,568

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	7,384 72.0%	36,676 72.3%	71,585 70.9%
Black or African American	583 5.7%	2,866 5.7%	5,329 5.3%
American Indian & Alaskan Native	62 0.6%	398 0.8%	813 0.8%
Asian	654 6.4%	2,916 5.8%	5,711 5.7%
Hawaiian & Pacific Islander	33 0.3%	202 0.4%	392 0.4%
Other Race	1,036 10.1%	5,262 10.4%	12,137 12.0%
Two or More Races	502 4.9%	2,394 4.7%	5,043 5.0%

AGE DISTRIBUTION

Median Age	33.09 yrs	31.47 yrs	31.54 yrs
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HOUSING

Total Housing Units	3,783	20,208	38,291
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