

NEWPORT Pointe

±11 AC DEVELOPMENT

ANNOUNCING:



JUNIOR ANCHOR



SWC NEWPORT RD. & EVANS RD., MENIFEE, CA



COMMERCIAL REAL ESTATE SERVICES

Corporate DRE#: 01048055

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NEWPORT Pointe

Existing Water Retention Area

EVANS ROAD



NEWPORT ROAD 35,000 CPD

Senior Center

PROPERTY FEATURES

- Join: Grocery Outlet, 7-Eleven, Lightning Express Car Wash, The Learning Experience, & Wienerschnitzel
- Junior Anchor Spaces, Drive-Thru Pad, & Food Court/Daily Needs Spaces Available
- Main Street In Trade Area
- High Growth - Rare Opportunity
- Over 35,000 Vehicles Daily at the Corner of Newport Rd & Evans Rd
- ±11 AC of Prime Development Space
- Located within 2 Miles of Mt. San Jacinto Community College with over 5,000 Enrolled Students

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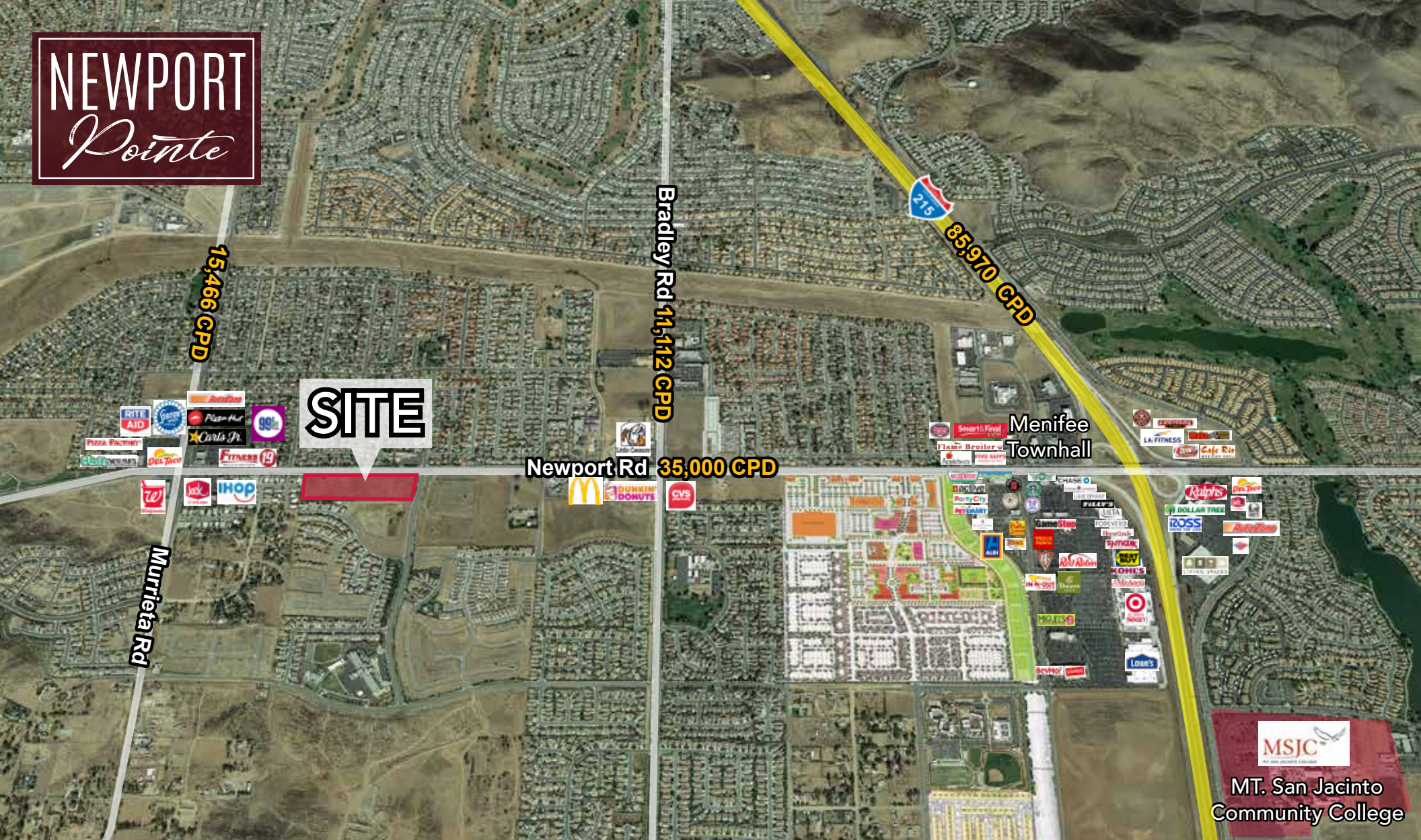
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NEWPORT *Pointe*



15,466 CPD

Bradley Rd 11,112 CPD

85,970 CPD

SITE

Newport Rd 35,000 CPD

Menifee
Townhall

Murrieta Rd

MSJC
MT. San Jacinto
Community College

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NEWPORT *Pointe*

152 Units
Planned

MCCALL BLVD



TRADE AREA HOUSING GROWTH SURVEY

MENIFEE, CA

5 MILE POPULATION

	NEW	EXISTING
2019	--	133,276
2020	10,533	143,809
2021	4,218	148,027

AVERAGE HH INCOME - \$84,469

SITE

NEWPORT RD

1,282 Units
Under Construction

105 Units
Built in 2016

15 Units
Under
Construction

204 Units
Built in 2017

130 Units
Built in 2017

1,052 Units
Under Construction

330 Units
Built in 2018

445 Units
Built in 2014

520 Units
Planned

29 Units
Under
Construction

192 Units
Built in 2017

110 Units
Under
Construction

538 Units
Built in 2015

88 Units
Built in 2017

114 Units
Built in 2018

47 Units
Under
Construction

324 Units
Under
Construction

657 Units
Built in 2014

72 Units
Built in 2016

397 Units
Under
Construction

114 Units
Built in 2018

177 Units
Built in 2011

324 Units
Under
Construction

530 Units
Planned

474 Units
Planned

255 Units
Under
Construction

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