

Proposed 75,000 SF Sprouts Anchored Center

THE PLAZA AT MENIFEE TOWN CENTER

SWQ Newport Rd and Town Center Dr, Menifee, CA



Features

- Proposed 75,000 SF +/- Sprouts Anchored center
- Proposed co-tenant: Olive Garden - committee-approved lease-out
- Jr Anchor space of 15,000 SF available
- Shop space from 1,000 sf and up
- Strategically located in the heart of the strong Menifee retail area
- Proposed Krikorian theater next door to the site

Tenants in the Immediate Trade Area:



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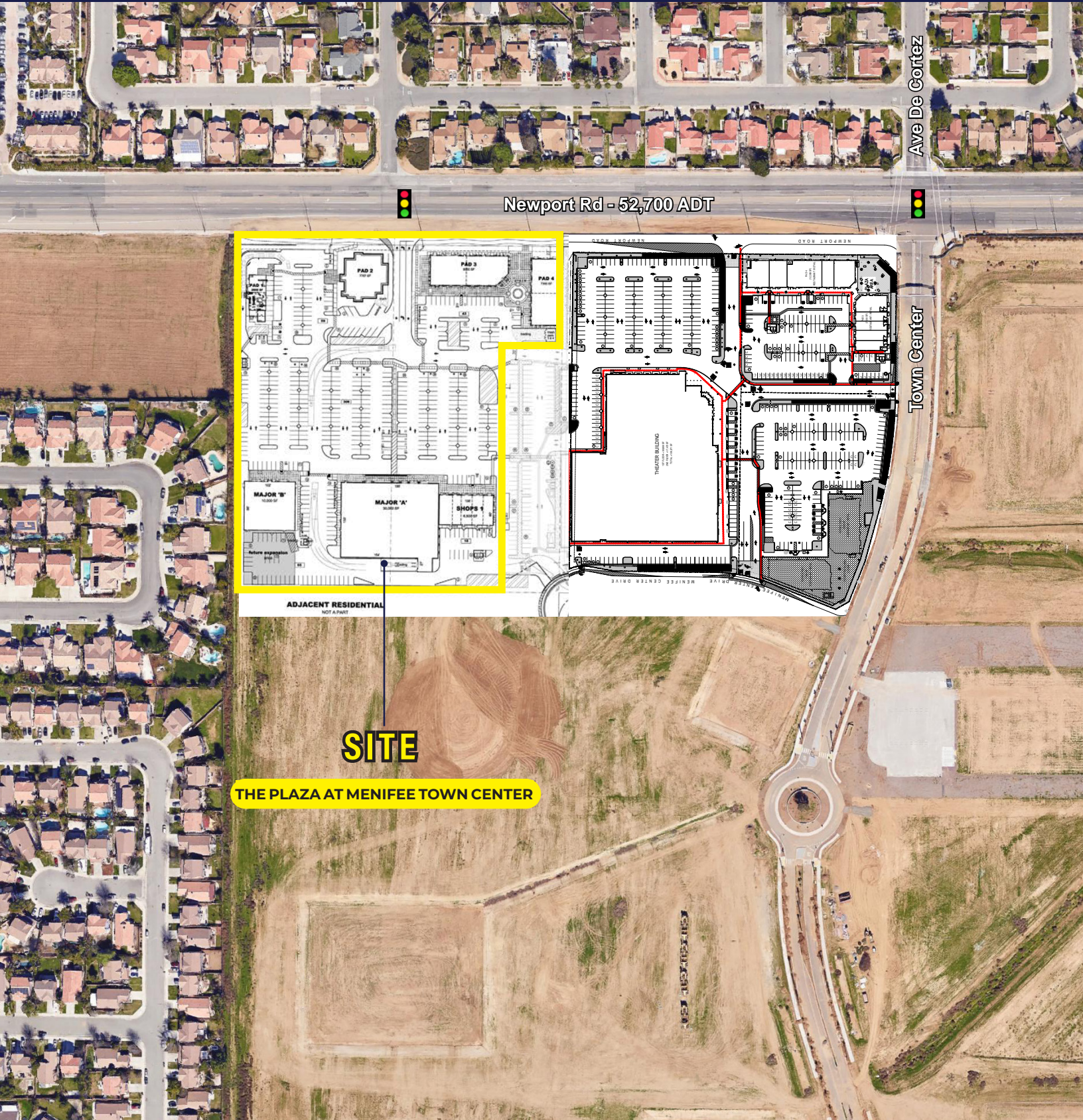
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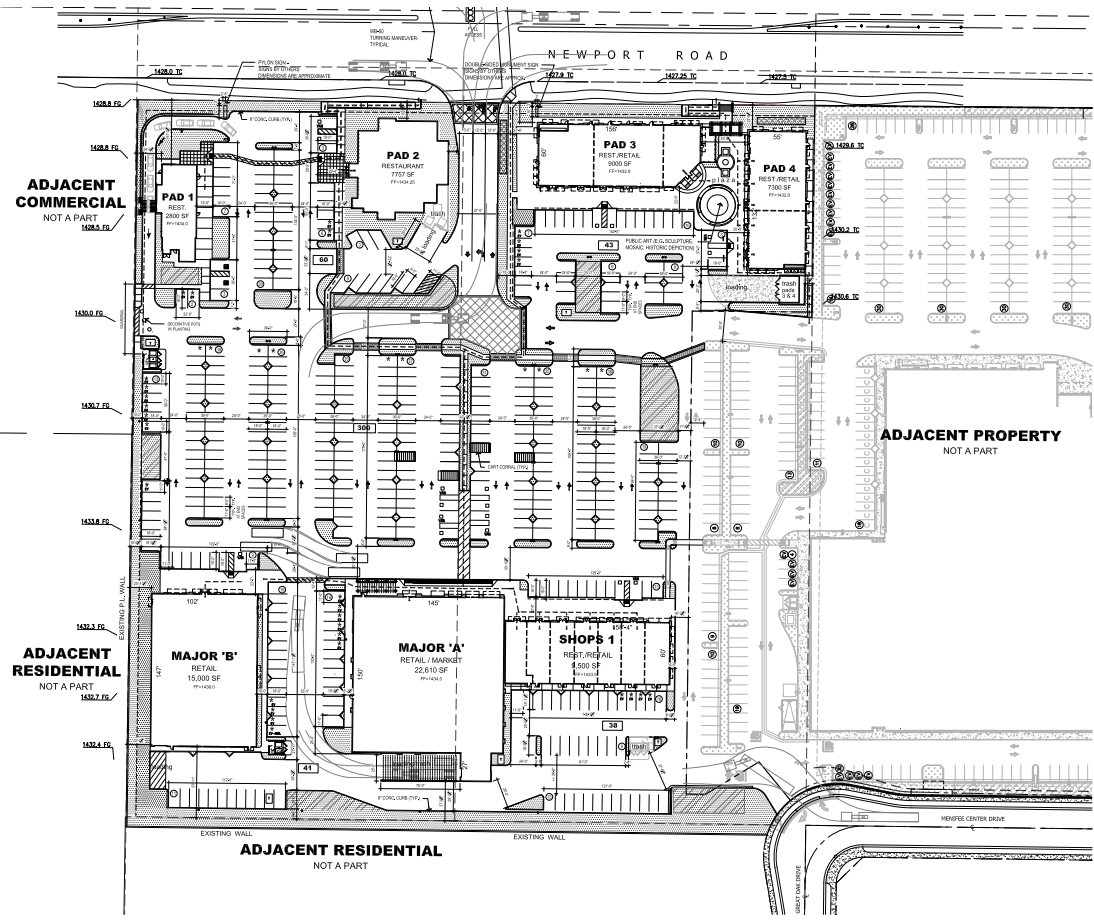
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SITE PLAN SUMMARY

| | | |
|--|--|------------|
| ADDRESS: | Menifee Town Center (SW Corner Newport Rd & Town Center Plaza) | |
| ASSESSOR'S PARCEL NUMBER: | 390-860-001, 360-860-017 | |
| ZONE: | COMMERCIAL | |
| LAND AREA (GROSS): | 9.14 AC | |
| BUILDING AREA: | | |
| MAJOR 'A': | 22,610 S.F. | |
| MAJOR 'B': | 15,000 S.F. | |
| PAD 1: | 2900 S.F. | |
| PAD 2: | 7737 S.F. | |
| PAD 3: | 9000 S.F. | |
| PAD 4: | 7300 S.F. | |
| SHOPS 1: | 8500 S.F. | |
| TOTAL PROPOSED BUILDING AREA: | 73,947 S.F. | |
| FAR (FLOOR AREA RATIO): | 16.6% | |
| PUBLIC PLAZA AREA: (2% OF 70,417 = 1,568 S.F.) | 12,800 S.F. | |
| CONSTRUCTION TYPE: | V-0-B-B | |
| OCCUPANCY: | A-2-M-B | |
| PARKING TABULATIONS: | REQUIRED | PROVIDED |
| RETAIL (44,000 S.F. @ 4/1000): | 176 SPACES | 176 SPACES |
| RESTAURANT (20,947 S.F. @ 10/1000): | 300 SPACES | 306 SPACES |
| TOTALS: | 476 SPACES | 482 SPACES |
| ACCESSIBLE PARKING (2%): | 10 SPACES | 19 SPACES |
| VAN ACCESSIBLE (1%): | 4 SPACES | 7 SPACES |
| * = DESIGNATED PARKING (CLEAN AIR/VAN/POOLEY): | PROVIDED = 39 | |
| ** = EV CAPABLE (CONDUIT STUBBED IN PREPARATION FOR FUTURE EV CHARGERS): | PROVIDED = 29 (1 VAN, 1 STANDARD, 1 AMBULATORY) | |

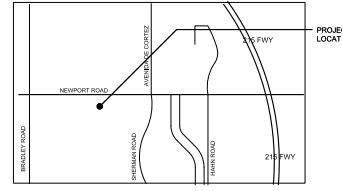
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ADJACENT PROPERTY NOT A PART

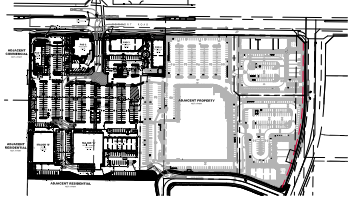
ADJACENT RESIDENTIAL NOT A PART

- SITE PLAN NOTES**
- BUSINESSES OPERATING BETWEEN 10p and 6a REQUIRE APPROVAL OF A CLP.
 - ENTRY DRIVE TO HAVE ENHANCED LIGHTING - UPLIFT ACCENT TREES AND LANDSCAPE LIGHTING.
 - SIGNAGE PROGRAM TO BE PROVIDED FOR SEPARATE REVIEW AND APPROVAL.
 - TEMPORARY CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR SHELL BUILDINGS.
 - DRAINAGE WATER COLLECTED FROM A ROOF, AWNING, CANOPY OR MARQUEE AND CONDENSATE FROM MECHANICAL EQUIPMENT SHALL NOT FLOW OVER A PUBLIC WALKING SURFACE.

NOTE: THIS PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL, ELEC. AND LANDSCAPE FOR ADDITIONAL INFORMATION.



VICINITY MAP



KEY PLAN

SITE PLAN



CENTER POINTE SHOPPING CENTER

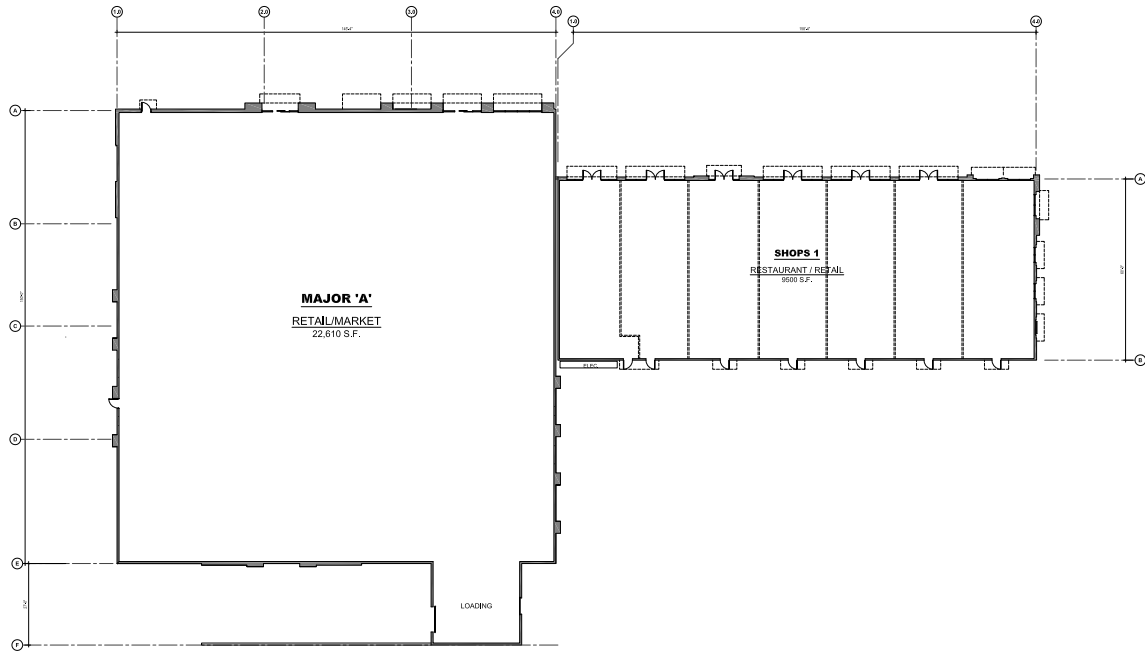
MENIFEE, CALIFORNIA

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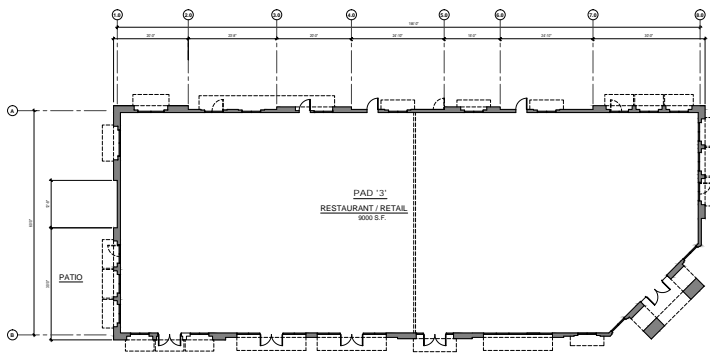


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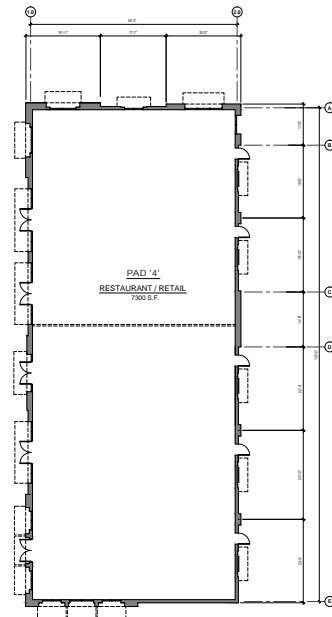
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**MAJOR 'A' & SHOPS 1
FLOOR PLANS**



PLAZA



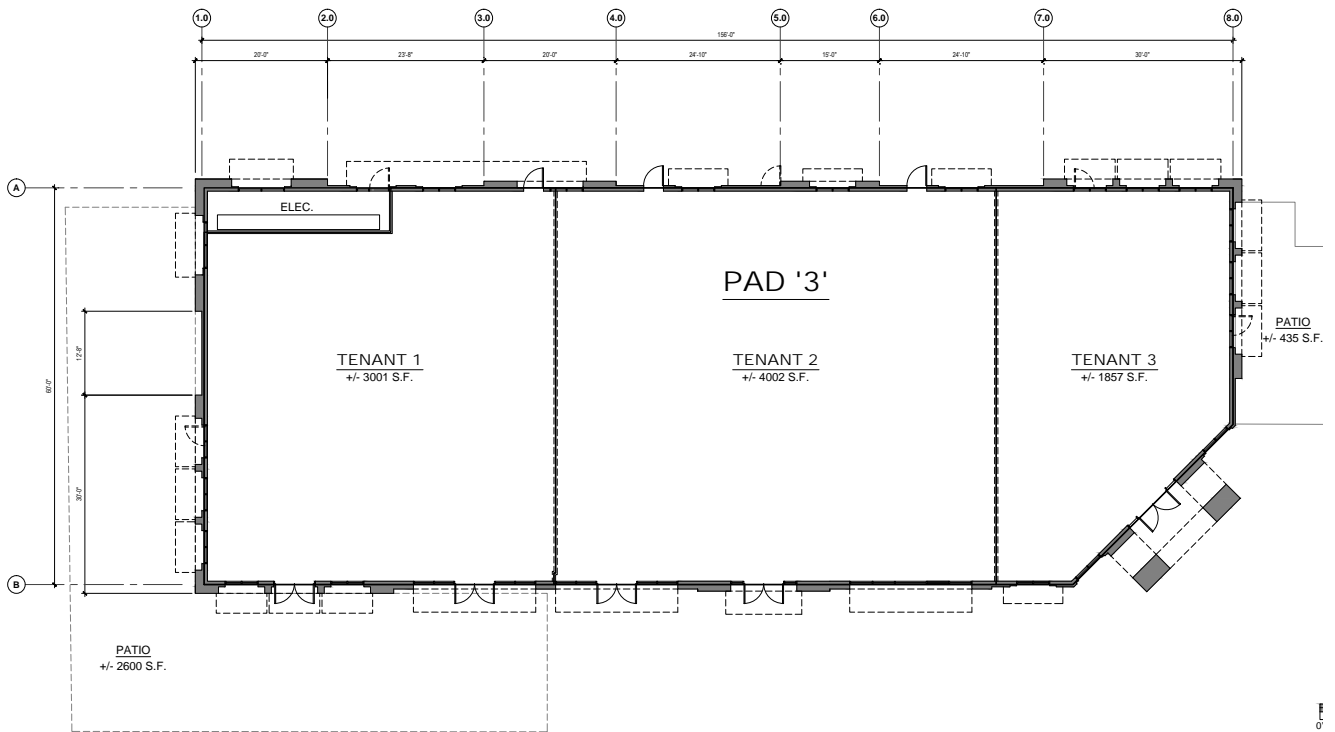
**PADS 3 & 4
FLOOR PLANS**



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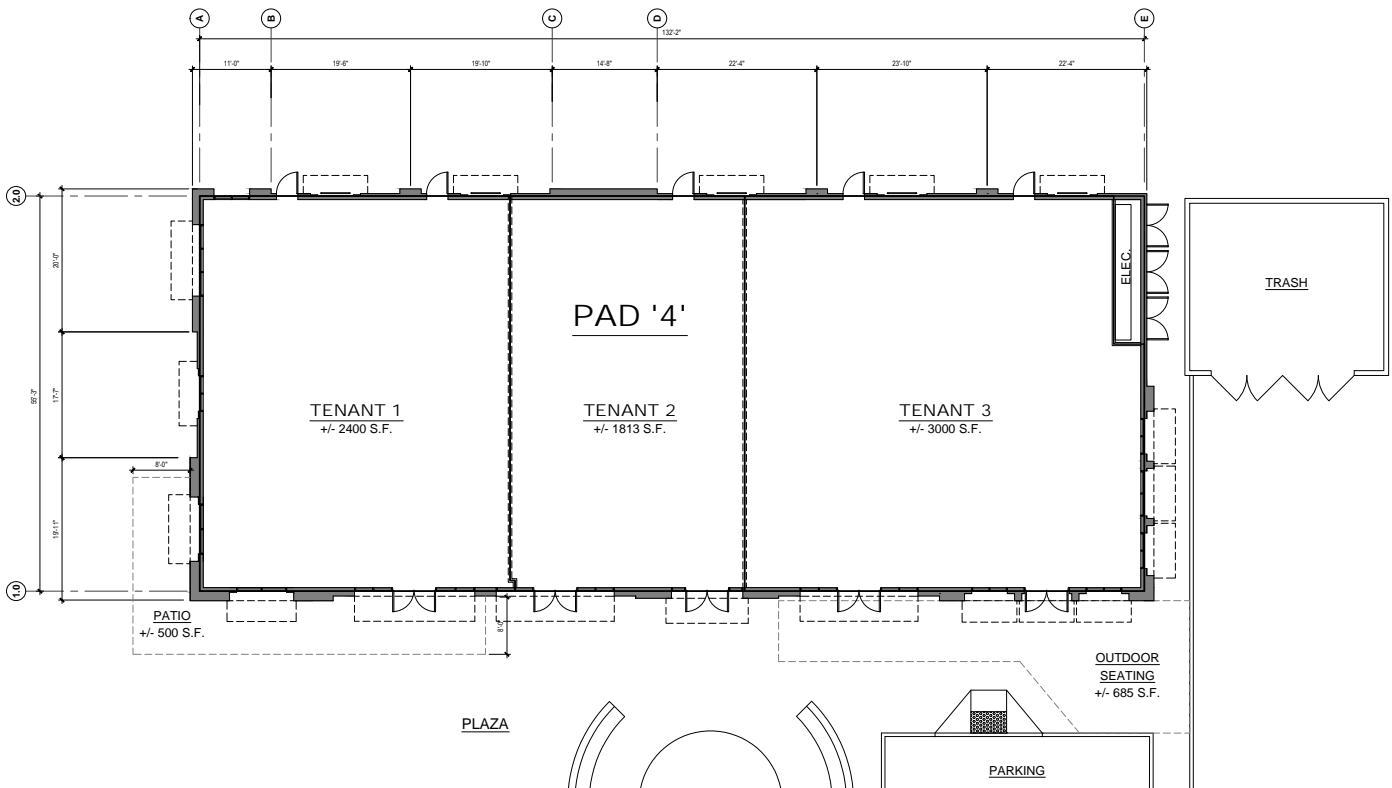
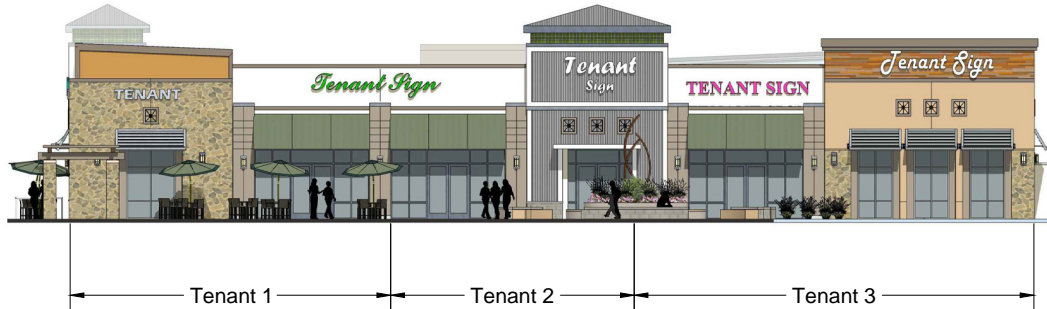
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Expanded Demographic Profile

ESTIMATED 2018 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Newport Rd & Haun Rd, Menifee, California, 92584

POPULATION

| | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| Total Population | 10,163 | 70,381 | 125,931 |
| Projected Population (2022) | 10,903 | 78,045 | 139,231 |

HOUSING

| | | | |
|-----------------------------------|-------|--------|--------|
| Total Households | 3,893 | 24,770 | 41,986 |
| Projected Total Households (2022) | 4,141 | 27,133 | 45,899 |

INCOME

| | | | |
|---------------------------|----------|----------|----------|
| Median Household Income | \$59,539 | \$61,931 | \$65,656 |
| Average Household Income | \$70,870 | \$80,925 | \$84,458 |
| Per Capita Income | \$26,070 | \$28,257 | \$28,184 |
| Median Disposable Income | \$50,229 | \$51,538 | \$53,635 |
| Average Disposable Income | \$57,832 | \$63,161 | \$65,610 |

DAYTIME DEMOS

| | | | |
|------------------------------|--------|--------|--------|
| Total Daytime Population | 11,416 | 53,260 | 92,773 |
| Daytime Population Workers | 5,365 | 11,748 | 19,366 |
| Daytime Population Residents | 6,051 | 41,512 | 73,407 |

RACE & ETHNICITY

| | | | |
|--|---------------------|----------------------|----------------------|
| White | 7,446 73.27% | 47,575 67.60% | 84,476 67.08% |
| Black or African American | 506 4.98% | 4,316 6.13% | 6,945 5.51% |
| American Indian & Alaska Native Population | 53 0.52% | 561 0.80% | 1,030 0.82% |
| Asian Population | 465 4.58% | 4,538 6.45% | 7,556 6.00% |
| Pacific Islander Population | 31 0.31% | 321 0.46% | 535 0.42% |
| Other Race Population | 1,089 10.72% | 8,943 12.71% | 18,228 14.47% |
| Population of Two or More Races | 573 5.64% | 4,126 5.86% | 7,161 5.69% |
| Hispanic Population | 3,242 31.90% | 24,422 34.70% | 46,976 37.30% |
| Non-Hispanic Population | 6,921 68.10% | 45,959 65.30% | 78,955 62.70% |

EDUCATION

| | | | |
|------------------------------|-------------------|---------------------|----------------------|
| Bachelor's Degree | 921 12.80% | 6,316 13.04% | 11,397 13.47% |
| Graduate/Professional Degree | 428 5.95% | 3,682 7.60% | 6,116 7.23% |

AGE

| | | | |
|------------|------|------|------|
| Median Age | 41.6 | 39.0 | 37.2 |
|------------|------|------|------|