

# SHOPS AT SCOTT ROAD

## RETAIL SHOP SPACE FOR LEASE

27701 SCOTT ROAD | MENIFEE, CA

**JOIN:**



**HIGHLIGHTS:**

- Shop Space Available For Lease from ±1,289 - ±2,836 SF
- Jr Anchor Space Available up to ±15,025 SF
- Directly Across the Street from a Proposed Super Walmart that is projected for completion by 3rd Quarter 2018
- 528,000 SF Master Planned Retail Development Directly Across The Street
- Drive-Thru Pad Available
- Excellent I-215 Visibility & Easy Access On and Off Freeway
- Future Plans to Expand/Widen Scott Road planned to begin Q1 2018
- 118 commercial/retail/residential projects are in various stages of development in Menifee.



**TRAFFIC COUNTS**

**93,000 CPD**

On the I-215 Freeway at Scott Rd\*

\*Source: Regis

**17,000 CPD**

Scott Rd at Zeiders Rd\*

\*Source: Regis

**DEMOGRAPHICS**

	1 mile	3 mile	5 mile
Average Income	\$95,667	\$91,636	\$79,977
Population	2,595	36,877	140,676
Daytime Population	660	5,287	22,487

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BUILDING D		
TENANT	SUITE	SIZE
BEFORE N AFTER	101	2,115 SF
<b>AVAILABLE</b>	<b>102</b>	<b>2,788 SF</b>
TARBELL, REALTORS	103	3,132 SF
<b>AVAILABLE</b>	<b>104</b>	<b>2,810 SF</b>
<b>AVAILABLE</b>	<b>105</b>	<b>2,836 SF</b>
THERAPY PROS	106	1,470 SF
POWERS DENTISTRY	107	1,601 SF
<b>AVAILABLE</b>	<b>108</b>	<b>2,308 SF</b>

BUILDING I		
TENANT	SUITE	SIZE
1ST CERTIFIED AUTO COLLISION	201	1,277 SF
VAPE SHOP	202	1,236 SF
MJ GRANITE & TILE	203	1,236 SF
<b>AVAILABLE</b>	<b>204</b>	<b>1,289 SF</b>
THE BREAKFAST HOUSE	205-206	3,400 SF
BUILDING J		
TENANT	SUITE	SIZE
LA BELLA VITA SALON	301	2,447 SF
<b>AVAILABLE</b>	<b>302</b>	<b>1,369 SF</b>
LUCKY STAR NAIL AND SPA	303	1,241 SF
BARBERSHOP	304	1,369 SF
MARCOS PIZZA	305	1,536 SF

REV 02/21/19



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