

ONLY ONE SPACE LEFT · 21,420 SF · BUILD-TO-SUIT · DIVISIBLE

Under Construction | Barons Market Anchored Center

MENIFEE LAKES PLAZA

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

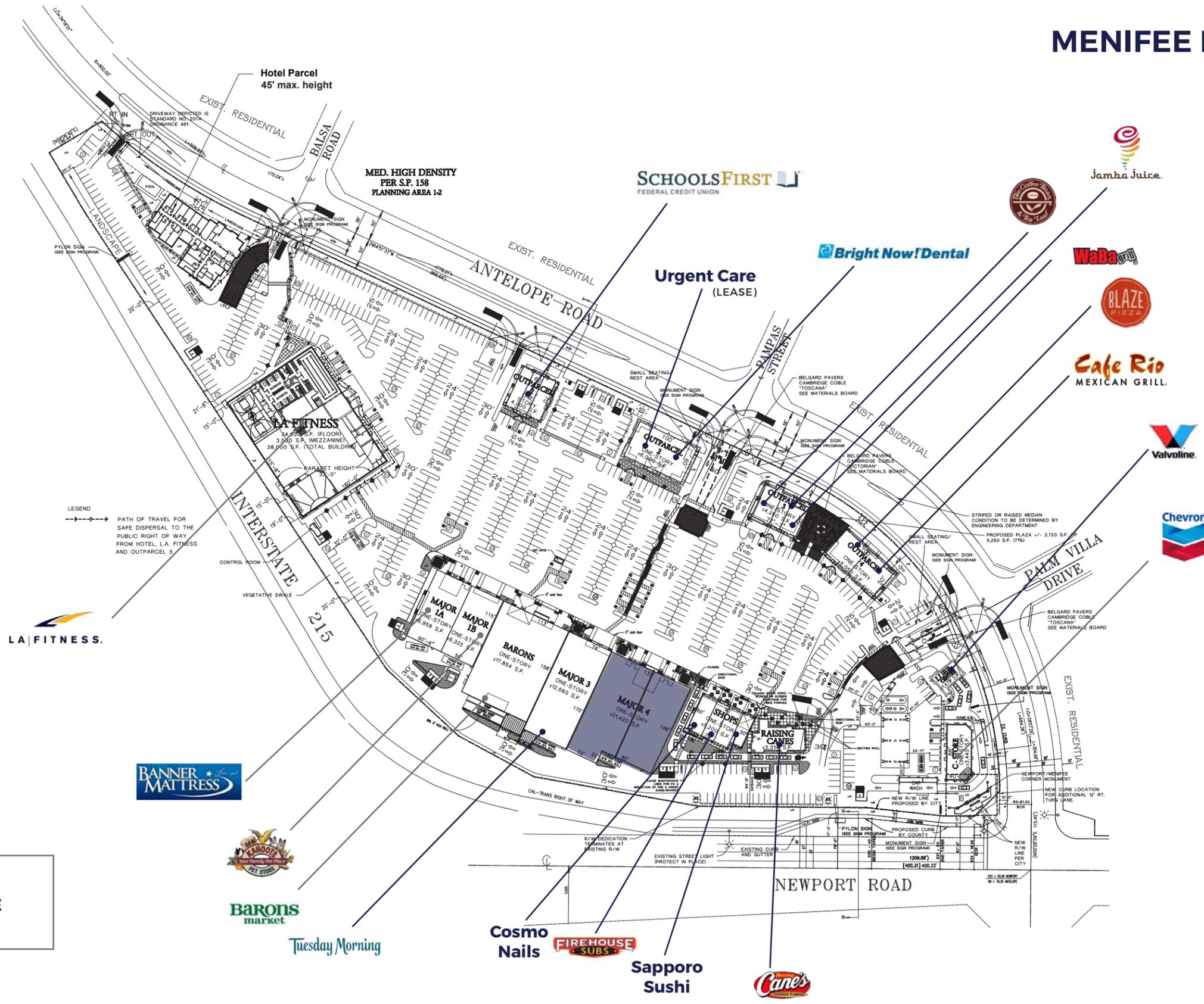


Features

- Join Barons Market, LA Fitness, Raising Cane's, Cafe Rio, Jamba Juice, and more, in this 16-acre freeway-visible site
- 150,000 SF Power Center under construction
- Divisible for up to two tenants
- 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



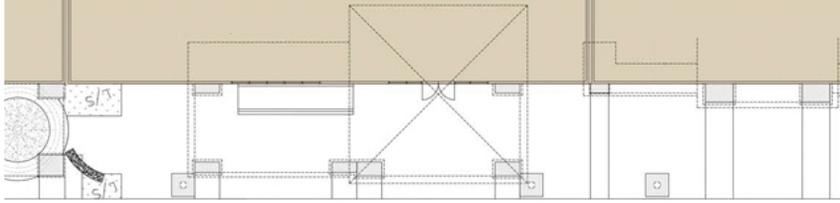
MENIFEE LAKES PLAZA



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. S:\Files\CData\Marketing Brochures\Menifee\Menifee Lakes Plaza\Menifee Lakes Merch Plan.pdf

MENIFEE LAKES PLAZA

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



North Elevation



South Elevation



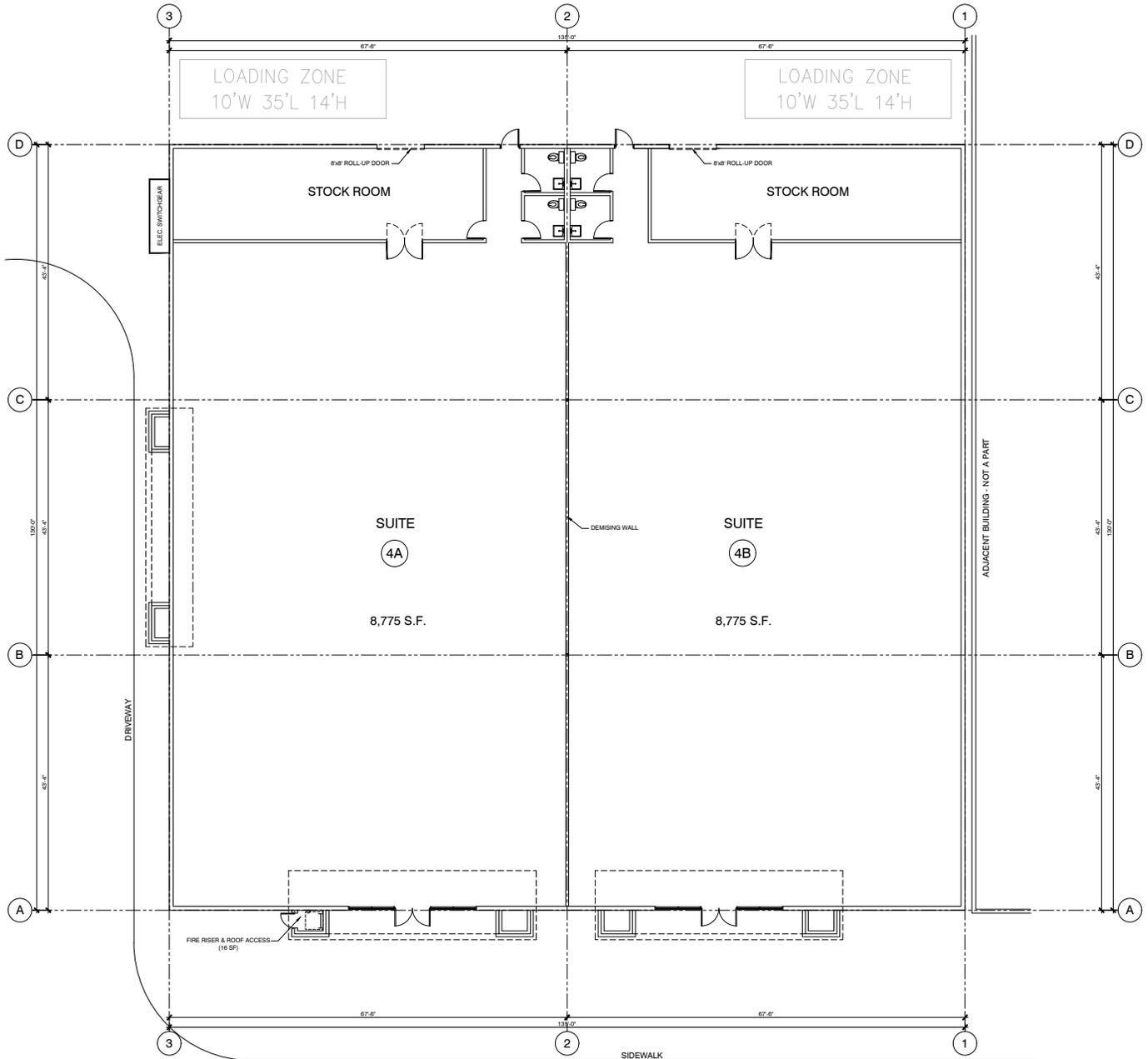
West Elevation

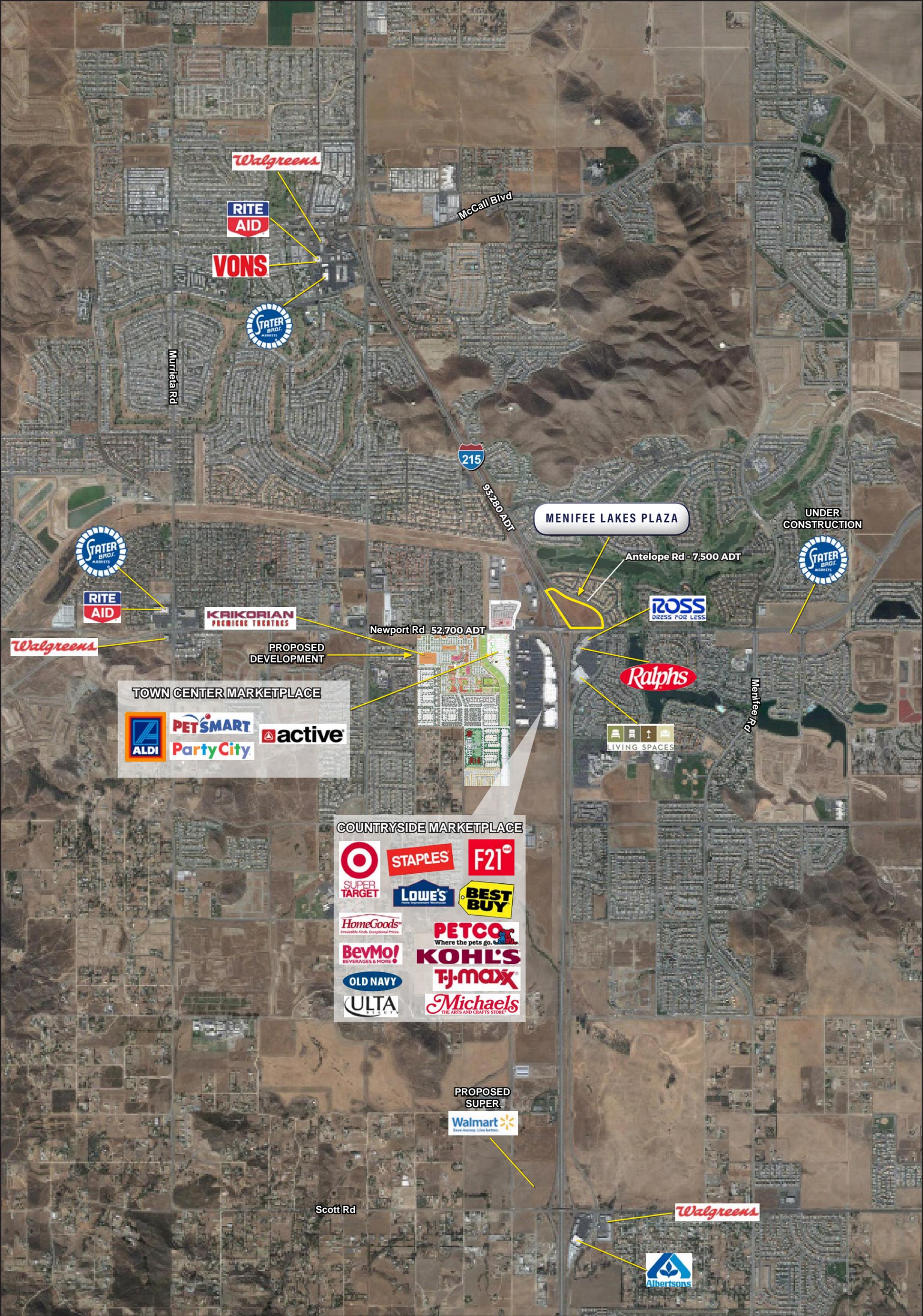


East Elevation

MENIFEE LAKES PLAZA

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





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

MENIFEE LAKES PLAZA

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



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
------------	-------	--------	--------

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
------------------------------	----------	----------	----------

\$\$ OTHER INCOME

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

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
------------	-----------	-----------	-----------

HOUSING

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