

NEWPORT CROSSING

RETAIL SHOP SPACE AVAILABLE FOR LEASE

26025-26045 NEWPORT ROAD - MENIFEE, CA



SHOPPING CENTER HIGHLIGHTS:

- **JOIN:** IHOP, Jack in the Box, Chevron, Verizon Wireless, UPS, Great Clips and Submarina.
- ±1,506 sq. ft. Retail Space Available
- Excellent retail center with diverse mix of National, Regional and local Tenants.
- Tremendous location offering great exposure with over 69,000 cars per day at this intersection.
- Convenient ingress/egress and easy access to I-215, I-15 and Hwy 74.
- Ideal for restaurants, coffee / juice store, pet store, hair salon, day spa, florist, gift shop and other general retail or services.
- Medical Uses can be Accommodated
- Over 25,000 housing units proposed within the Menifee trade area.
- **Now Open:** The Pilates Co. and Army Recruitment Center, Dentist (Coming Soon)

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$72,498	\$2,435	\$84,542
Population	11,696	72,766	135,730

TRAFFIC COUNTS

37,000 CPD

at Newport Rd at Murrieta Rd

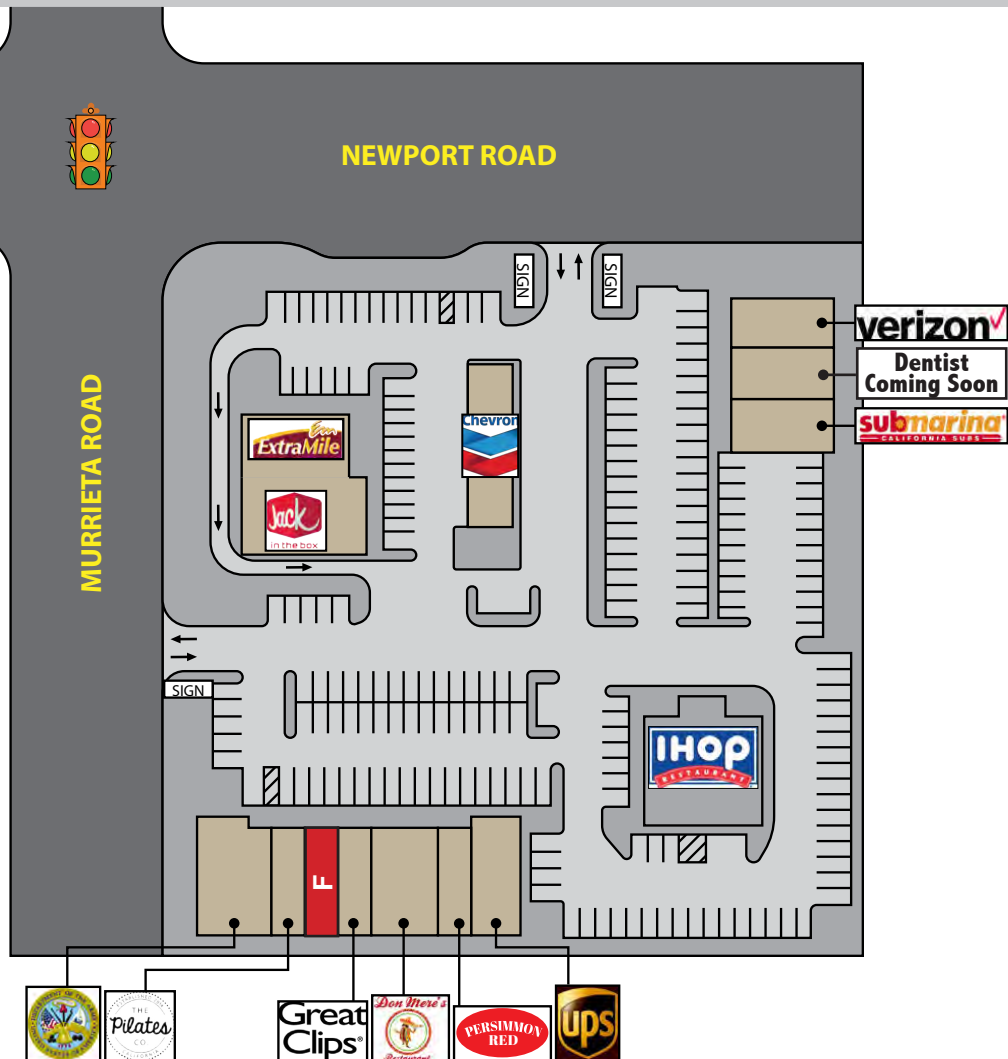
*Source: County of Riverside



NEWPORT CROSSING

RETAIL SHOP SPACE AVAILABLE FOR LEASE

26025-26045 NEWPORT ROAD - MENIFEE, CA



26025 Newport Rd	
F	±1,506 sq. ft.
26045 Newport Rd	
Fully Leased	

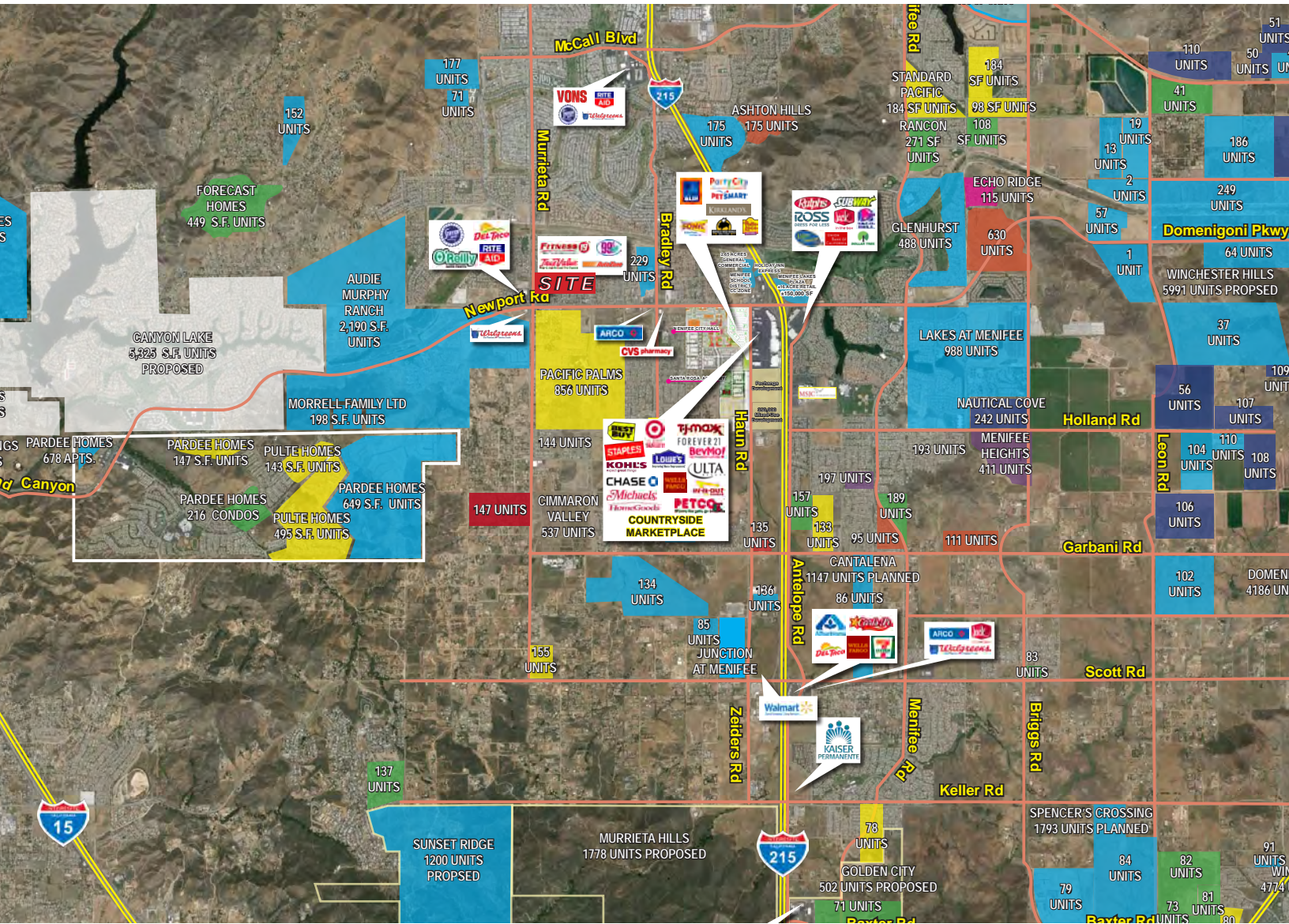
Rev. 02/08/19



NEWPORT CROSSING

RETAIL SHOP SPACE AVAILABLE FOR LEASE

26025-26045 NEWPORT ROAD - MENIFEE, CA



NEWPORT CROSSING

RETAIL SHOP SPACE AVAILABLE FOR LEASE

26025-26045 NEWPORT ROAD - MENIFEE, CA

RS1

26025 Newport Rd Menifee, CA 92584		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	11,696	72,766	135,730
	2023 Projected Population	12,453	78,134	145,808
	2010 Census Population	8,424	59,472	112,223
	2000 Census Population	5,059	38,479	58,906
	Projected Annual Growth 2018 to 2023	1.3%	1.5%	1.5%
	Historical Annual Growth 2000 to 2018	7.3%	5.0%	7.2%
	2018 Median Age	33.8	40.7	37.9
HOUSEHOLDS	2018 Estimated Households	3,563	26,965	46,083
	2023 Projected Households	3,686	28,144	48,066
	2010 Census Households	2,525	22,374	38,341
	2000 Census Households	1,602	15,759	22,888
	Projected Annual Growth 2018 to 2023	0.7%	0.9%	0.9%
	Historical Annual Growth 2000 to 2018	6.8%	4.0%	5.6%
RACE AND ETHNICITY	2018 Estimated White	67.0%	69.8%	66.7%
	2018 Estimated Black or African American	6.0%	6.3%	6.4%
	2018 Estimated Asian or Pacific Islander	7.8%	6.6%	7.3%
	2018 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.8%
	2018 Estimated Other Races	18.2%	16.5%	18.8%
	2018 Estimated Hispanic	40.7%	34.2%	36.5%
INCOME	2018 Estimated Average Household Income	\$72,498	\$72,435	\$84,542
	2018 Estimated Median Household Income	\$79,045	\$65,274	\$73,364
	2018 Estimated Per Capita Income	\$22,114	\$26,857	\$28,718
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.8%	4.8%	5.4%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.2%	6.4%	6.9%
	2018 Estimated High School Graduate	32.0%	28.6%	27.1%
	2018 Estimated Some College	25.3%	30.0%	29.6%
	2018 Estimated Associates Degree Only	9.9%	10.8%	10.2%
	2018 Estimated Bachelors Degree Only	15.6%	12.5%	13.9%
	2018 Estimated Graduate Degree	7.2%	6.8%	6.9%
BUSINESS	2018 Estimated Total Businesses	151	1,195	2,098
	2018 Estimated Total Employees	1,075	9,224	15,824
	2018 Estimated Employee Population per Business	7.1	7.7	7.5
	2018 Estimated Residential Population per Business	77.7	60.9	64.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.