



HIGHLIGHTS:

- Now Pre-Leasing Anchor & Pads
- Strategically Positioned at the Heart of Menifee With Nearly 19,000 New Residential Units in Various Stages of Development & Planning Based on 8 Specific Plans and 65 Tract Maps
- Strong Traffic Counts with Over 23,000 Cars Per Day That Are Anticipated to Increase Dramatically
- Ideal For Grocery, Drug, Fast Food, Bank, Auto, Daycare, Fitness & Many Other Retail Uses

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Another Quality Development By:





Property Location:

The property is strategically positioned in the City of Menifee, County of Riverside, California approximately 2 miles east of Interstate 215. Located at the northwest key intersection of Menifee Road and McCall Boulevard, the site is also bound by Junipero Road to the west. Surrounded by recently developed and newly planned residential housing projects such as the Heritage Lake Master Plan, Eldorado (Lenar Community), DR Horton Community & McCall Mesa TTM, the Heritage Square commercial development will fill a substantial retail need in the area.

Property Address NWC Menifee Rd & McCall Blvd - Menifee, CA
APN 333-070-009, 333-070-044 & 333-070-052
Lot SF Approximately 15.57 acres
Zoning C-P-S (Scenic Highway Commercial)
General Plan CR (Commercial Retail)



DEMOGRAPHICS

DESCRIPTION	1 MILE	3 MILE	5 MILE
Population	5,543	47,491	100,729
Total Households	1,623	18,228	34,870
Median HH Income	\$116,225	\$64,279	\$70,545
Daytime Population	840	8,585	12,418

TRAFFIC COUNTS

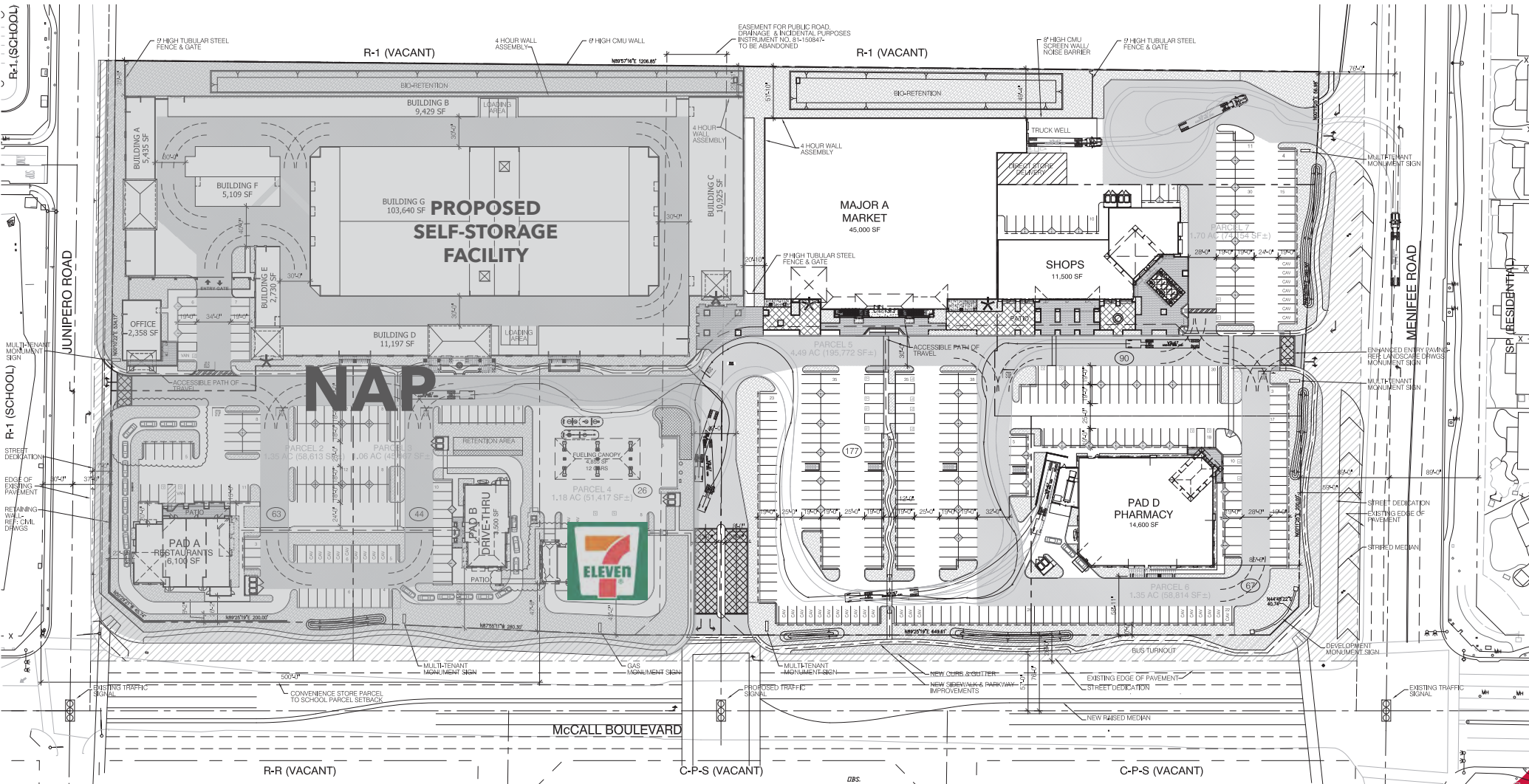
±13,000 CPD **±10,000 CPD**
AT MCCALL ROAD **AT MENIFEE ROAD**



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Conceptual Site Plan



NOW PRE-LEASING

MCCALL SQUARE

NWC MENIFEE ROAD & MCCALL BLVD. | MENIFEE, CA

Conceptual Elevations



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Derrigo Study of Menifee

