

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 15,000-18,000 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 (under construction - proposed opening 1st quarter 2021)

Tenants in the Immediate Trade Area:



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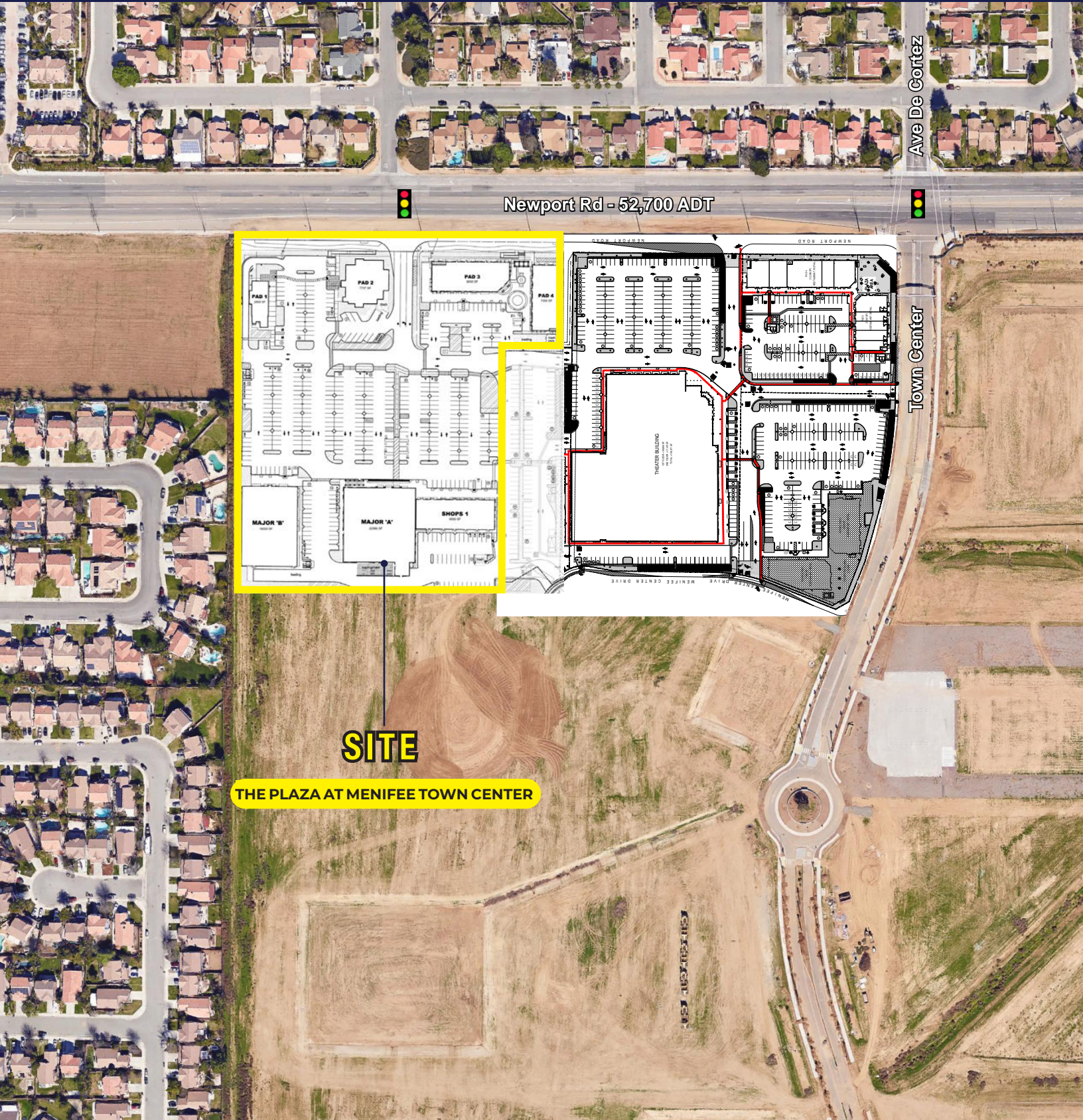
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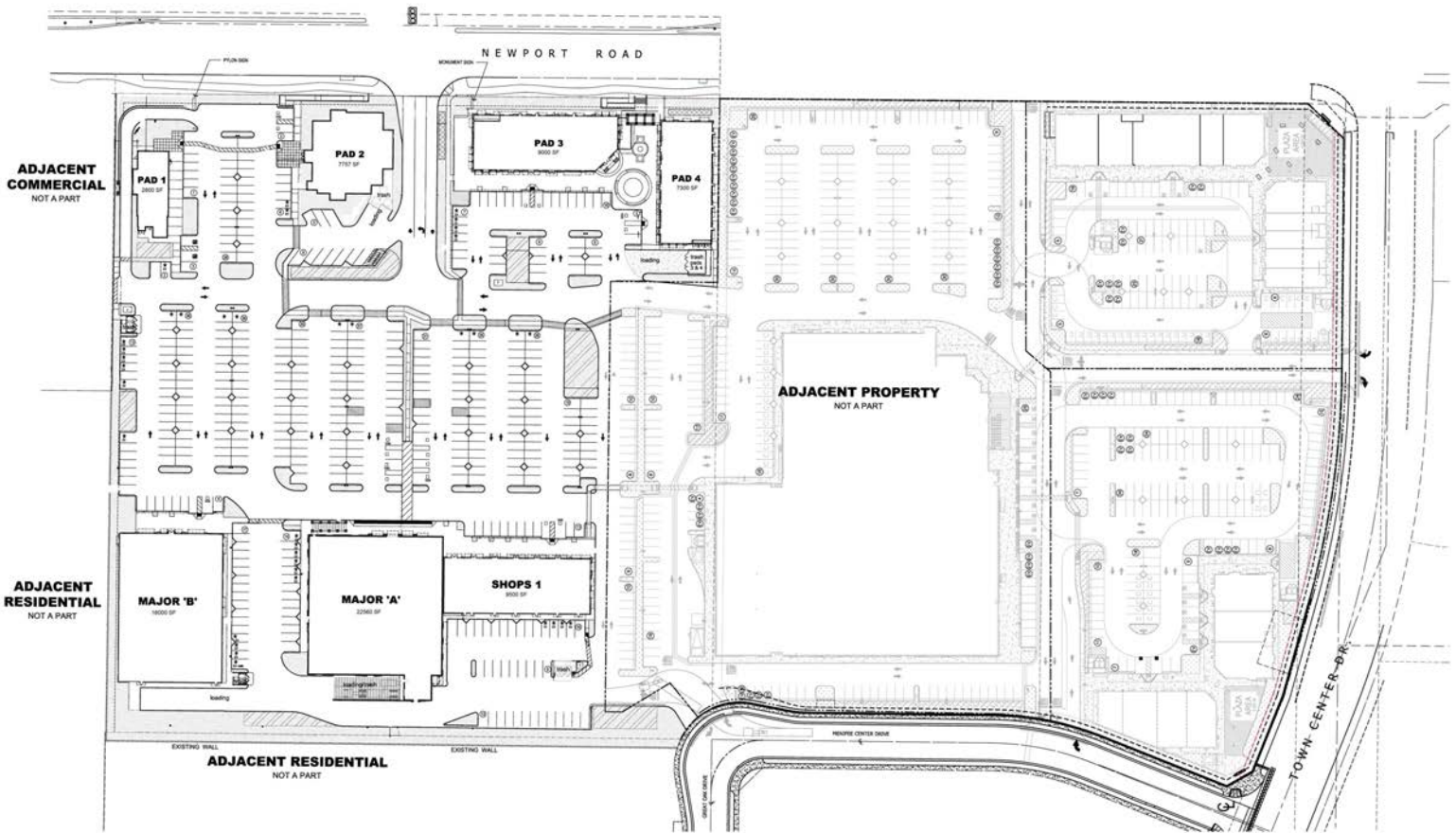
SITE

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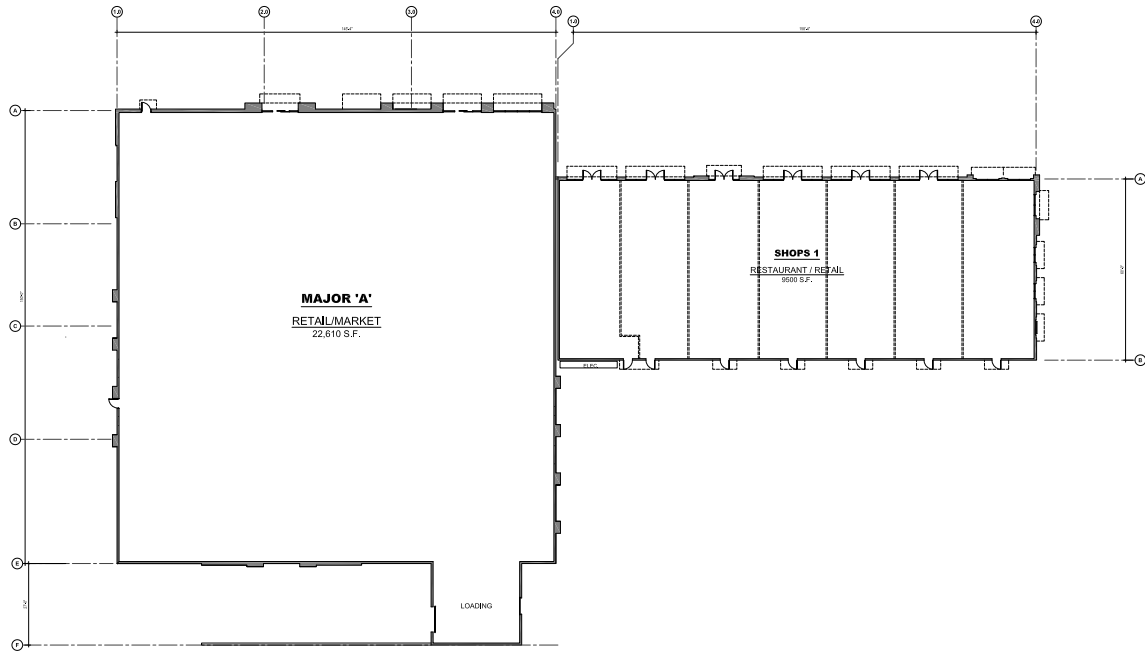
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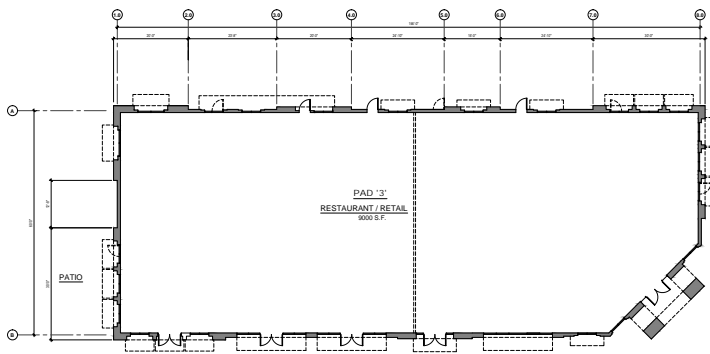


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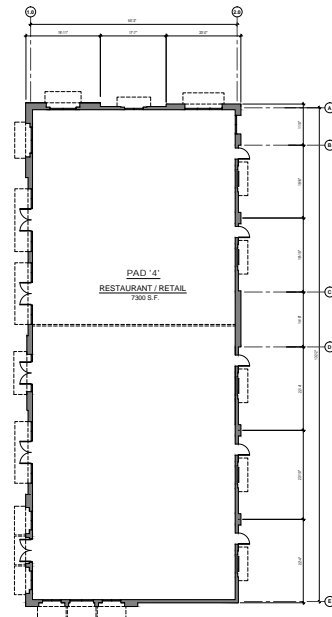
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**MAJOR 'A' & SHOPS 1
FLOOR PLANS**



PLAZA



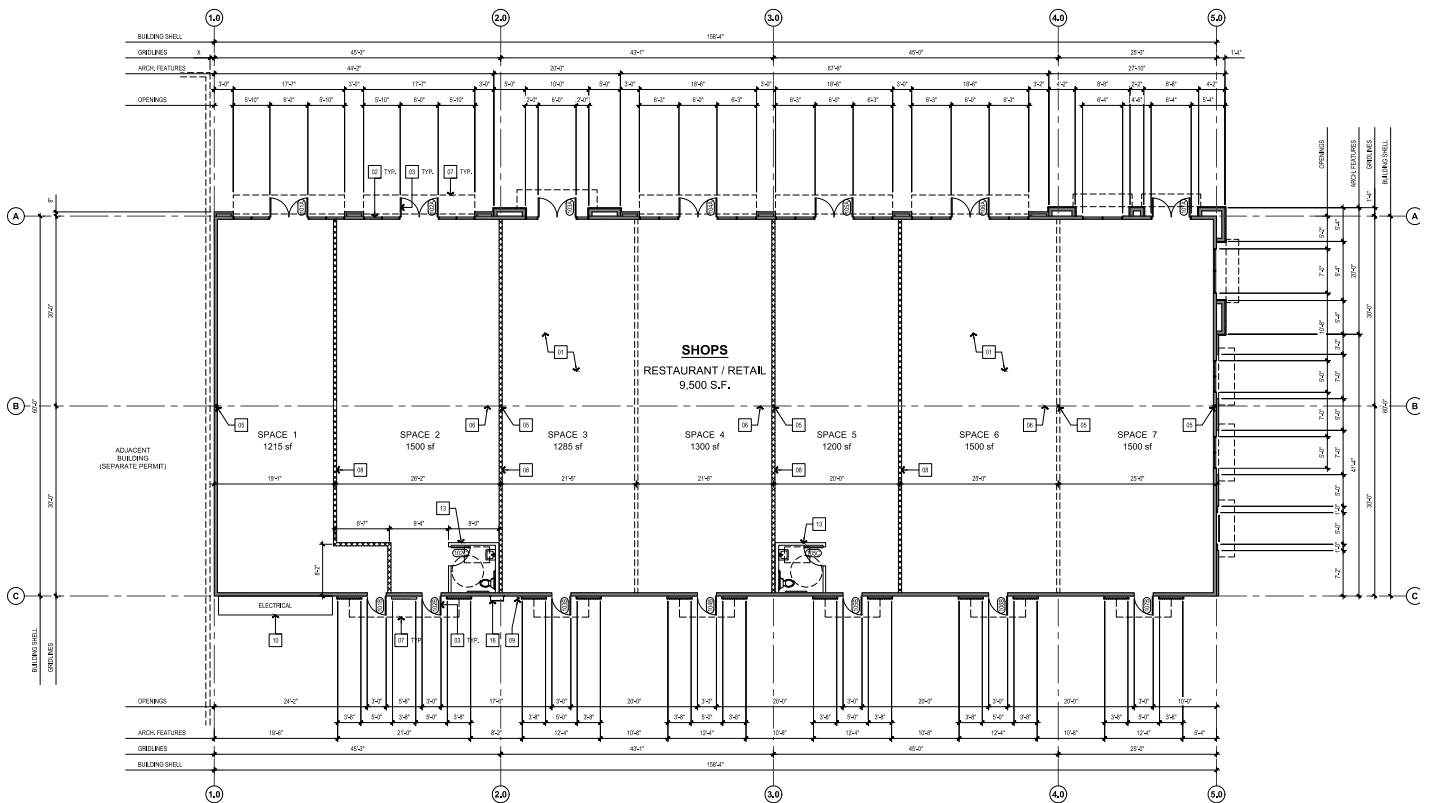
**PADS 3 & 4
FLOOR PLANS**



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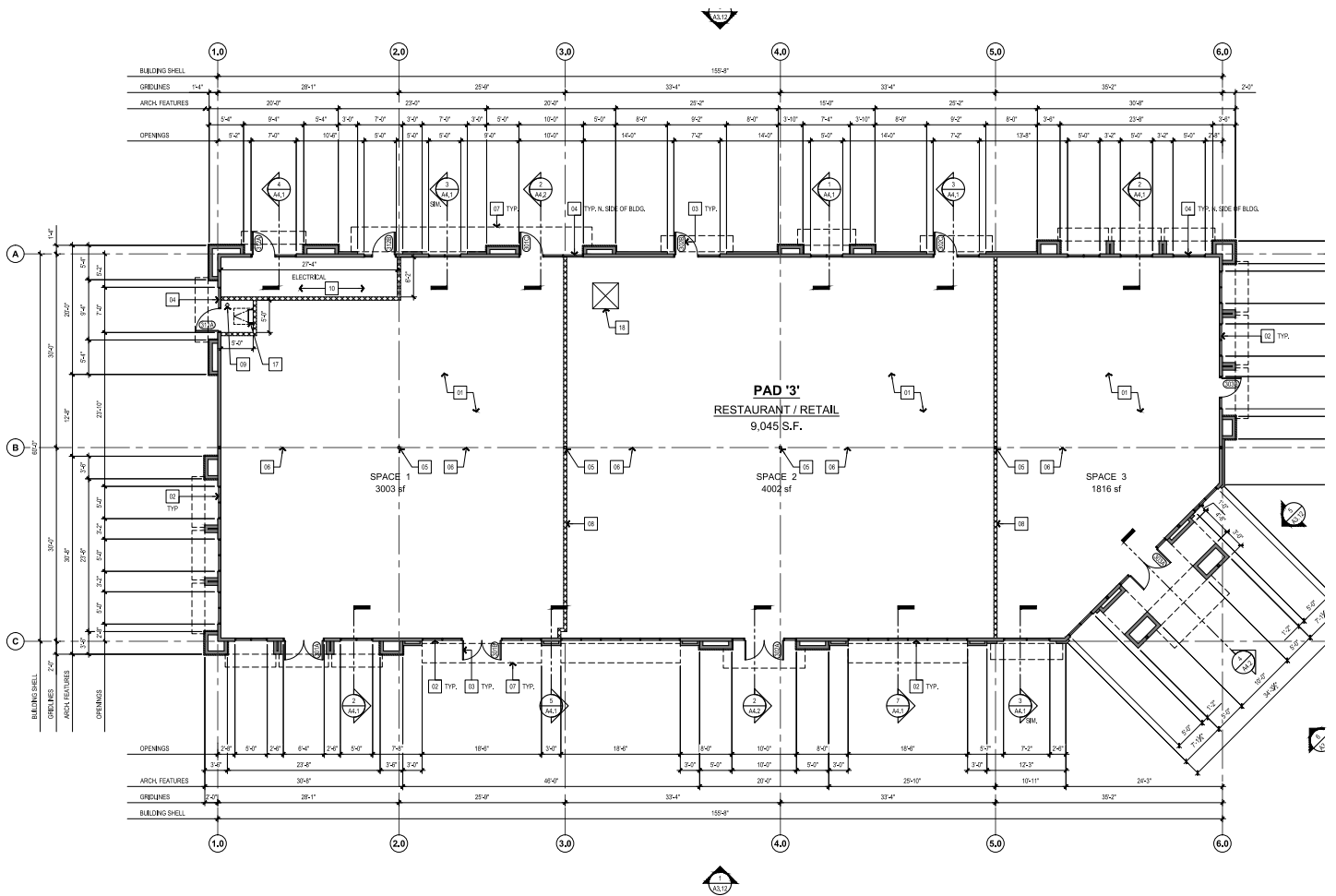
SHOPS FLOOR PLAN



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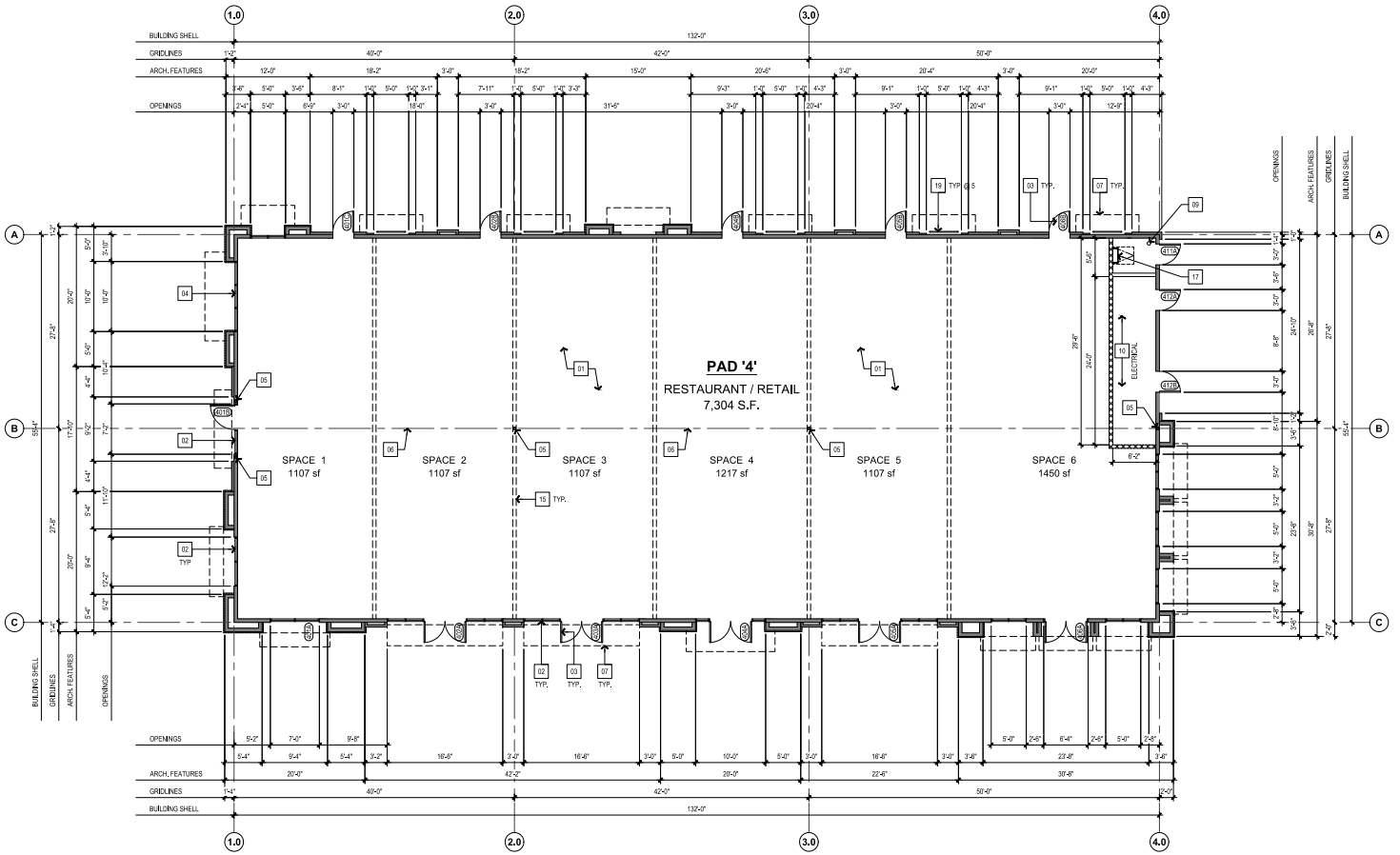
PAD 3 FLOOR PLAN



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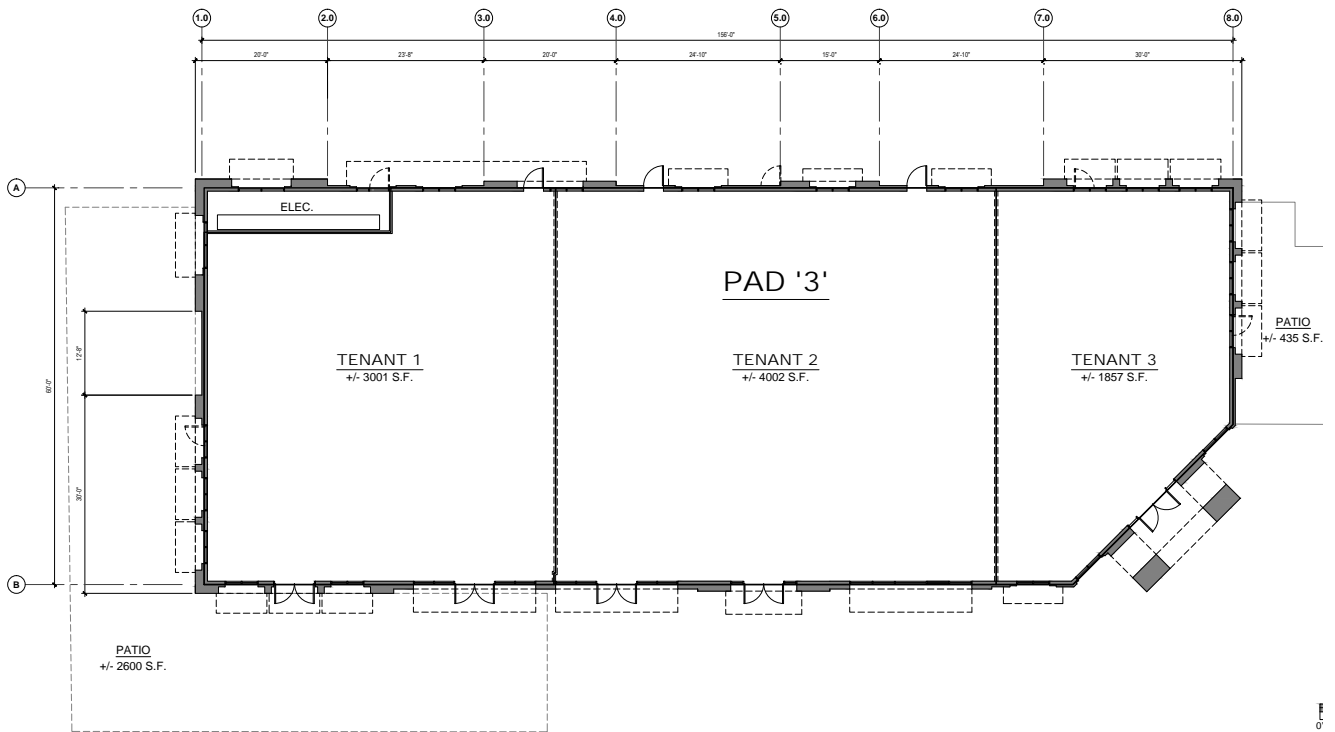
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PAD 4 FLOOR PLAN



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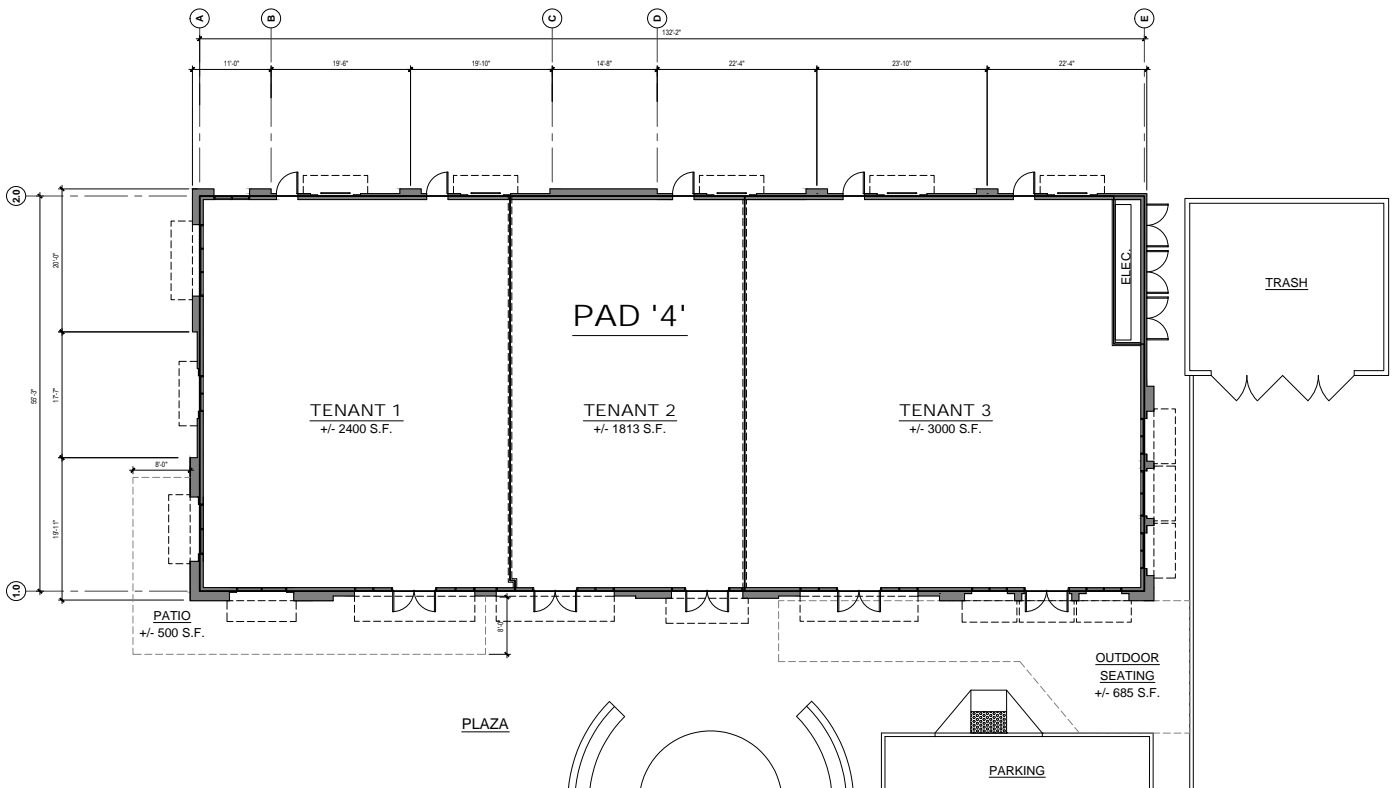
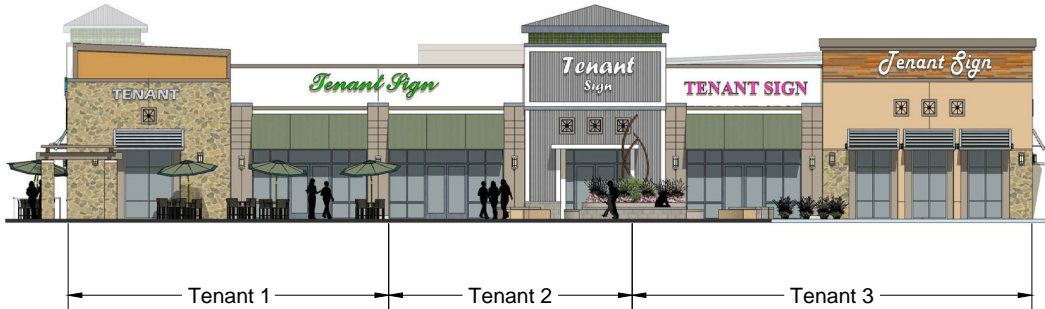
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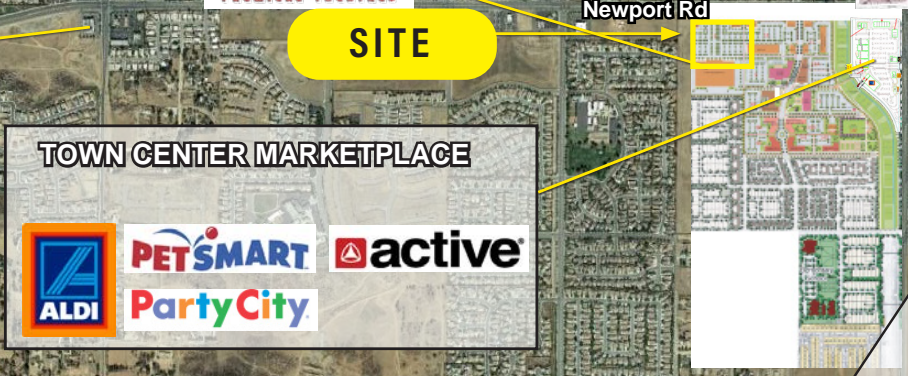




TOWN CENTER MARKETPLACE

COUNTRYSIDE MARKETPLACE

MENIFEE LAKES PLAZA



SITE

PROPOSED SUPER

WWW.RETAILINSITE.NET 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/_Master Aerials/Menifee2_revised.pdf

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
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