

# FREESTANDING RETAIL SUITE FOR LEASE TOWN CENTER MARKETPLACE

30143 HAUN ROAD | MENIFEE, CA



JOIN:



## HIGHLIGHTS:

- ±2,164 SF (Formerly a Bakery) Available for Lease
- Across the street from Countryside Marketplace, a 735,000 SF Power Center anchored by Super Target, Kohl's and Lowe'
- Most Dynamic Intersection in Menifee located at Newport Rd. and Haun Rd.
- Ideal for a restaurant, dessert store or other general retail and/or services.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Population:	10,813	64,419	123,169
Daytime Population:	3,978	9,481	14,798
Avg. Household Income:	\$78,692	\$71,830	\$75,731

Source: Regis Online

### TRAFFIC COUNTS

**31,000 CPD**

Newport Rd. @ Haun Rd.  
Source: Regis Online

**93,280 CPD**

I-215 Fwy @ Newport Rd.

**Ted Rivenbark**

trivenbark@leetemecula.com

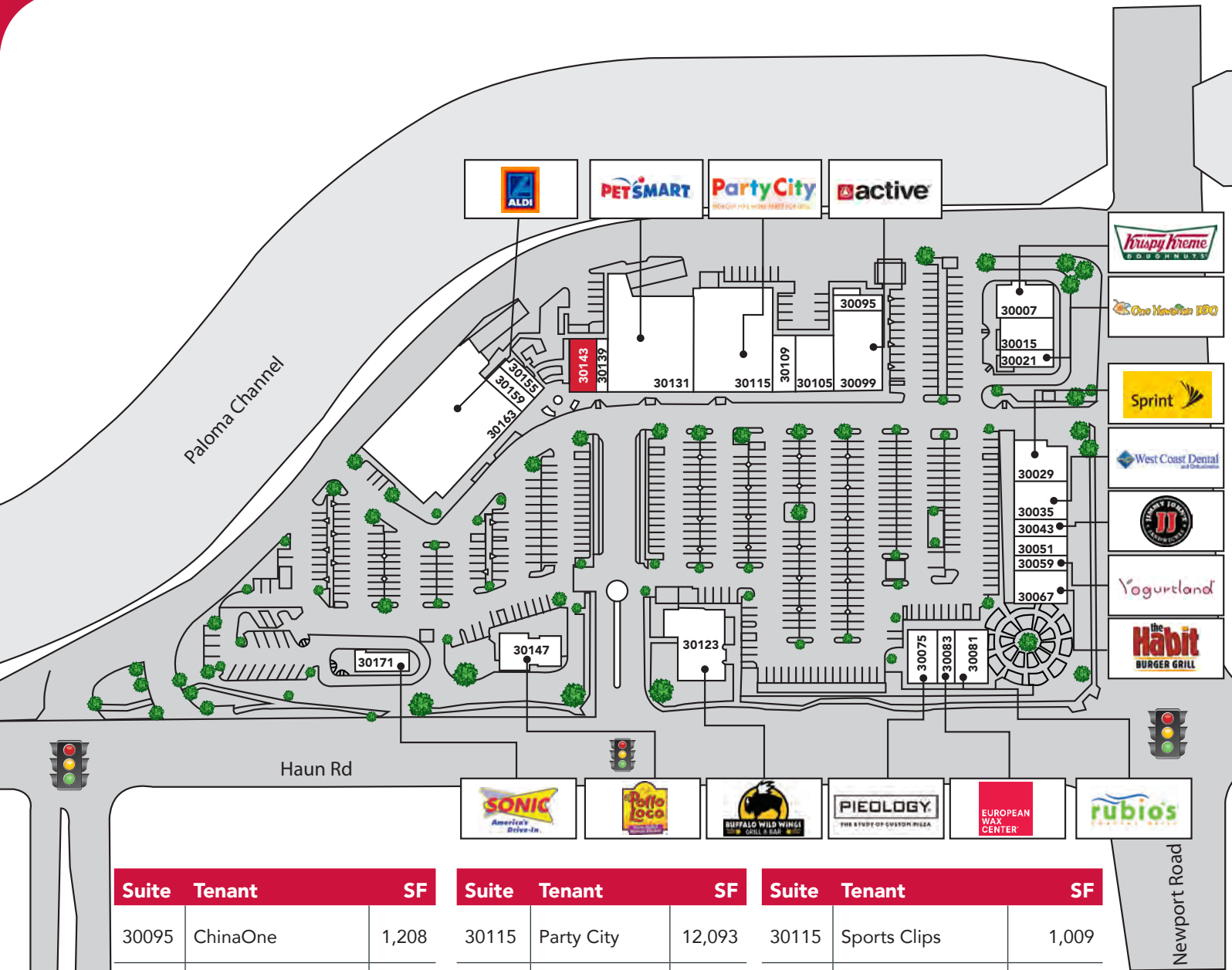
D 951.445.4512

Lic. #01247098

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
30095	ChinaOne	1,208	30115	Party City	12,093	30115	Sports Clips	1,009
30099	Active Ride Shop	5,870	30131	PetSmart	12,197	30159	Niki Nails	1,416
30105	America's Best Contacts & Eye	3,315	30139	Cremistry	1,051	<b>Total Existing Square Feet</b>		<b>42,020</b>
30109	Nutrishop	1,697	<b>30143</b>	<b>Available</b>	<b>2,164</b>			

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30413 Haun Rd		1 mi radius	3 mi radius	5 mi radius
Menifee, CA 92584				
POPULATION	2017 Estimated Population	10,813	64,419	123,169
	2022 Projected Population	11,534	69,004	131,955
	2010 Census Population	9,994	53,946	104,220
	2000 Census Population	6,129	29,297	53,575
	Projected Annual Growth 2017 to 2022	1.3%	1.4%	1.4%
	Historical Annual Growth 2000 to 2017	4.5%	7.1%	7.6%
	2017 Median Age	36.8	39.1	37.8
HOUSEHOLDS	2017 Estimated Households	3,731	22,794	41,861
	2022 Projected Households	3,898	23,991	44,022
	2010 Census Households	3,429	19,368	35,748
	2000 Census Households	2,058	12,103	21,077
	Projected Annual Growth 2017 to 2022	0.9%	1.1%	1.0%
	Historical Annual Growth 2000 to 2017	4.8%	5.2%	5.8%
RACE AND ETHNICITY	2017 Estimated White	70.8%	68.3%	67.4%
	2017 Estimated Black or African American	5.8%	6.7%	6.3%
	2017 Estimated Asian or Pacific Islander	5.5%	7.5%	7.1%
	2017 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.8%
	2017 Estimated Other Races	17.3%	16.6%	18.4%
	2017 Estimated Hispanic	34.6%	33.2%	35.4%
INCOME	2017 Estimated Average Household Income	\$78,692	\$71,830	\$75,731
	2017 Estimated Median Household Income	\$68,895	\$66,917	\$68,973
	2017 Estimated Per Capita Income	\$27,171	\$25,438	\$25,760
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	4.8%	4.6%	5.2%
	2017 Estimated Some High School (Grade Level 9 to 11)	6.5%	6.8%	7.5%
	2017 Estimated High School Graduate	26.3%	28.5%	27.4%
	2017 Estimated Some College	32.4%	31.1%	30.1%
	2017 Estimated Associates Degree Only	13.3%	10.2%	9.8%
	2017 Estimated Bachelors Degree Only	12.0%	12.3%	13.1%
	2017 Estimated Graduate Degree	4.7%	6.5%	6.8%
BUSINESS	2017 Estimated Total Businesses	453	1,227	2,019
	2017 Estimated Total Employees	3,978	9,481	14,798
	2017 Estimated Employee Population per Business	8.8	7.7	7.3
	2017 Estimated Residential Population per Business	23.9	52.5	61.0

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