

±1.51 Acres Available Next to Menifee Lakes Plaza

# LAND SALE

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



## Features

- Located at the on-off ramp to Interstate 215 at the NEC of Newport Road
- Great visibility to I-215
- Located immediately adjacent to the new, under-construction Menifee Lakes Plaza shopping center, which will be anchored by LA Fitness, Baron's Market, and many others
- Strong traffic counts on I-215 (32,717 ADT) and Newport Road (52,000 ADT)
- One of the best intersections on I-215

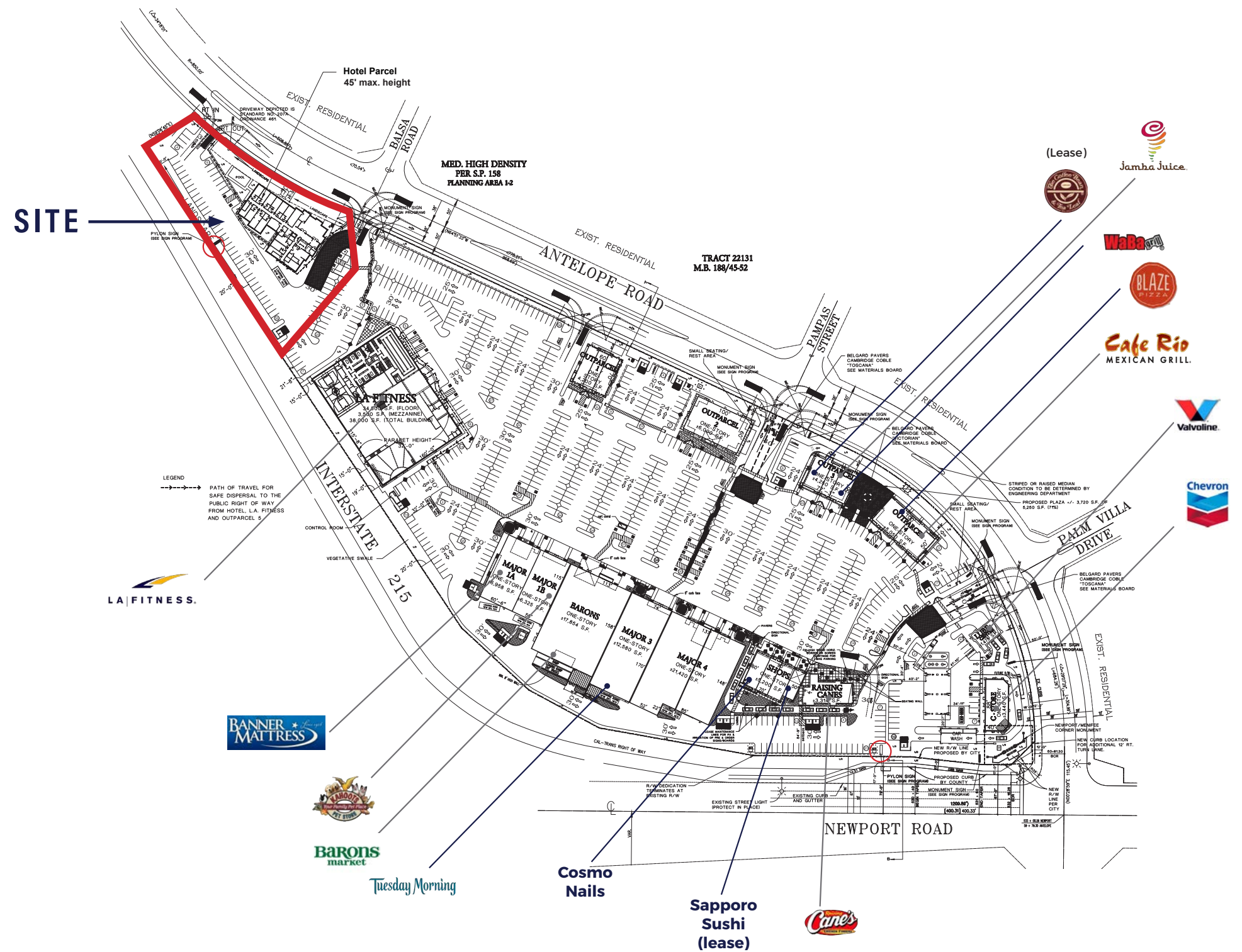
Join Area Tenants:

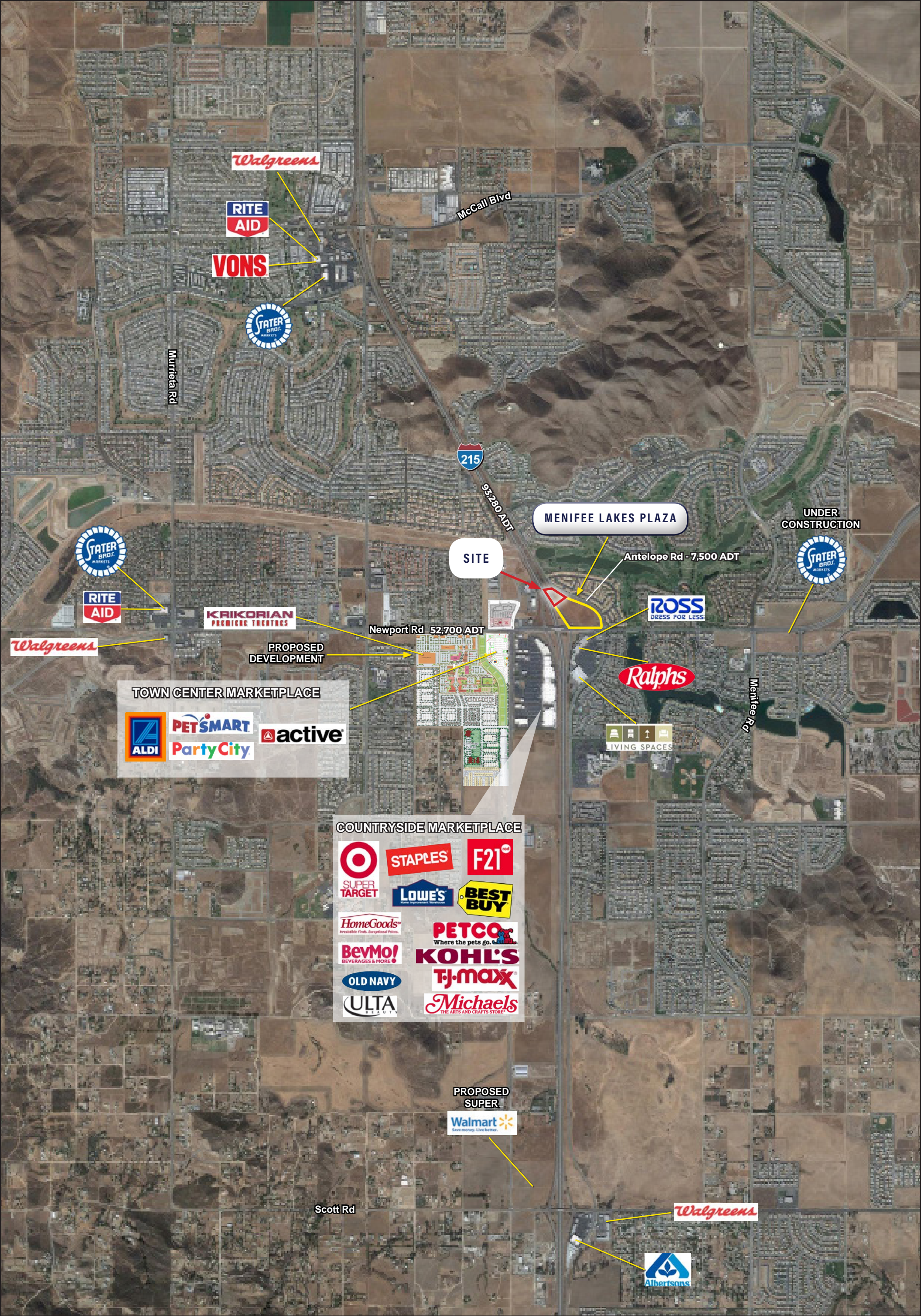


and more...

# Investment Summary

<b>PRICING</b>	Contact listing agent
<b>LAND SIZE</b>	1.51 acres (65,750 square feet)
<b>LOCATION</b>	NEQ of I-215 and north of Newport Road Menifee, Riverside County, California
<b>TAX PARCELS</b>	Portion of 340020042
<b>UTILITIES TO SITE</b>	Water, Electricity, Sewer
<b>TRAFFIC COUNTS</b>	80,000 South, 85,000 North (on I-215 at Newport Road) 37,167 cars per day Newport Road and Antelope Road
<b>VISIBILITY</b>	Great visibility to I-215





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

# 1.51 Acres Available Next to Menifee Lakes Plaza

## LAND SALE

Site Next to 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
---------------------	-------	--------	--------