



**COUNTRYSIDE  
MARKETPLACE**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**BRIAN BIELATOWICZ**

**951.445.4515**

[bbielatowicz@leetemecula.com](mailto:bbielatowicz@leetemecula.com)

CALBRE License #01269887

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Countryside Marketplace is the 2nd Largest Shopping Center in Southwest Riverside County With 721,804 Square Feet of High Volume National Tenants Boasting Countless Success Stories. Its Stunning Architecture & Award Winning Design Draws From an Expansive Trade Area That Reaches Throughout The Under Served Areas of South Riverside County including San Jacinto, Hemet, Perris, Lake Elsinore, Canyon Lake & Murrieta.

# PROPERTY HIGHLIGHTS

- 116,566 Proposed Residential Units in Different Stages of Development within the Centers Trade Area with Estimated Population of 562,934 People at Total Build Out
- +/-18,000 residential units in some phase of development in 9 approved specific plans and 62 tract maps within the City of Menifee boundaries alone.
- Median Household Income is approximately \$69,000 when the retirement population (16% respectively) is removed from the trade area average.
- ±1,320 SF - ±2,889 SF Shop Space Available For Lease
- ±1,320 SF can accommodate restaurant use
- Prominent Monument Signage Available
- Adjacent to the I-215 Freeway Offering Easy Access & Regional Convenience



REV. 01/11/18

DEMOGRAPHICS	3 mile	5 mile	7 mile	TRAFFIC COUNTS		
2017 Population	68,553	120,969	199,060	<b>93,280 CPD</b>	<b>31,000 CPD</b>	<b>8,265 CPD</b>
2022 Est. Population	73,059	128,878	211,974	I-215 Fwy @ Newport Rd:	Newport Rd @ Haun Rd:	Haun Rd @ Newport Rd:
Average HH Income	\$74,791	\$76,914	\$83,112	*Source: Regis Online		



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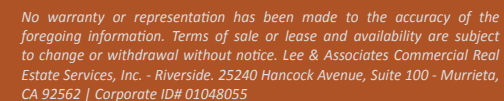
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Newport Rd & Haun Rd Menifee, CA 92584		3 mi radius	5 mi radius	7 mi radius
POPULATION	2017 Estimated Population	68,553	120,969	199,060
	2022 Projected Population	73,059	128,878	211,974
	2010 Census Population	57,549	103,629	170,242
	2000 Census Population	31,473	53,838	84,691
	Projected Annual Growth 2017 to 2022	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2017	6.9%	7.3%	7.9%
HOUSEHOLDS	2017 Median Age	39.2	37.7	36.3
	2017 Estimated Households	24,631	41,399	64,502
	2022 Projected Households	26,048	43,722	68,071
	2010 Census Households	20,906	35,526	55,235
	2000 Census Households	13,173	21,212	31,532
	Projected Annual Growth 2017 to 2022	1.2%	1.1%	1.1%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2017	5.1%	5.6%	6.2%
	2017 Estimated White	68.7%	67.4%	65.9%
	2017 Estimated Black or African American	6.5%	6.2%	6.1%
	2017 Estimated Asian or Pacific Islander	7.3%	7.0%	7.9%
	2017 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
	2017 Estimated Other Races	16.8%	18.6%	19.2%
INCOME	2017 Estimated Hispanic	33.3%	35.7%	36.4%
	2017 Estimated Average Household Income	\$74,791	\$76,914	\$83,112
	2017 Estimated Median Household Income	\$65,057	\$66,921	\$72,407
	2017 Estimated Per Capita Income	\$26,885	\$26,336	\$26,944
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	4.8%	5.4%	5.7%
	2017 Estimated Some High School (Grade Level 9 to 11)	7.0%	7.7%	7.7%
	2017 Estimated High School Graduate	29.0%	28.2%	27.1%
	2017 Estimated Some College	31.8%	30.6%	30.1%
	2017 Estimated Associates Degree Only	9.3%	9.2%	9.0%
	2017 Estimated Bachelors Degree Only	11.9%	12.3%	13.6%
	2017 Estimated Graduate Degree	6.3%	6.6%	6.8%
BUSINESS	2017 Estimated Total Businesses	1,175	2,017	2,868
	2017 Estimated Total Employees	9,211	14,783	21,446
	2017 Estimated Employee Population per Business	7.8	7.3	7.5
	2017 Estimated Residential Population per Business	58.3	60.0	69.4

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



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