



# MENIFEE TOWN CENTER

30123-30145 ANTELOPE RD | MENIFEE, CA



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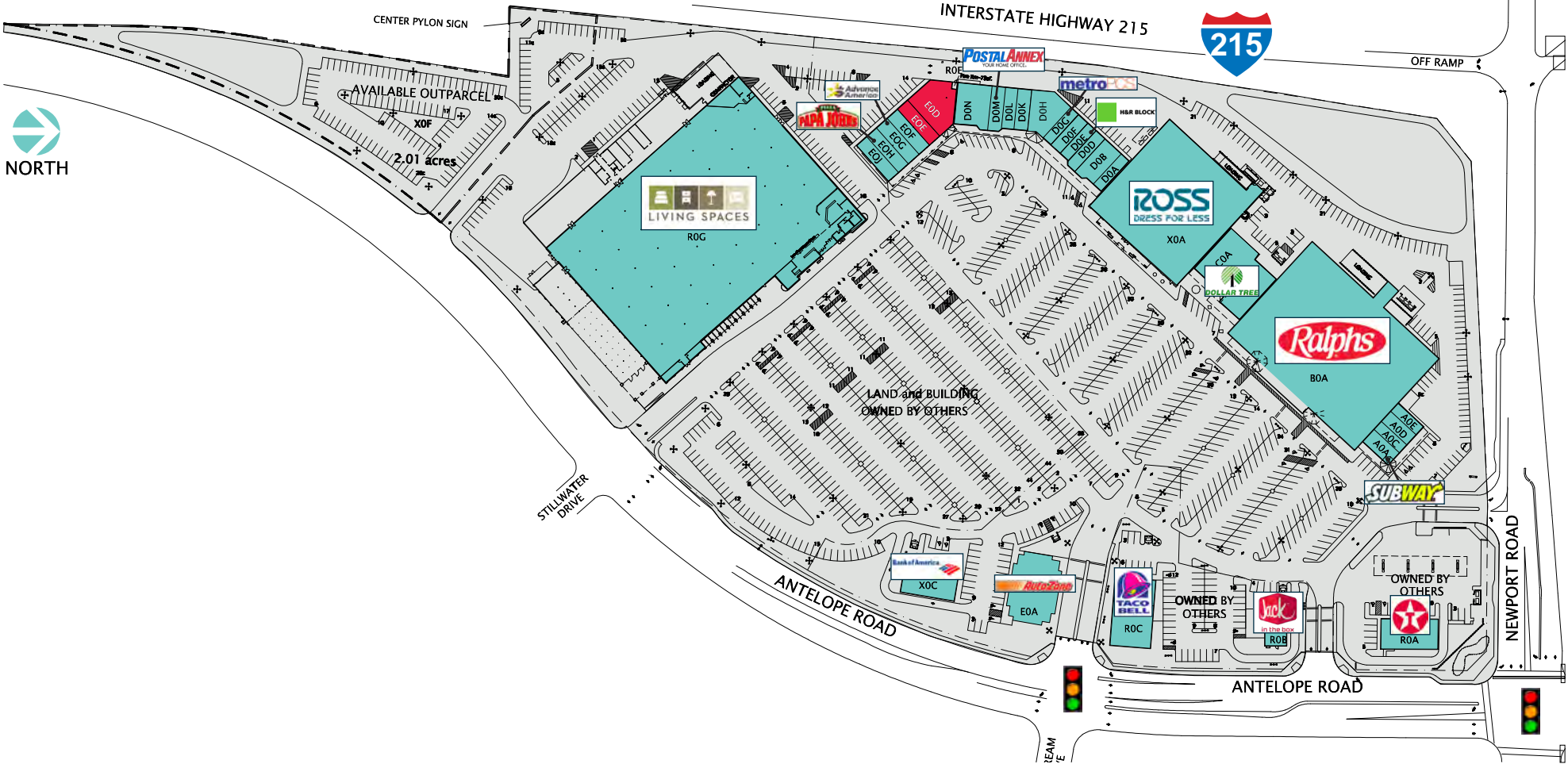
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.  
Lee & Associates Commercial Real Estate Services, Inc. - Riverside,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





SUITE	TENANT	SQ. FT.
AOA	Subway	1,200 SF
AOC	Sunny Nails	800 SF
AOD	Meniffee Barber Shop	1,000 SF
AOE	Magic Brow	750 SF
BOA	Ralphs	45,842 SF
COA	Dollar Tree	8,000 SF
DOA	Pet Parlor	960 SF
DOB	Pueblo Viejo Mexican Food	1,920 SF

SUITE	TENANT	SQ. FT.
DOD	Beauty Supply Store	1,080 SF
DOE	H&R Block	960 SF
DOF	Poke Port	1,080 SF
DOG	Metro PCS	960 SF
DOH	Optometrist	2,732 SF
DOE	H&R Block	960 SF
DOK	Cathay Chinese Food	1,200 SF
DOL	Meniffee Cleaners	1,086 SF

SUITE	TENANT	SQ. FT.
DOM	Postal Annex Plus	1,186 SF
DON	All Star Physical Therapy	2,996 SF
EOA	Auto Zone	5,400SF
<b>EOD</b>	<b>AVAILABLE</b>	<b>3,633 SF</b>
<b>EOE</b>	<b>AVAILABLE WITH 90 DAYS NOTICE</b>	<b>1,410 SF</b>
EOF	Almond Smoke Shop	1,400 SF
EOG	Advance America	1,407 SF
EOH	Papa John's Pizza	1,400 SF

SUITE	TENANT	SQ. FT.
EOJ	LLL Reptile	1,410 SF
ROD	Bank of America (Ground Lease)	4,500 SF
XOA	Ross Stores, Inc.	30,119 SF
ROA	Texaco	NAP
ROB	Jack In The Box	NAP
ROC	Taco Bell	NAP
ROG	Living Spaces	NAP

REV 1/23/2020

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JOIN:



## PROPERTY HIGHLIGHTS

- Primary Retail Corridor** – The Newport Rd. corridor serves as one of the primary retail arterials within the Menifee submarket and features over 1.2 million square feet of retail space, including national tenants Target, Lowe’s, Kohl’s, Best Buy, PetSmart, Petco, Party City, Staples, BevMo!, Sprout’s, Stater Bros., Aldi, Baron’s Market, CVS Pharmacy, and Walgreens.
- Rapidly Growing Residential Submarket** – Menifee is one of the fastest growing cities in Southern California; there are approximately 1,800 residential units currently under construction and another 4,300 units in various stages of planning in the city. The immediate trade area surrounding Menifee Town Center has approximately 10,873 residents and 66,281 residents within a one and three-mile radius, respectively.
- Freeway Frontage and Visibility** – The property benefits from over 500 feet of direct frontage along Interstate 215 and features large freeway-visible pylon signage; providing significant exposure and visibility for the tenant base to approximately 85,000 vehicles per day.
- Developing Trade Area** – Menifee is experiencing rapid growth, with an increase in population of 21% since 2010 and an anticipated increase in population of 7.6% projected over the next five years (three-mile radius).
- High Traffic Location** – Menifee Town Center benefits from excellent exposure to average daily traffic counts of approximately 61,000 vehicles at the intersection of Newport Rd. and Antelope Rd.
- Affluent Income Demographics** – The surrounding area has average household incomes of approximately \$81,242 and \$79,240 within a one and three-mile radius of the property, respectively.



DEMOGRAPHICS	3 mile	5 mile	7 mile
2019 Population	67,366	122,435	210,979
2024 Est. Population	71,947	130,891	225,226
Median HH Income	\$74,758	\$74,529	\$81,985
Daytime Population	32,677	57,252	90,138

TRAFFIC COUNTS	
<b>±85,001 CPD</b> I-215 Fwy @ Newport Rd:	<b>±61,000 CPD</b> Newport Rd and Antelope Rd:

\*Source: Regis Online (Report Generated Using Project address)

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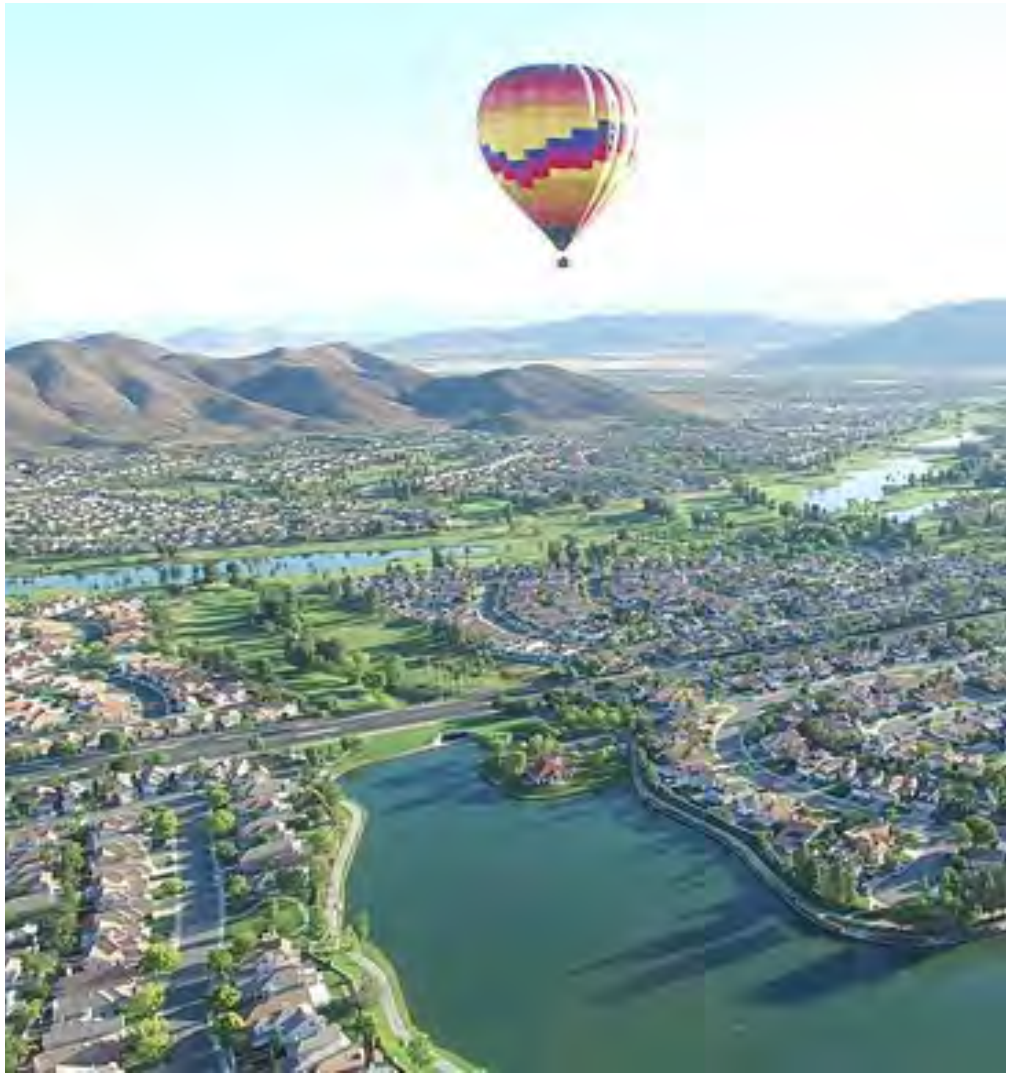


30123 Antelope Rd

Menifee, CA 92584

	3 mi radius	5 mi radius	7 mi radius	
<b>POPULATION</b>	2019 Estimated Population	66,281	120,718	208,910
	2024 Projected Population	71,190	129,797	224,398
	2010 Census Population	52,694	98,964	169,841
	2000 Census Population	28,001	52,309	82,435
	Projected Annual Growth 2019 to 2024	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2019	7.2%	6.9%	8.1%
	2019 Median Age	39.1	38.3	36.7
<b>HOUSEHOLDS</b>	2019 Estimated Households	23,361	41,418	67,591
	2024 Projected Households	24,398	43,271	70,517
	2010 Census Households	18,819	34,142	55,221
	2000 Census Households	11,536	20,752	30,895
	Projected Annual Growth 2019 to 2024	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2019	5.4%	5.2%	6.3%
	<b>RACE AND ETHNICITY</b>	2019 Estimated White	67.0%	66.1%
2019 Estimated Black or African American		6.8%	6.3%	6.3%
2019 Estimated Asian or Pacific Islander		7.7%	7.3%	8.2%
2019 Estimated American Indian or Native Alaskan		0.8%	0.8%	0.9%
2019 Estimated Other Races		17.7%	19.4%	19.7%
2019 Estimated Hispanic		35.6%	37.5%	37.4%
<b>INCOME</b>		2019 Estimated Average Household Income	\$79,240	\$81,242
	2019 Estimated Median Household Income	\$73,061	\$72,849	\$80,629
	2019 Estimated Per Capita Income	\$27,942	\$27,890	\$29,064
	<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	4.5%	5.0%
2019 Estimated Some High School (Grade Level 9 to 11)		6.3%	7.2%	6.8%
2019 Estimated High School Graduate		26.2%	27.1%	25.7%
2019 Estimated Some College		30.7%	29.2%	28.7%
2019 Estimated Associates Degree Only		10.4%	10.2%	10.1%
2019 Estimated Bachelors Degree Only		14.3%	14.2%	15.8%
2019 Estimated Graduate Degree		7.5%	7.1%	7.7%
<b>BUSINESS</b>	2019 Estimated Total Businesses	1,291	2,041	3,235
	2019 Estimated Total Employees	9,975	15,468	23,348
	2019 Estimated Employee Population per Business	7.7	7.6	7.2
	2019 Estimated Residential Population per Business	51.4	59.1	64.6

The 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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