

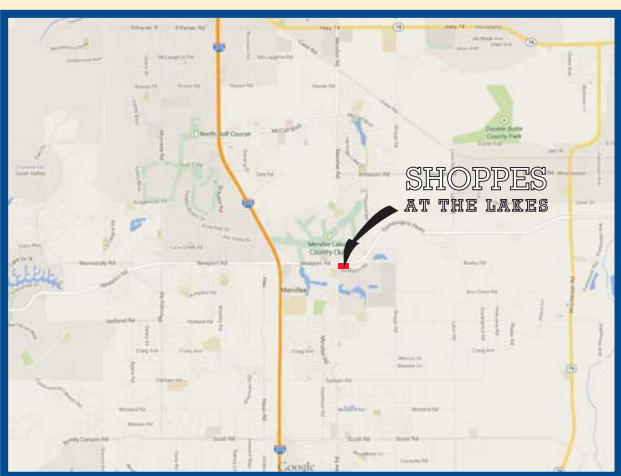


# NewMark Merrill COMPANIES

*When you love shopping centers it shows.*

# SHOPPES AT THE LAKES

LOCATED AT THE SOUTHEAST CORNER OF NEWPORT ROAD & MENIFEE ROAD, MENIFEE, CALIFORNIA



**Project Size** Approximately 121,277 Sq. Ft. of Retail Space  
**Demographics**



**Population\***  
1 Miles . . . 13,703  
3 Miles . . . 57,920



**Household Income\***  
1 Miles . . . \$92,715  
3 Miles . . . \$91,856



**Traffic Count\***  
Intersection . . . 35,900 ADT



NewMark Merrill  
COMPANIES

For additional information, please contact:

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**Suite K**  
**Oceanside, CA 92057**

[www.newmarkmerrill.com](http://www.newmarkmerrill.com)

## For Lease • Prime Retail Pad Space Available

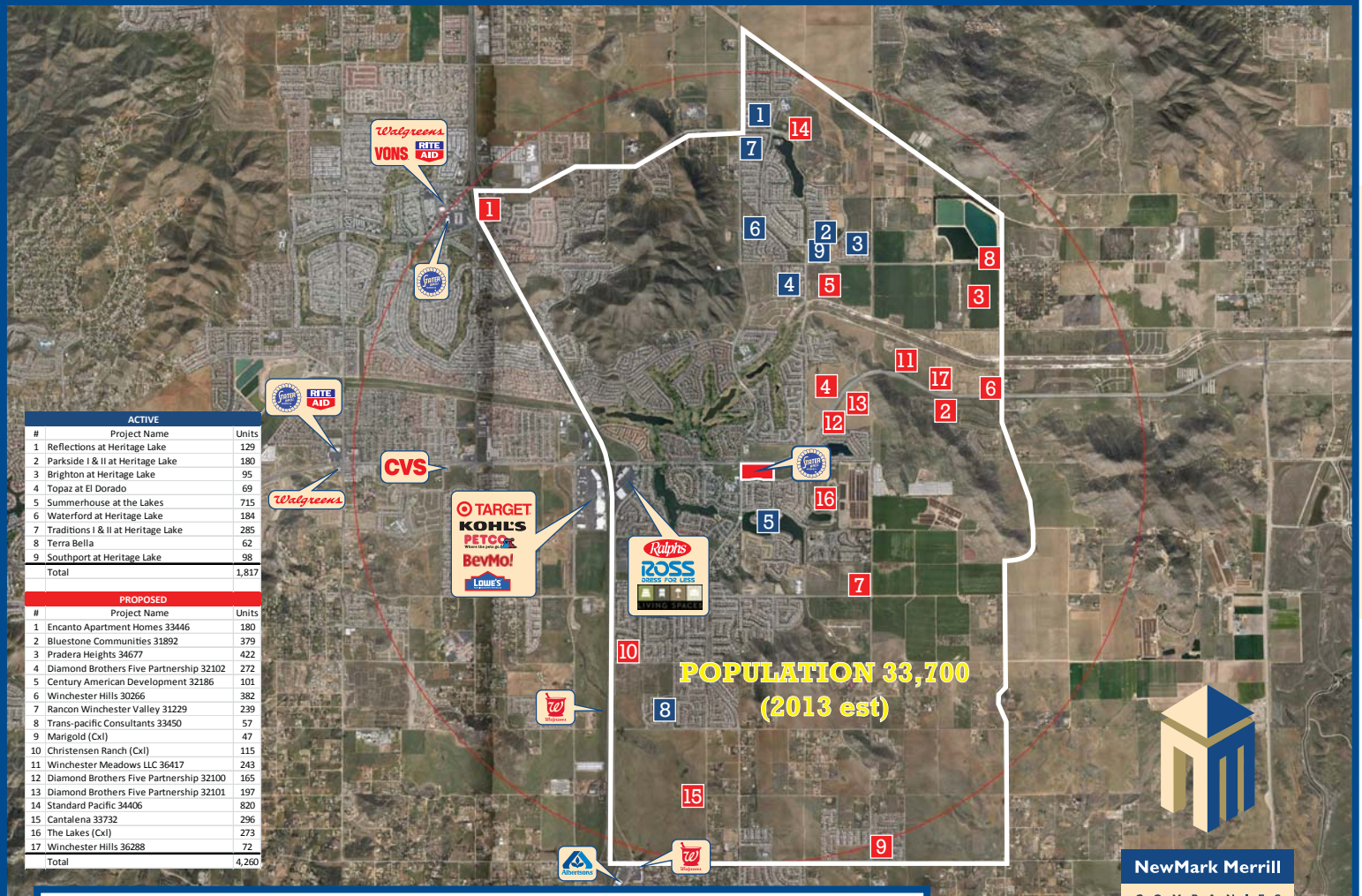
- Brand new Stater Bros. and CVS anchored shopping center NOW OPEN!
- Located just east of Interstate 215 in the heart of the new master-planned community of Menifee Lakes at southeast corner of Newport Road and Menifee Road.
- Menifee boasts a city population of nearly 84,000 with over 30% over the population living within 2 miles of the shopping center.
- There are over 1,800 residential units under construction and another 4,260 planned.

\* Estimates are based on 2019 demographics for population and average income per household. Traffic count is based upon Owner's research and calculations. The information herein is not guaranteed and should be independently verified.

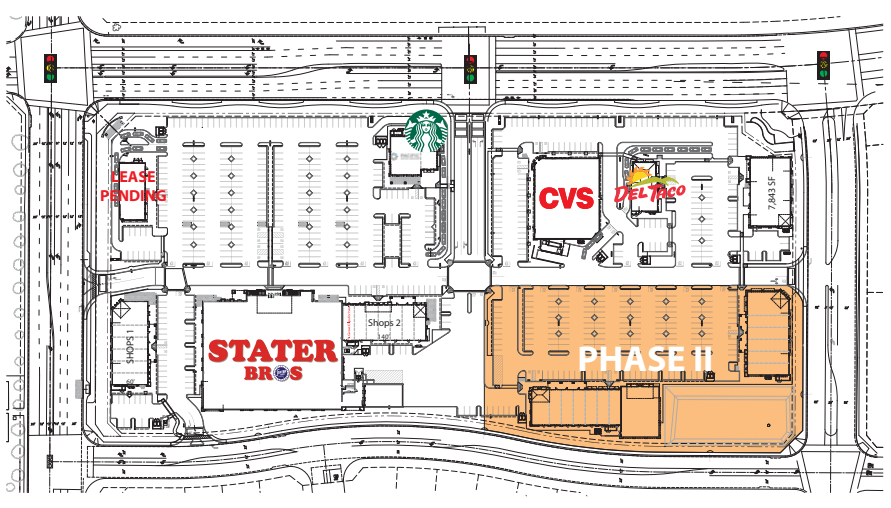
# SHOPPES AT THE LAKES

**FOR LEASE**  
**PRIME RETAIL**  
**SPACE AVAILABLE**

LOCATED AT THE SOUTHEAST CORNER OF NEWPORT ROAD & MENIFEE ROAD, MENIFEE, CALIFORNIA



ACTIVE		
#	Project Name	Units
1	Reflections at Heritage Lake	129
2	Parkside I & II at Heritage Lake	180
3	Brighton at Heritage Lake	95
4	Topaz at El Dorado	69
5	Summerhouse at the Lakes	715
6	Waterford at Heritage Lake	184
7	Traditions I & II at Heritage Lake	285
8	Terra Bella	62
9	Southport at Heritage Lake	98
Total		1,817
PROPOSED		
#	Project Name	Units
1	Encanto Apartment Homes 33446	180
2	Bluestone Communities 31892	379
3	Pradera Heights 34677	422
4	Diamond Brothers Five Partnership 32102	272
5	Century American Development 32186	101
6	Winchester Hills 30266	382
7	Rancon Winchester Valley 31229	239
8	Trans-pacific Consultants 33450	57
9	Marigold (Cxl)	47
10	Christensen Ranch (Cxl)	115
11	Winchester Meadows LLC 36417	243
12	Diamond Brothers Five Partnership 32100	165
13	Diamond Brothers Five Partnership 32101	197
14	Standard Pacific 34406	820
15	Cantalena 33732	296
16	The Lakes (Cxl)	273
17	Winchester Hills 36288	72
Total		4,260



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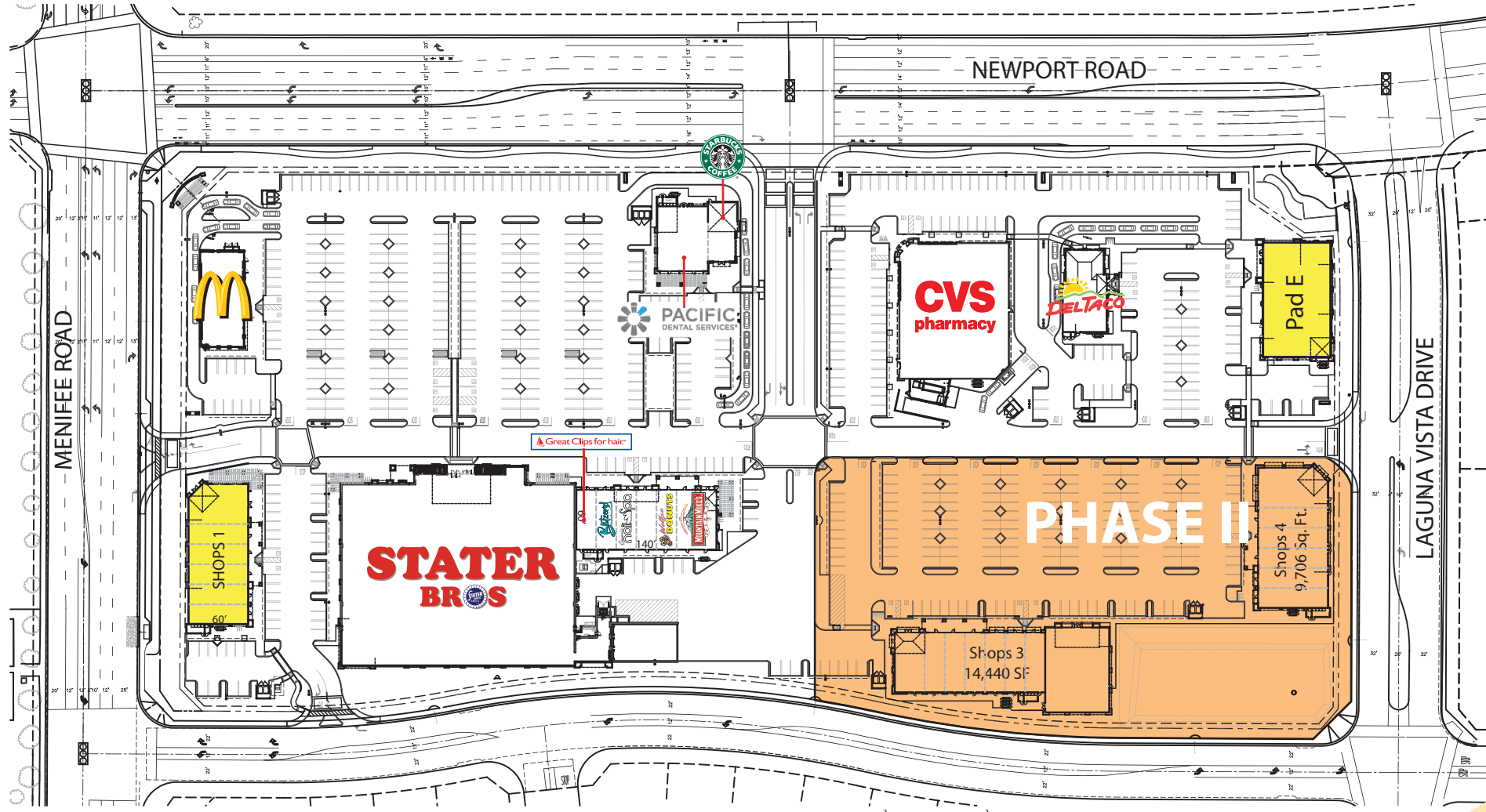
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# SHOPPES AT THE LAKES

Located at the Southeast corner of  
Newport Road & Menifee Road  
Menifee, California



For additional information, please contact:

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COMPANIES

Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed



# Executive Summary

884 Shoppes at the Lakes  
 29216 Rockport Rd, Menifee, California, 92584  
 Rings: 1, 2, 3 mile radii

Prepared by Esri  
 Latitude: 33.68414  
 Longitude: -117.15169

	1 mile	2 miles	3 miles
<b>Population</b>			
2000 Population	5,360	10,071	21,543
2010 Population	11,506	24,021	44,969
2019 Population	13,703	30,083	57,920
2024 Population	15,162	33,052	63,930
2000-2010 Annual Rate	7.94%	9.08%	7.64%
2010-2019 Annual Rate	1.91%	2.46%	2.77%
2019-2024 Annual Rate	2.04%	1.90%	1.99%
2019 Male Population	47.9%	48.4%	48.2%
2019 Female Population	52.1%	51.6%	51.8%
2019 Median Age	35.5	34.7	35.9

In the identified area, the current year population is 57,920. In 2010, the Census count in the area was 44,969. The rate of change since 2010 was 2.77% annually. The five-year projection for the population in the area is 63,930 representing a change of 1.99% annually from 2019 to 2024. Currently, the population is 48.2% male and 51.8% female.

## Median Age

The median age in this area is 35.5, compared to U.S. median age of 38.5.

## Race and Ethnicity

2019 White Alone	66.4%	65.5%	65.4%
2019 Black Alone	7.0%	6.7%	6.3%
2019 American Indian/Alaska Native Alone	0.6%	0.7%	0.8%
2019 Asian Alone	9.5%	8.4%	7.4%
2019 Pacific Islander Alone	0.5%	0.5%	0.5%
2019 Other Race	10.0%	11.8%	13.3%
2019 Two or More Races	6.1%	6.5%	6.4%
2019 Hispanic Origin (Any Race)	31.7%	34.7%	36.4%

Persons of Hispanic origin represent 36.4% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.5 in the identified area, compared to 64.8 for the U.S. as a whole.

## Households

2019 Wealth Index	101	106	99
2000 Households	1,788	3,556	8,318
2010 Households	3,847	7,912	15,296
2019 Total Households	4,414	9,518	18,890
2024 Total Households	4,795	10,298	20,540
2000-2010 Annual Rate	7.96%	8.33%	6.28%
2010-2019 Annual Rate	1.50%	2.02%	2.31%
2019-2024 Annual Rate	1.67%	1.59%	1.69%
2019 Average Household Size	3.10	3.16	3.06

The household count in this area has changed from 15,296 in 2010 to 18,890 in the current year, a change of 2.31% annually. The five-year projection of households is 20,540, a change of 1.69% annually from the current year total. Average household size is currently 3.06, compared to 2.94 in the year 2010. The number of families in the current year is 14,083 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	22.6%	21.9%	23.3%
<b>Median Household Income</b>			
2019 Median Household Income	\$78,145	\$80,932	\$74,866
2024 Median Household Income	\$87,964	\$92,911	\$86,524
2019-2024 Annual Rate	2.40%	2.80%	2.94%
<b>Average Household Income</b>			
2019 Average Household Income	\$92,715	\$97,590	\$91,856
2024 Average Household Income	\$109,594	\$114,852	\$109,110
2019-2024 Annual Rate	3.40%	3.31%	3.50%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$30,555	\$30,605	\$29,966
2024 Per Capita Income	\$35,422	\$35,454	\$35,051
2019-2024 Annual Rate	3.00%	2.99%	3.18%

### Households by Income

Current median household income is \$74,866 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$86,524 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$91,856 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$109,110 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$29,966 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$35,051 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	101	102	96
2000 Total Housing Units	1,973	3,891	8,933
2000 Owner Occupied Housing Units	1,522	2,975	6,593
2000 Renter Occupied Housing Units	267	581	1,725
2000 Vacant Housing Units	184	335	615
2010 Total Housing Units	4,376	8,780	16,878
2010 Owner Occupied Housing Units	2,946	6,209	11,659
2010 Renter Occupied Housing Units	901	1,703	3,637
2010 Vacant Housing Units	529	868	1,582
2019 Total Housing Units	4,930	10,179	19,990
2019 Owner Occupied Housing Units	3,460	7,470	14,404
2019 Renter Occupied Housing Units	954	2,048	4,487
2019 Vacant Housing Units	516	661	1,100
2024 Total Housing Units	5,398	11,063	21,797
2024 Owner Occupied Housing Units	3,803	8,166	15,788
2024 Renter Occupied Housing Units	992	2,132	4,753
2024 Vacant Housing Units	603	765	1,257

Currently, 72.1% of the 19,990 housing units in the area are owner occupied; 22.4%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 16,878 housing units in the area - 69.1% owner occupied, 21.5% renter occupied, and 9.4% vacant. The annual rate of change in housing units since 2010 is 7.81%. Median home value in the area is \$356,636, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.46% annually to \$402,627.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.