

# MCCALL PLAZA

SEQ MCCALL BLVD & SHERMAN RD  
MENIFEE, CA



SUN CITY BLVD

(84,753 CPD)

LEGADO  
1,022 UNITS  
PLANNED

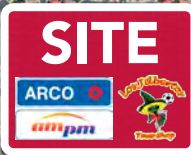
KB HOMES  
514 S.F.  
UNITS

LENNAR  
264 S.F.  
UNITS

MENIFEE  
SUBDIVISION  
162 CONDOS

BOULDER  
RIDGE  
ELEMENTARY  
SCHOOL

CHRISTIANSON  
& CO.  
240 APTS.



THE  
COURTS  
MIXED  
USE  
DEV.

MCCALL BLVD (21,352 CPD)

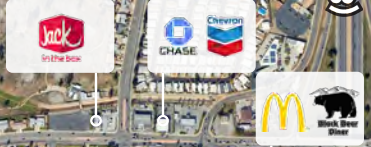
HANS  
MIDDLE  
SCHOOL

SHERMAN RD

SUN CITY  
MEDICAL  
BUILDINGS

ANTELOPE RD

MENIFEE RD



FIDELITY FAMILY  
HOLDINGS  
178 APTS

MENIFEE  
SUBDIVISION  
221 APTS.

CHERRY HILLS BLVD

**BRIAN BIELATOWICZ**  
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DRE# 01269887

**FAEEZ KANJI**  
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DRE# 02162227

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JOIN:



# MCCALL PLAZA

SEQ MCCALL BLVD & SHERMAN RD  
MENIFEE, CA

## PROPERTY FEATURES

- Drive Thru Pads Available for GL or BTS
- Fronting McCall Blvd. with Exposure to ±21,000 CPD
- ±10,000 New Homes Under Construction within the Immediate Trade Area
- Located in an Underserved and Rapidly Growing Part of Menifee
- Neighboring Tenants Include: Arco AM/PM, Carwash & Los Jilbertos

### DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



2024 Population

10,431

72,584

137,154



Daytime Population

6,042

36,021

60,310



Avg. Household Income

\$85,482

\$107,579

\$118,922

Source: Regis



### TRAFFIC COUNTS

McCall Blvd. | 21,352 CPD

I-215 @ McCall Blvd. | 84,753 CPD

Source: Regis



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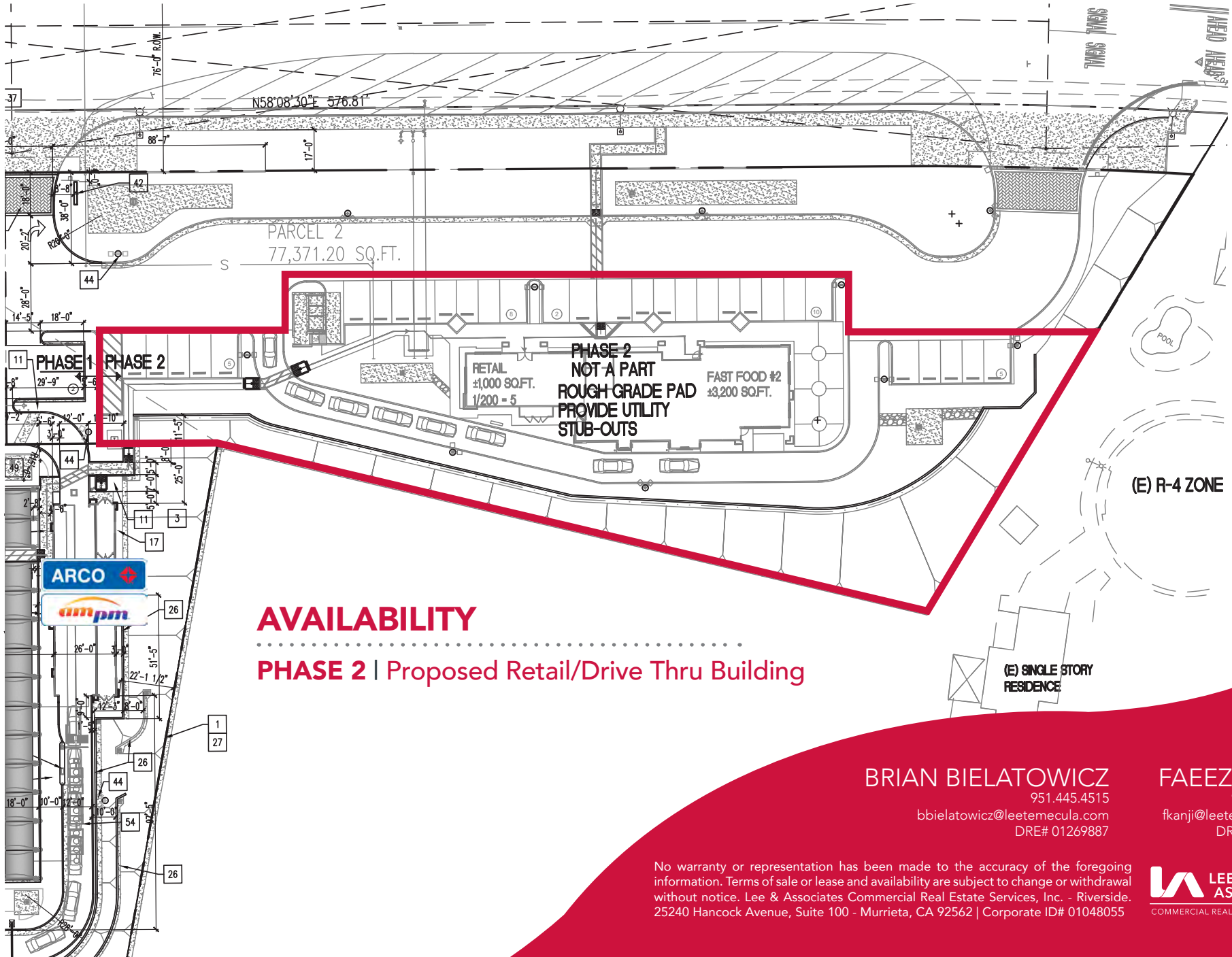
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# Proposed Site Plan 1



## AVAILABILITY

PHASE 2 | Proposed Retail/Drive Thru Building

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





**WinCo/Home Depot Shopping Center**

**Corman Leigh Comm.**  
126 T.H. Units

**DR Horton**  
174 S.F. Units

**MR 27 LLC (Rancon)**  
85 Condos

**City of Menifee**  
314 Mix Units

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314 Mix Units

**KB Home**  
500 S.F. Units

**Lennar**  
246 S.F.

**Menifee North**  
2815 Unit Proposed

**Menifee Valley Ranch Heritage Lakes**  
5116 Units Proposed

**Stone Star Riverside**  
206 S.F. Units

**KB Home**  
173 S.F. Units

**KB Home**  
514 S.F. Units

**Menifee Subdivision**  
162 Condos

**Brookfield**  
1,711 S.F. Units

**Dr. Horton**  
150 S.F. Units

**Lansing Stone Star Riverside, LLC**  
91 S.F. Units

**Legado**  
1,022 Units Planned

**Lennar**  
264 S.F. Units

**Christianson & Company**  
240 Apts

**Lennar**  
340 S.F. Units

**Lennar**  
296 S.F. Units

**CalAtlantic**  
83 S.F. Units

**McCall Blvd**

**SITE**

**Sun City Shopping Center**

**Menifee Rd**

**Heritage Lake**  
2,453 Units Proposed

**Fidelity Family Holdings**  
178 Apts

**Menifee Subdivision**  
221 Apts

- Tentative Map Approval
- Final Map Approval
- Under Construction
- Built Out

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