

NOW PRE-LEASING PROPOSED RETAIL PROJECT

MENIFEE BOARDWALK

LAND NEXT TO ARCHIBALD'S & RITE AID

SWC NEWPORT ROAD & MENIFEE ROAD
MENIFEE, CALIFORNIA 92584



Contact:

MATTHEW ARFA

(714) 726-9909 Cell

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AMS Real Estate Services

(888) 215-TEAM (8326)

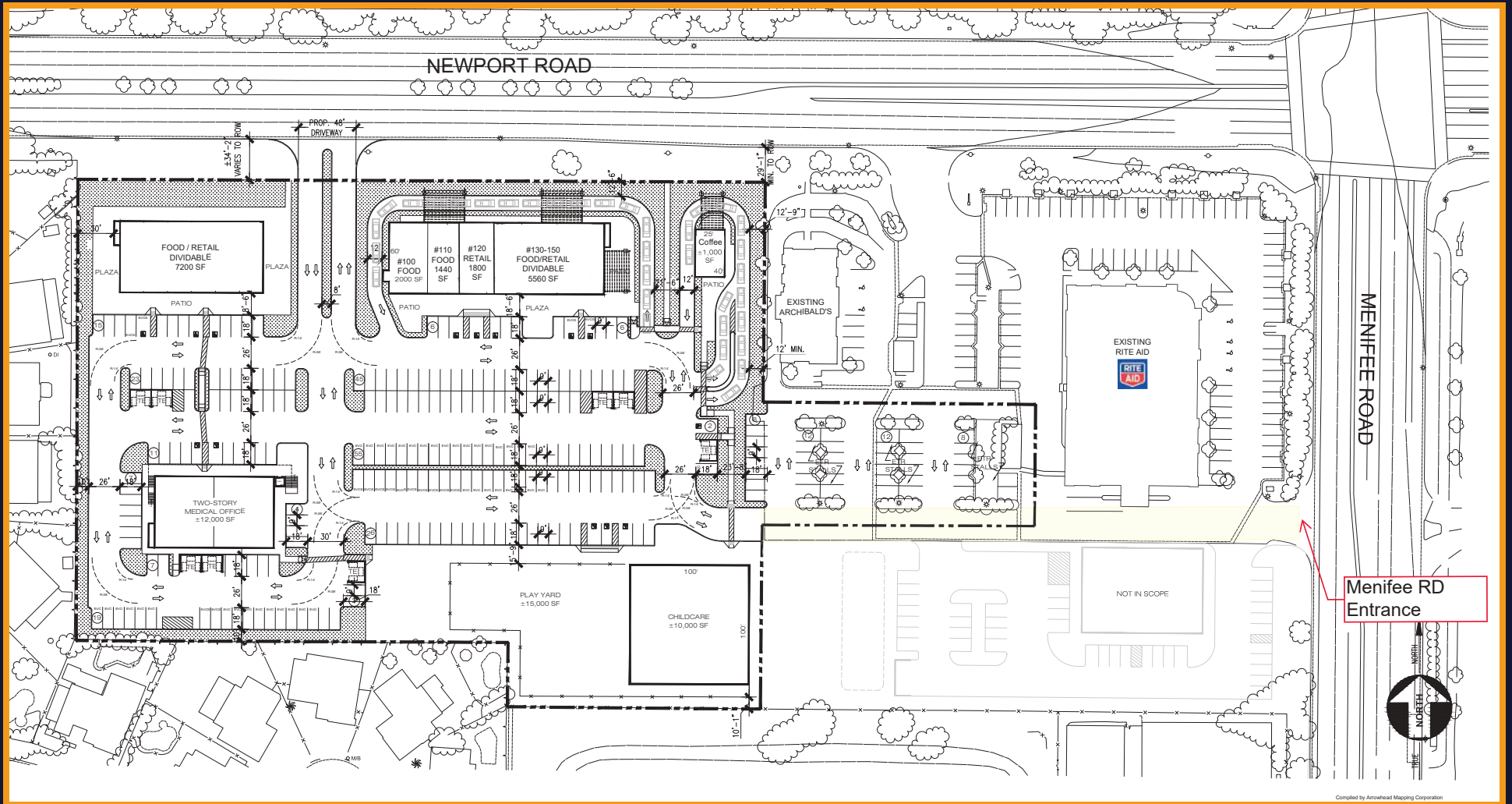
www.amsbrokers.com

DRE #01788637

A Development by:

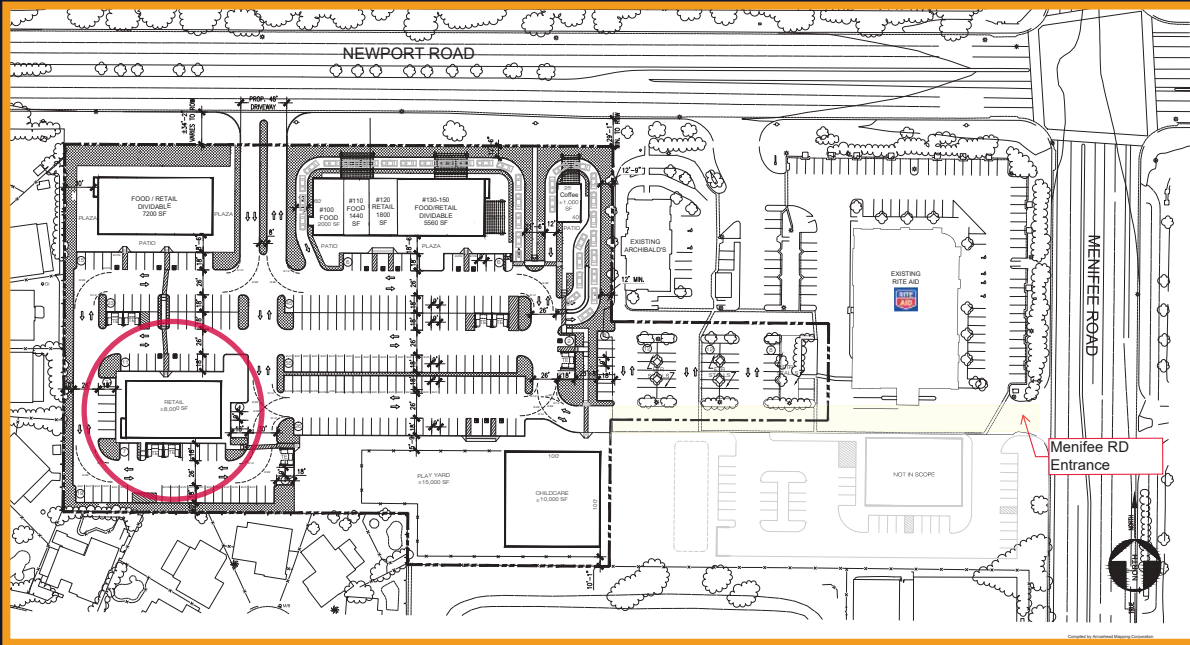
GS INVESTMENT
PROPERTIES

MENIFEE BOARDWALK - SITE PLAN

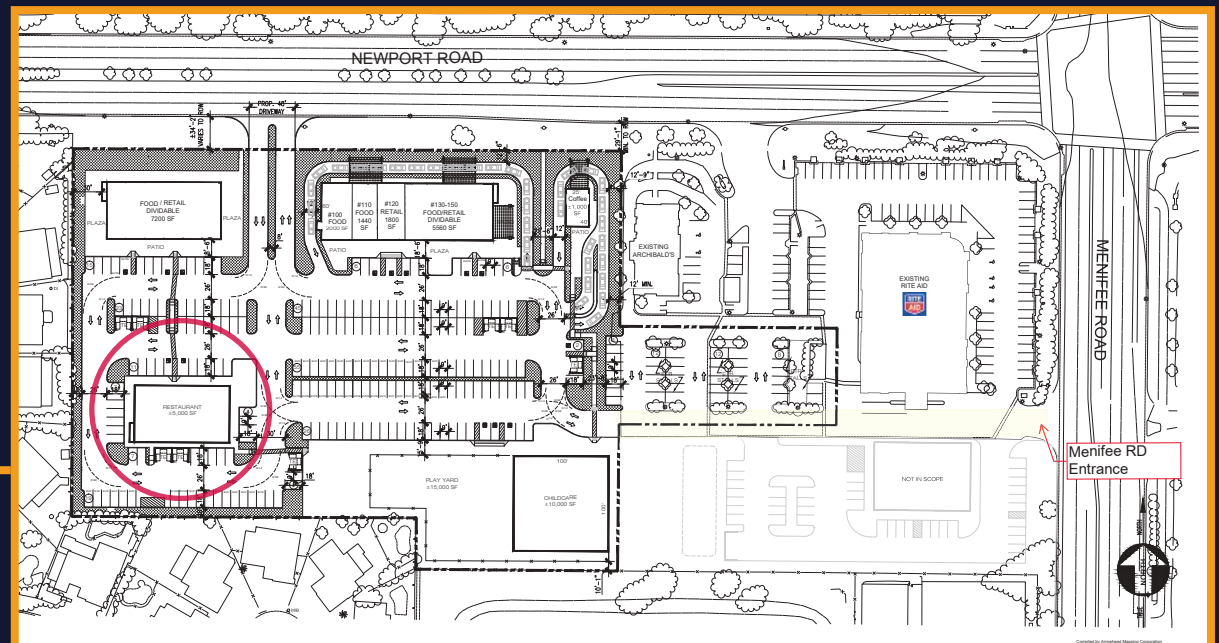


Compiled by Airhead Mapping Corporation

MENIFEE BOARDWALK - ADDITIONAL SITE PLAN OPTIONS

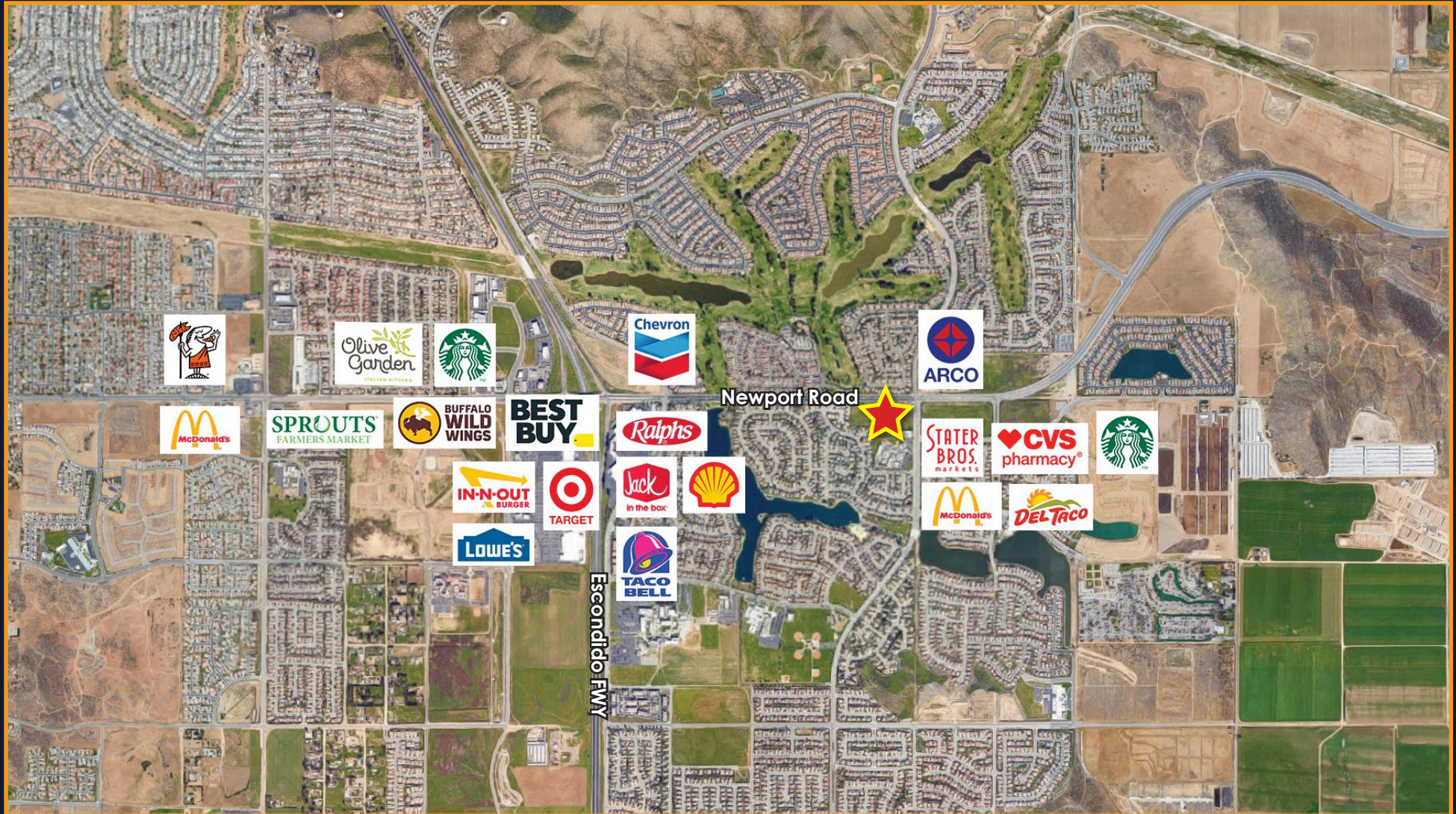


RETAIL



RESTAURANT

MENIFEE BOARDWALK - RETAILERS



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MENIFEE BOARDWALK

- ◆ Great Corner, Excellent Visibility; 6.5 Acres.
- ◆ ±43,000 sq. ft. New Retail Development Anchored by a National chains.
- ◆ Multi-Tenant Shop Space available from 1,200 to 30,000 sq. ft.
- ◆ Available Box, In-Line and Drive-Thru Pads.
- ◆ Multiple Site Plan Configurations Available.
- ◆ Heavy Traffic – 46,962 Cars On Newport Road.
- ◆ Close Proximity to 215 Fwy.
- ◆ The City of Menifee's Street Light Data for 2021 AADT has a total volume of 55,901 both directions for segment of Newport Rd west of Menifee Rd. Of this, 28,258 is eastbound adjacent to site.

MENIFEE SNAPSHOTS

INCORPORATED IN 2018

DEMOGRAPHICS

Population:

- ◆ 105,524 (Census 2021)
- ◆ 111,061 (Derrigo 2022)
- ◆ 147,066-5 Mile Radius (Derrigo 2022)

Median Age:

- ◆ 36 years young

Average Household Income:

- ◆ \$93,000

Educational Attainment:

- ◆ College Degree-30.9%
- ◆ Some College, No Degree-29% Total: 59.9%

UNEMPLOYMENT

- ◆ 2019: **-3.7%**
- ◆ 2020: **-9% (COVID)**
- ◆ 2021: **-7.8%**
- ◆ 2022: **-5.5%**

MEDIAN HOME VALUE

- ◆ 74% Growth (5 Yr Comparison)
- ◆ \$563,125 in 2022
- ◆ \$290,771 in 2016
- ◆ \$577,142 5-Mile 2022



MENIFEE SNAPSHOTS

INCORPORATED IN 2018



CITY GROWTH

5th Fastest Growing City in California
3rd in California Over the Past 10 Years
84% Growth Since 2008

Expected to increase by 9% over the next 2 years (Derrigo)

BUDGET

74% Growth

\$122 Million Balanced Budget 2021
\$69.9 Million Balanced Budget 2016

SCHOOL

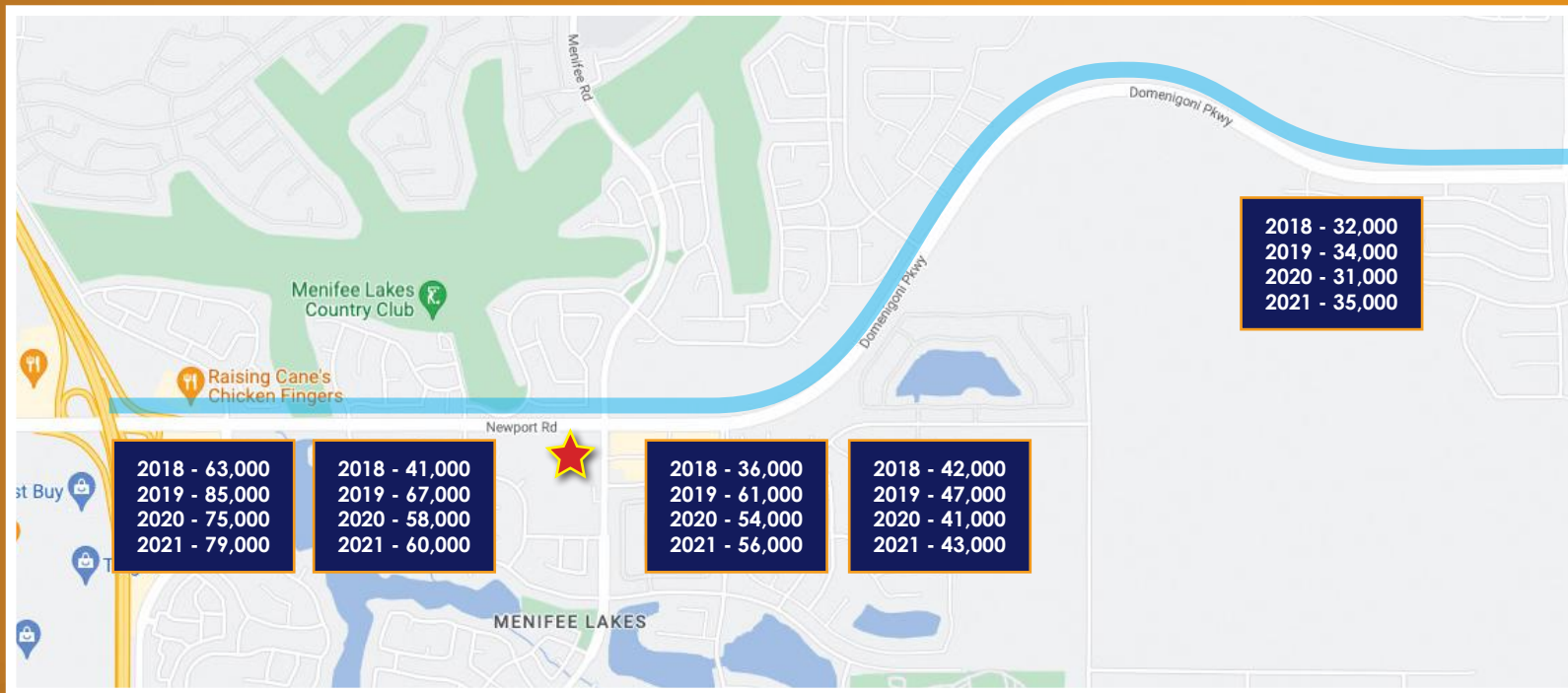
Award Winning School Districts

#1 in Science Academia in Riverside County

40+ MSJC Affiliated University Partners

Home to the only Makerspace in the region at MSJC
Home to MSJC, UMass Global, & Bellevue University

TRAFFIC



NEW & COMING SOON

Center Point

Located at Calle Tomas & Newport Rd.

Olive Garden	Now Open!
Sprouts Farmers Market	Now Open!
Tacos & Tequila	In Construction
Luna Grill	Processing
Monsta Snow	Now Open!
Wendy's	Now Open!
Sleep Number	Now Open!
Western Dental	Now Open!
Bershire Hathaway California Properties	Now Open!
Paris Nails	Now Open!
Urbane Cafe	Processing
Fishbone Seafood	Processing



Mccall Plaza

Located at McCall Blvd. & Sherman Rd.

Los Jilbertos Mexican Food	Under Constuction
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Countryside Marketplace

Located at Newport Rd. & Haun Rd.

Cherry Hills Plaza

Located at Cherry Hills Blvd. & Bradley Rd.

Melody Thai Cuisine	In Construction
Joyful Noise Coffee	Now Open!
Anguiano's Bakery	Now Open!
Mama's Kitchen Korean BBQ	Processing



RV Super Center

Located at McLaughlin Rd. & Encanto Dr.

RV Sales & Service Center	Now Open!
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Mercato Del Sole

Located at Antelope Rd. & Newport Rd.

Savage Chef Bar & Grill	In Construction
Gong Cha Tea House	In Construction
Michi Tacos	In Construction

Newport Towne Square

Located at Newport Rd. & Haun Rd.

TBA	Processing
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Bradley Plaza

Located at McCall Rd. & Bradley Rd.

Black Bear Diner	Processing
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Menifee Plaza

Located at Town Center Dr. & Newport Rd.

Dave's Hot Chicken	Now Open!
Chronic Tacos	Now Open!
Poke Bowl	Now Open!
The Joint Chiropractor	Now Open!
Century 21	Now Open!
Este Nails	Now Open!

Shops at Scott

Located at Scott Rd. & Zieders Rd.

Taco Bell	Now Open!
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Menifee Public Library

Located at La Piedra Rd. & Menifee Rd.

Riverside County Public Library	In Construction
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Mt. San Jacinto College

Located at Antelope Rd. & La Piedra Rd.

Football Stadium & Kinesiology Building	In Construction
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Menifee Justice Center

Located at Menifee Town Center

Family & Civil Courthouse	In Construction
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Town Center Marketplace

Located at Haun Rd. & Market Pl.

Active Ride Shop	Now Open!
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Kirkorian Center

Broken Yolk Café	Just Announced
Cava	Just Announced
Pho Hoa Noodle Shop	Just Announced

McCall Square

Located at Menifee Rd. & McCall Blvd.

Rancon Storage	In Construction
Major Grocery Store	To be announced
Eateries	To be announced

Newport Pointe

Located at Newport Rd. & Evans Rd.

Wienerschnitzel	Processing
EOS Fitness	Processing
Grocery Cutlet	Processing
Learning Experience	Processing

Outdoor Markets

Farmers Market	Saturdays 8 am - 1 pm Sun City Civic Association
Menifee Trading Post	3rd Friday of every month Mercato Del Sole 5 pm - 9 pm

* New commercial centers and amenities are being acquired/processed and added to this listing when announced. Please note that supply chain delay may affect these dates, and opening dates are variable.

REVISED 2/22/2022

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