

MIXED-USE PROJECT IN MENIFEE, CA



CONSTRUCTION NEARLY COMPLETE!



the BOULDERS

NOW PRE-LEASING MEDICAL/PROFESSIONAL OFFICE BUILDING

CHILDCARE FACILITY RECENTLY LEASED!



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the BOULDERS

SITE PLAN



CONSTRUCTION NEARLY COMPLETE!



236

HIGH-END
Apartment units

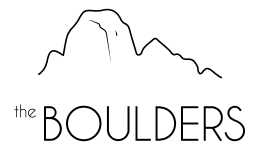
3-STORY

**MEDICAL/PROFESSIONAL
OFFICE BUILDING**
and outdoor plaza

±8,223 USF

CHILDCARE FACILITY
with outdoor playground

MEDICAL/PROFESSIONAL OFFICE



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3-story, \pm 27,000 USF medical/professional office building



Adjacent to Spirit Park with tennis courts, basketball courts and outdoor picnic areas



Flexible suites available ranging from \pm 1,792 to \pm 8,221 USF



Walking distance to eateries and other amenities



Outdoor plaza



Parking: 5/1000



Signage opportunities



SPIRIT PARK
Adjacent to property

±1,792 - ±3,904 USF

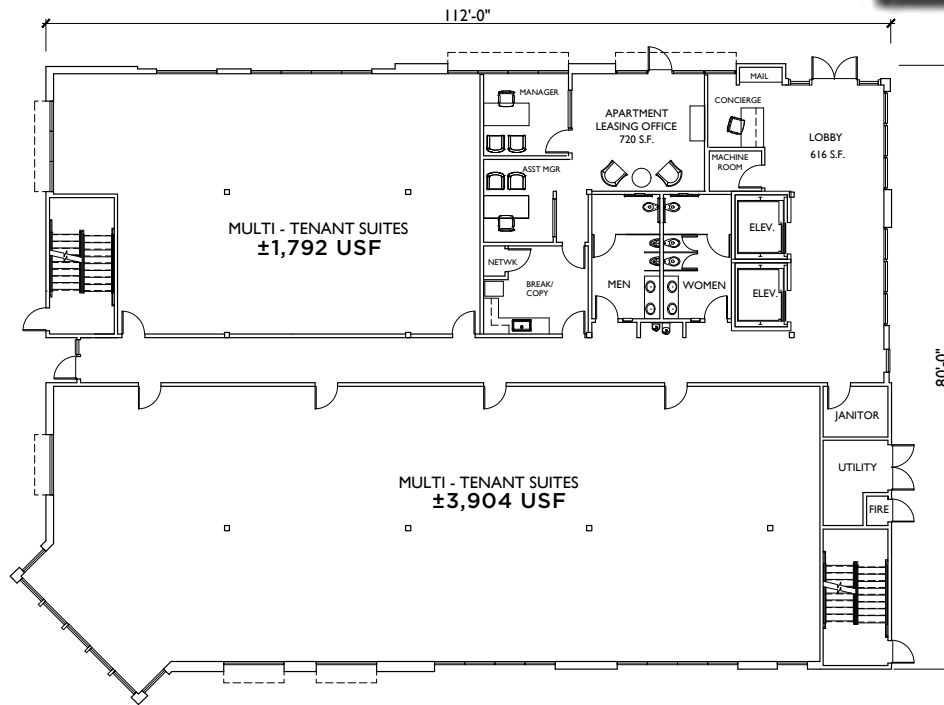
1st Floor



the BOULDERS

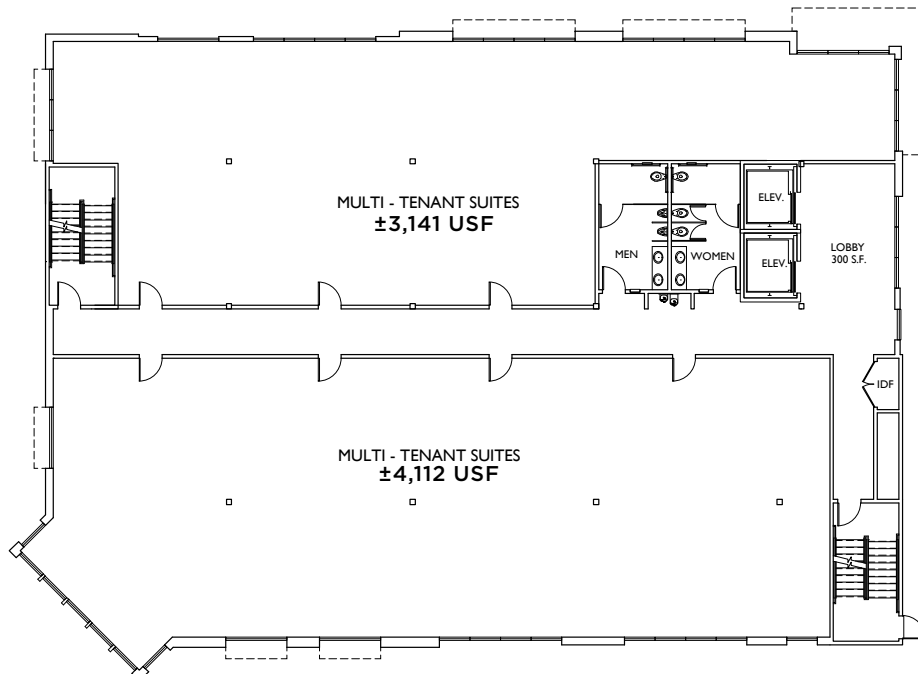


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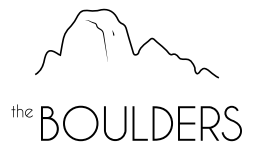
±3,141 - ±4,112 USF

2nd Floor

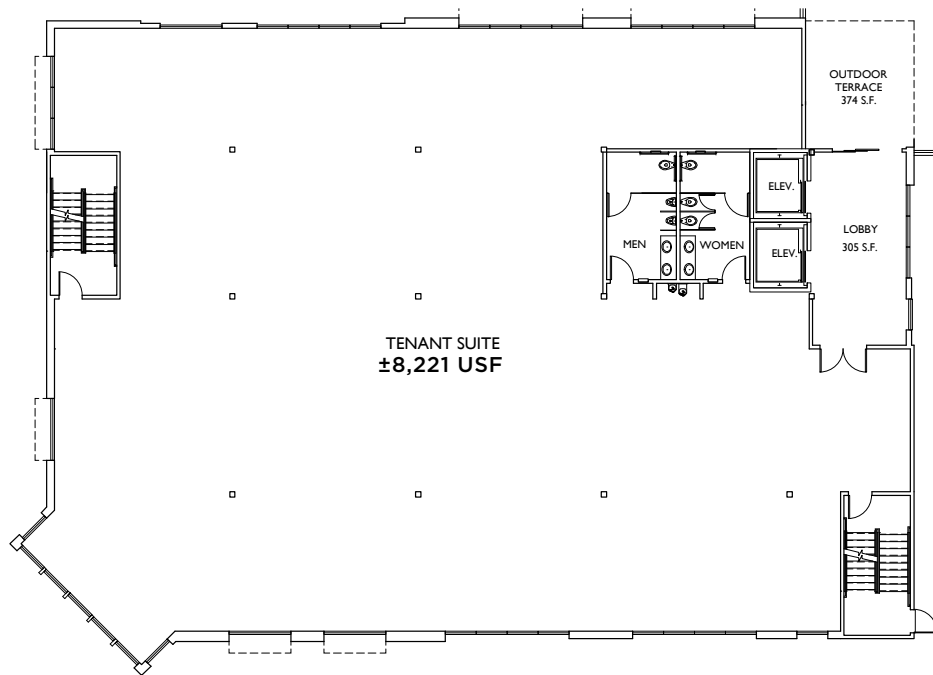


± 8,221 USF

3rd Floor



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DAYCARE



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±8,223 uSF childcare facility



±9,000 uSF outdoor playground



Signage opportunities



FIVE
CLASSROOMS



KITCHEN



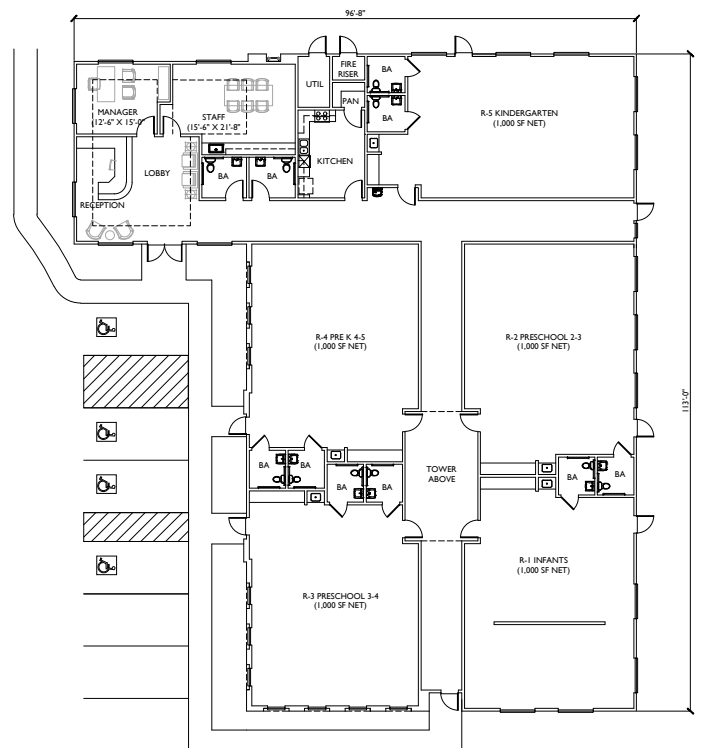
STAFF/
CONFERENCE
ROOM



MANAGER'S
OFFICE

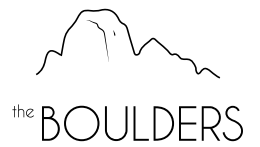


RECEPTION

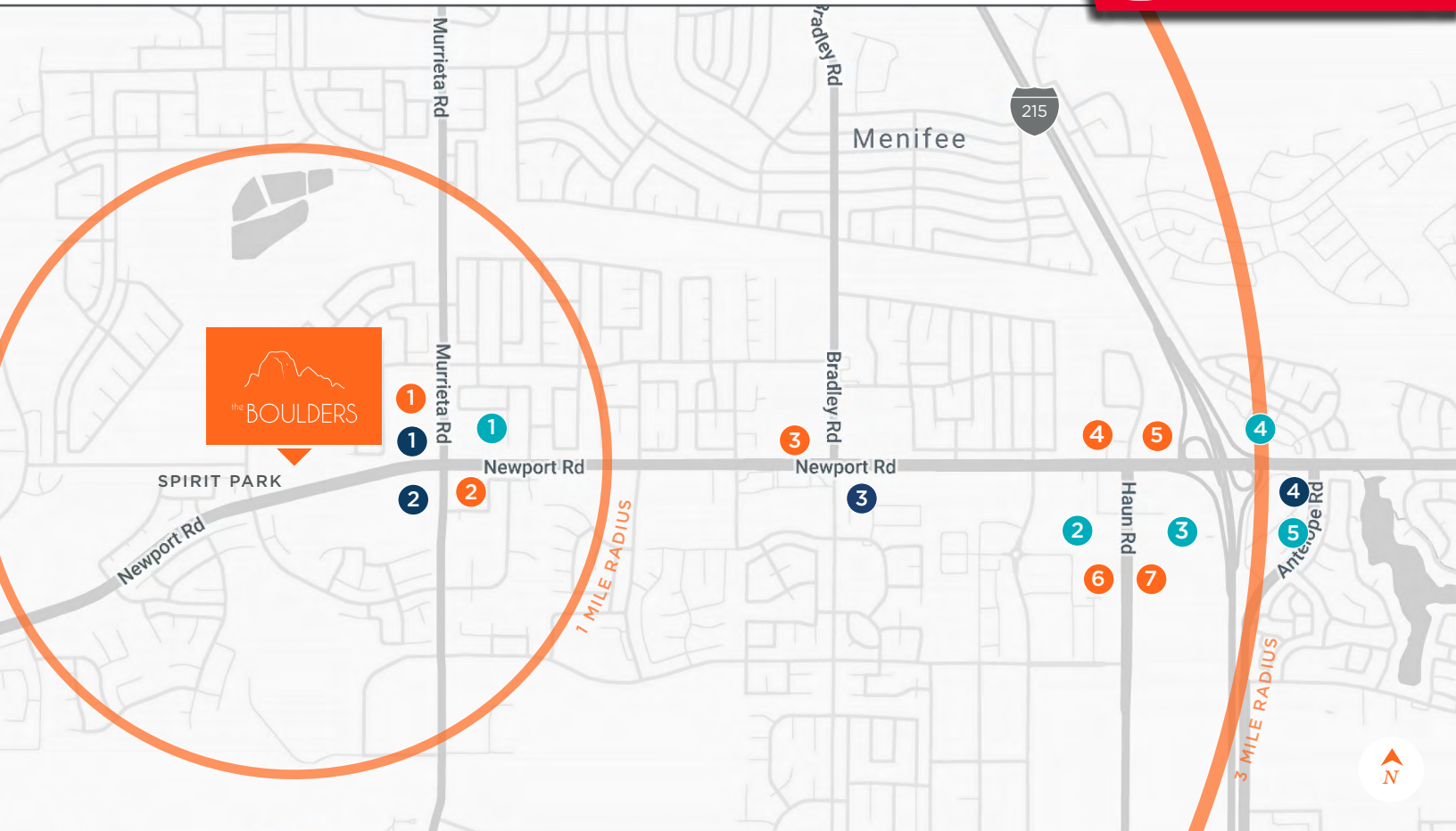


FLOOR PLAN
8,223 S.F.

Area Amenities



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SHOPPING

1. **Sun City Plaza**
True Value
Fitness 19
99 Cents Only
2. **Town Center Marketplace**
Aldi
PetSmart
Party City
City Hall
County Courthouse
Krikorian Theatres
Fairfield Inn & Suites
3. **Countryside Marketplace**
Best Buy
Kohl's
Lowe's
Target
Michaels
Staples
Petco
HomeGoods
CVS Pharmacy
4. **Menifee Lakes Plaza**
LA Fitness
Barron's Market
Kahoot's Pet Store
5. **Menifee Town Center**
Ross
Dollar Tree
Living Spaces

EATERIES

1. Pizza Factory, Del Taco
2. Submarina, Ihop, Jack in the Box
3. Pitstop, Venus Burgers, Little Ceasars, McDonald's
4. Jersey Mike's, Applebee's, Five Guys
5. Texas Roadhouse, Yellow Basket
6. El Pollo Loco, Buffalo Wild Wings, Sonic
7. Breakfast Club, Red Robin, BJ's Restaurant & Brewhouse, In-N-Out

GROCERY/ PHARMACY

1. Stater Bros.
2. Walgreens
3. CVS
4. Ralph's



AREA Demographics

YOUNG AND EAGER

58.3% of the Menifee population is between the ages of 18 and 44, and ready for employment close to home.



470,385

POPULATION WITHIN
10 MILES

Up from 436,090 in 2015



READY ACCESS TO A POOL OF SKILLED LABOR

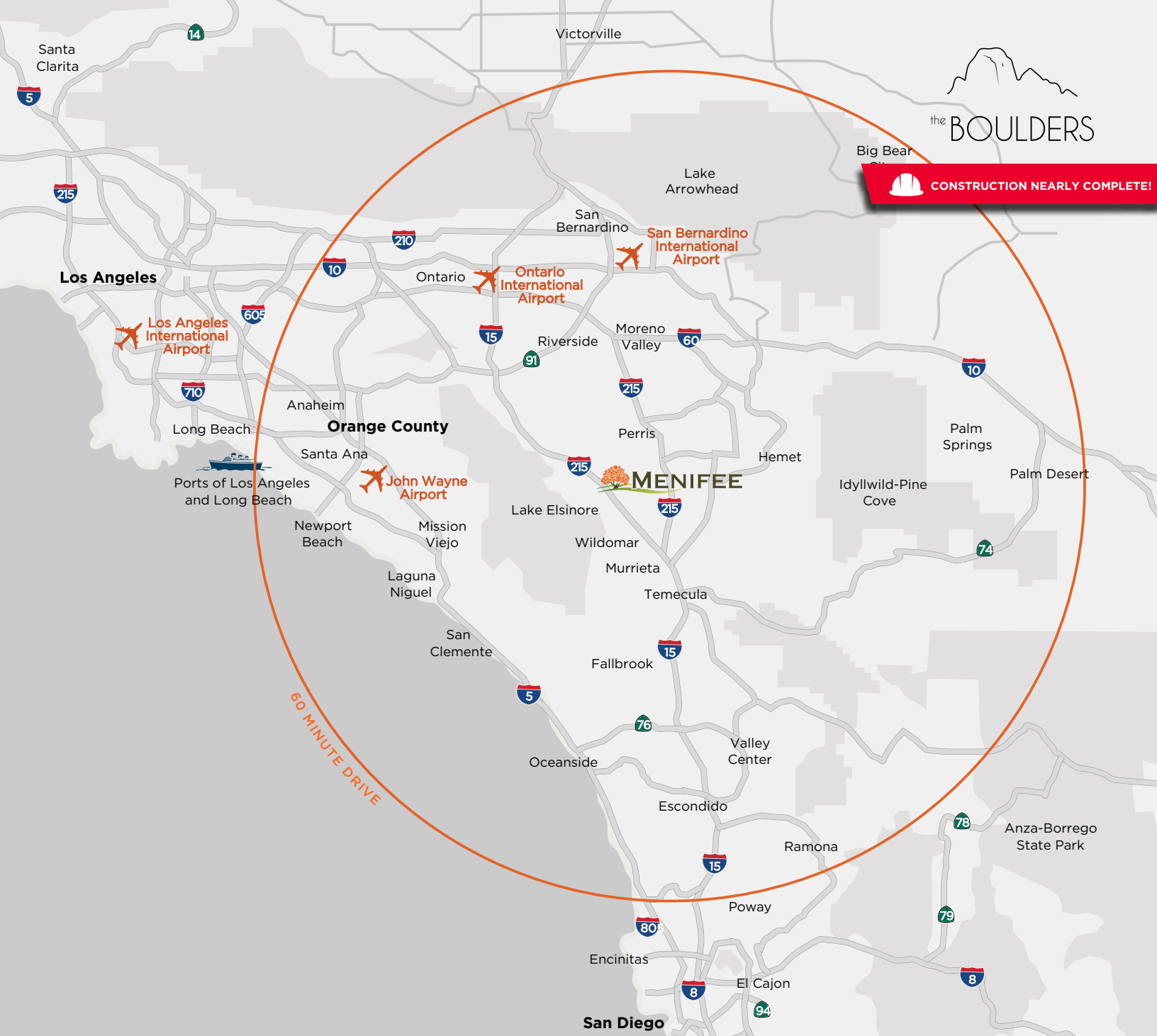
Because of strong population growth, the Menifee area offers access to a pool of skilled labor.



\$79,768

AVERAGE HOUSEHOLD
INCOME

Up from \$72,426 in 2016



AN AREA LIKE NO OTHER.

- Located in vibrant Southwest Riverside County
- Conveniently situated along the popular I-215 Corridor
- Just an hour from Los Angeles or San Diego
- Outstanding schools (2nd in academic achievements in Riverside County)
- Close proximity to 22 colleges and universities (home to Mt. San Jacinto Community College and Brandman University)
- Rising numbers of new families and modern housing
- Availability of land for commercial opportunity makes Meniffee primed for growth into the future



CONTACT INFORMATION

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