

# LEASE

## BEL-AIR PLAZA

27732-27740 Encanto Dr & Shadel Dr.. Menifee, CA 92585



**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

**Michael Lyle**

760 774 6533

CalDRE #02002995

**Steve Lyle**

760 578 9927

CalDRE #00762911

**Arley Ryan**

630 660 9376

CalDRE #02198855

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### OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN \$0.33)
Building Size:	16,310 SF
Available SF:	5,150 SF
Number of Units:	13
Zoning:	R-T

### PROPERTY OVERVIEW

Coldwell Banker Commercial Lyle and Associates is pleased to present Bel Air Plaza in Sun City/Menifee California. Bel Air Plaza is a multi-Tenant strip center with a wide variety of Tenants with various uses occupying the center creating prime co-Tenancy with an excellent Tenant mix. The center has great signage opportunities throughout including building signage, monument signage and a large pole sign visible from CA-215. The property also offers abundant parking throughout and great ingress/egress allowing for easy access.

NNN is \$0.33 psf

### LOCATION OVERVIEW

Located in Sun City off the 215 Freeway in Menifee CA. Bel-Air Plaza is located at the intersection of Encanto Dr & Shadel Rd.

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### LOCATION INFORMATION

Building Name	Bel-Air Plaza
Street Address	27732-27740 Encanto Dr & Shadel Dr..
City, State, Zip	Menifee, CA 92585
County	Riverside

### BUILDING INFORMATION

Building Size	16,310 SF
Year Built	2000

### PROPERTY HIGHLIGHTS

- Fully built out restaurant space with some equipment included!
- Maximum signage opportunity including pole signage visible from CA-215, building signage and monument signage
- Abundant parking throughout
- The last restaurant operator to occupy this space stayed in business for over 30 years!
- Very little competition from other restaurant operators in the immediate area because this area is not densely populated with retail like other areas of Menifee.

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,150 SF	Lease Rate:	\$1.25 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Former Ponderosa Restaurant	Available	5,150 SF	NNN	\$1.25 SF/month	Suite 7 is 5,105 SF of fully built-out restaurant & bar space. The kitchen floor plan includes two separate kitchen areas. One area has two hood and ventilation systems, and the other includes one hood and ventilation system. The kitchen provides hand sinks, a prep area with a three compartment sink, a dishwasher area with a three compartment sink, a walk-in refrigerator, dry storage, mop sink, an expeditor window, a serving area with a hand sink and employee restroom. The Dining Area floor plan includes; a bar area with a three compartment sink, a billiard area, a lifted stage, large dining space, men's and women's restrooms and a managers office.

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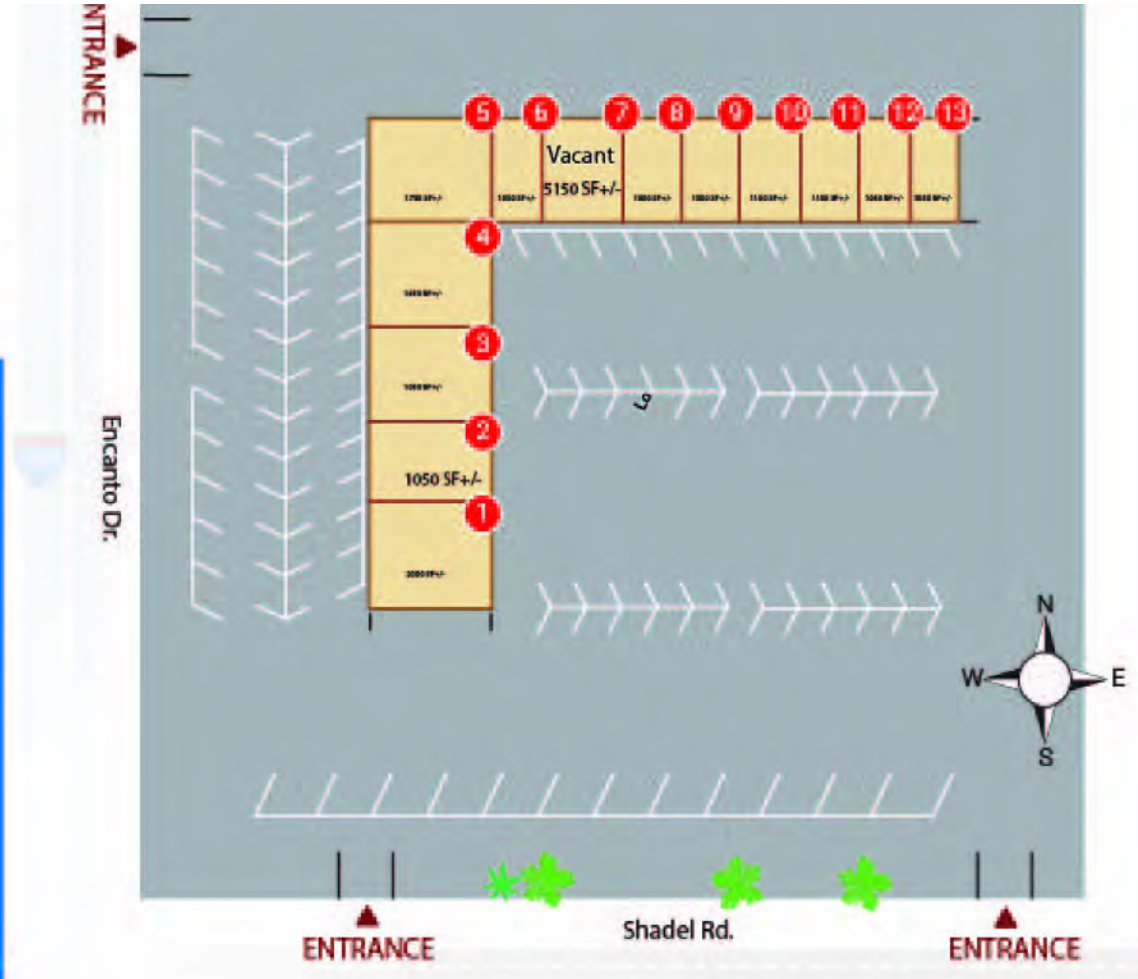


### Bel Air Plaza

27140 Encanto Drive  
Menifee, CA 92586  
www.cal-am.com

#### TENANT DIRECTORY

- 1 Gallant Medical Supply
- 2 Raso Market & Deli
- 3 Bellshine Nutritional
- 4 Hammer Aquatics
- 5 Unity Hall
- 6 Gallant Medical Supply
- 7 VACANT (5,150 SF)
- 8 Plaza Wine and Spirits
- 9 Plaza Wine and Spirits
- 10 Speedy's Smoke Shop
- 11 Hats Off Hair Salon
- 12 Sotelo's Water
- 13 Menifee Real Estate Group



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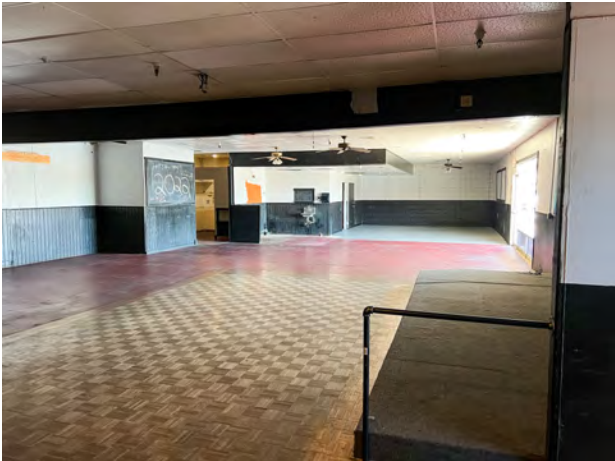


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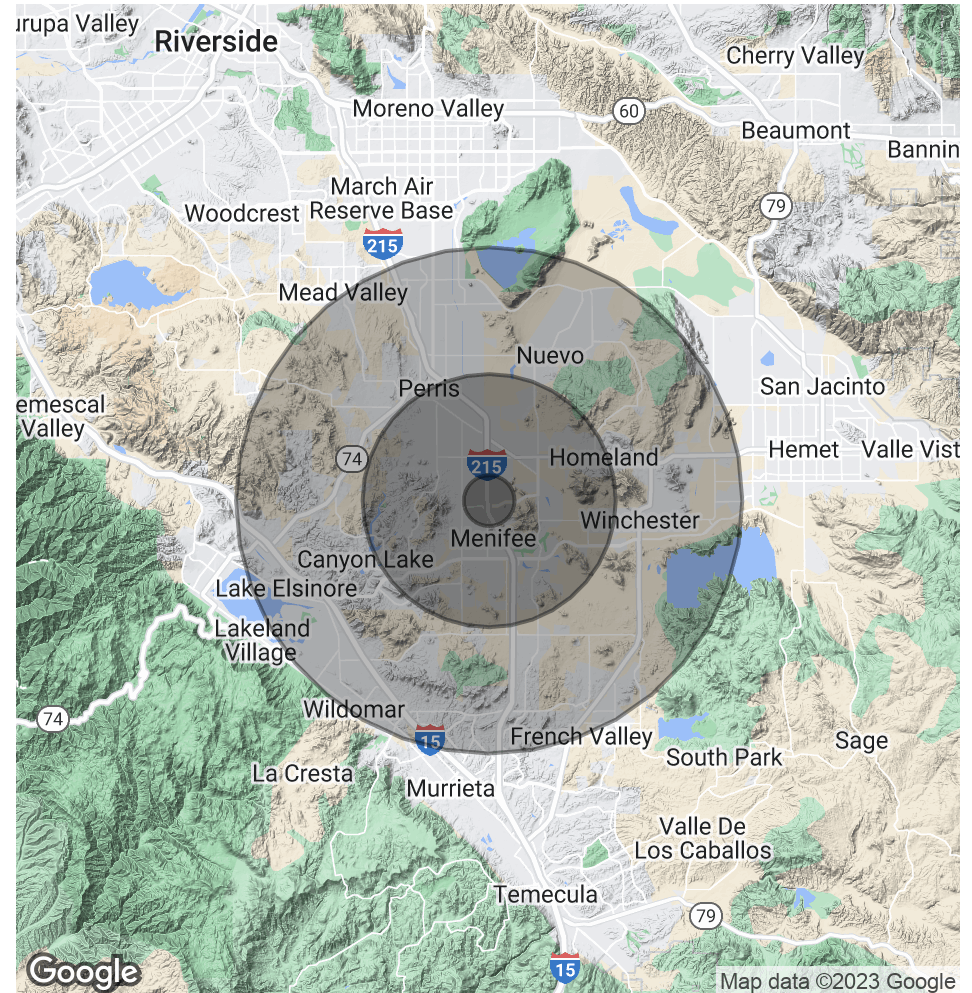
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,614	98,708	339,122
Average Age	63.6	38.7	33.3
Average Age (Male)	62.7	38	32.4
Average Age (Female)	65.2	39.9	34.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	3,763	34,773	102,680
# of Persons per HH	1.8	2.8	3.3
Average HH Income	\$43,242	\$64,622	\$72,021
Average House Value	\$187,624	\$266,311	\$317,918

\* Demographic data derived from 2020 ACS - US Census



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