



# SRS

## FOR LEASE

## FULLY ENTITLED RETAIL PAD

### MCCALL BLVD & ENCANTO DR, MENIFEE CA



## PROPERTY HIGHLIGHTS

- Fully entitled retail pad opportunity in Menifee
- Monument signage available
- Adjacent to New Shell Gas Station
- Direct access to on/off ramp for 215 FWY
- High Traffic Intersection with an average of 23,500 CPD

JOIN:



## 5 MILE PROPERTY DEMOGRAPHICS (2023)



ESTIMATED POPULATION

**149,218**

AVERAGE HOUSEHOLD INCOME

**\$112,707**



DAYTIME POPULATION

**112,288**

TRAFFIC COUNTS ON  
215 FREEWAY

**80,000 CPD**



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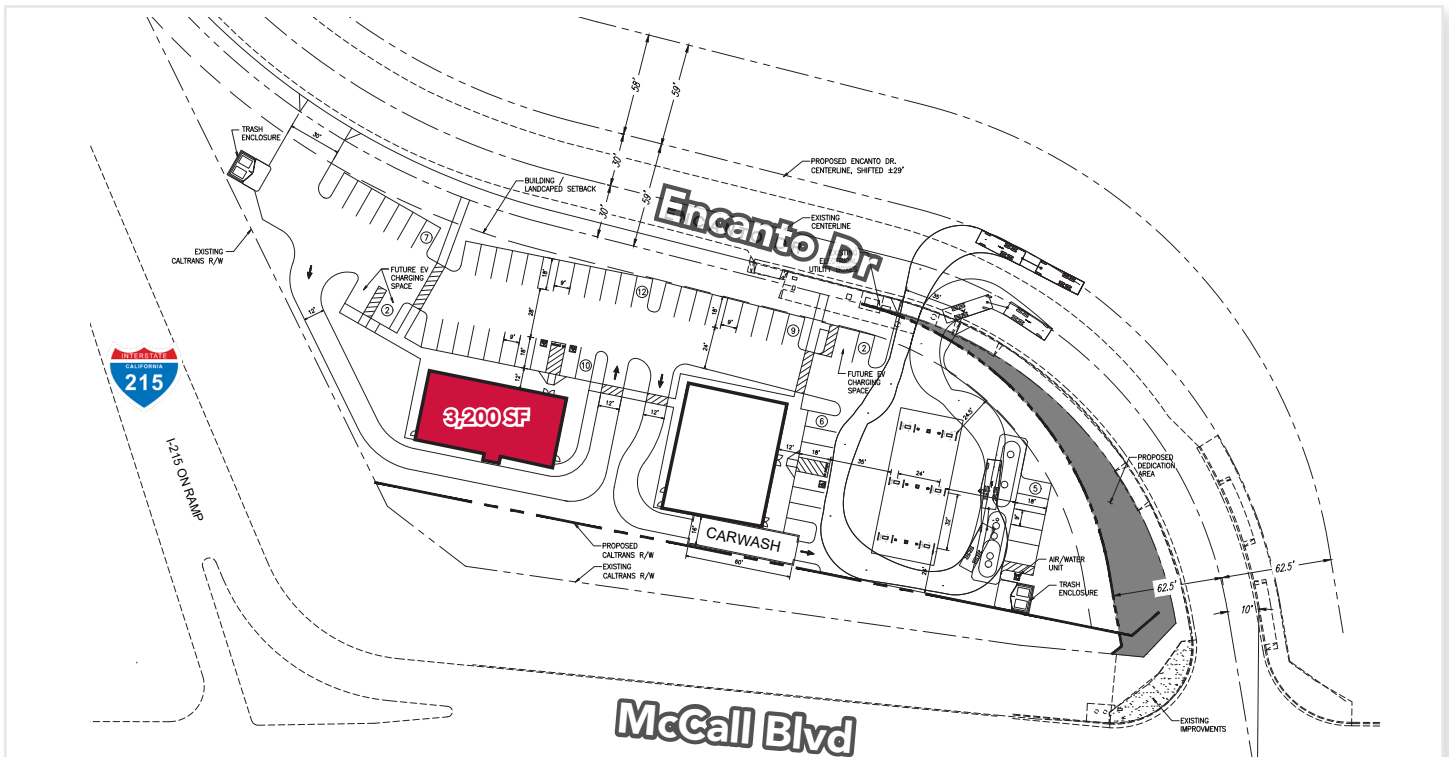
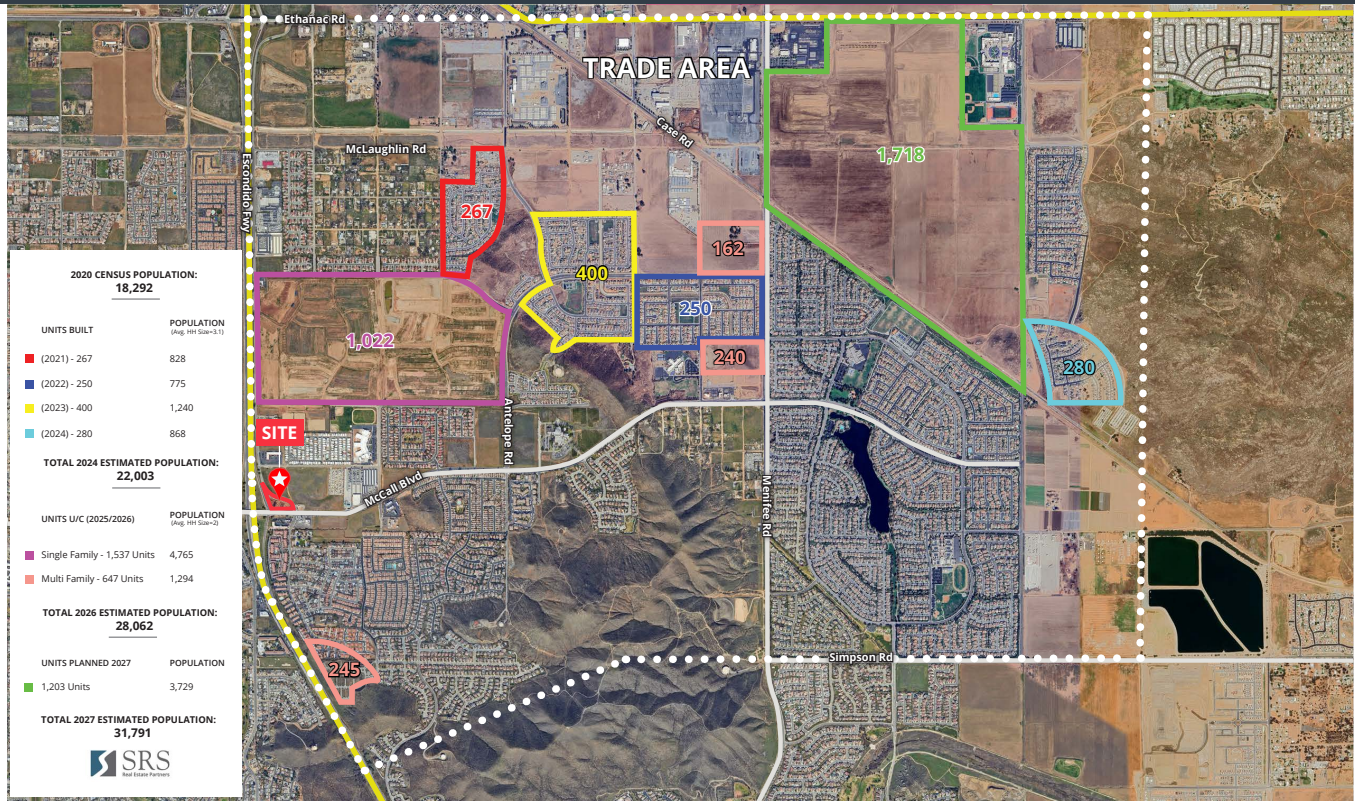




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