

CHAIN GROCERY STORE COMING SOON



PHASE 1 NOW UNDER CONSTRUCTION:

Join:



- ±1,750SF End Cap Adjacent to Starbucks Available For Lease
- ±992 SF - 1,998 SF Inline Shop Spaces Available For Lease

PHASE 2 COMING SOON:

- Chain Grocery Store (To Be Announced) & McDonald's Leases Signed!
- Now Pre-Leasing Shop Space For Lease From 998 SF - 1,998 SF
- Pad Available for GL or BTS (Phase 2 | Drive Through Potential)

TRADE AREA HIGHLIGHTS:

- Underserved Trade Area
- ±10,000 New Homes Under Construction Within The Immediate Trade Area
- Strong Traffic Counts & Easy Access

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,208	59,725	121,639
Total Households	2,928	22,277	40,852
Average HH Income	\$145,893	\$100,001	\$108,722
Daytime Population	694	9,003	13,351

TRAFFIC COUNTS

±21,917 CPD **±18,005 CPD**
AT MCCALL ROAD AT MENIFEE ROAD



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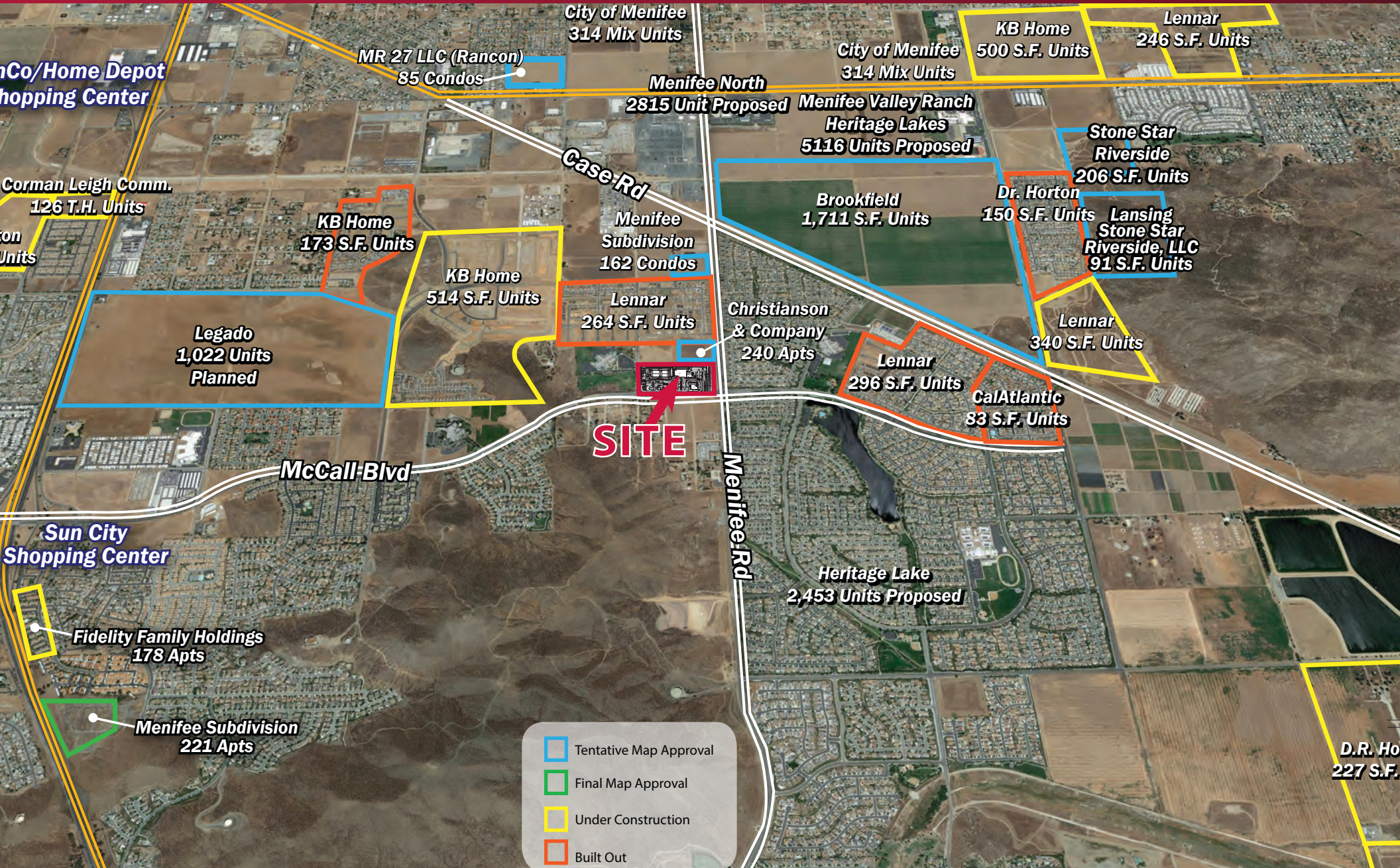
Another Quality
Development By:



NOW PRE-LEASING

MCCALL SQUARE

NEC MCCALL BLVD. & JUNIPERO RD. | MENIFEE, CA



MCCALL SQUARE | NEC MCCALL BLVD. & JUNIPERO RD. | MENIFEE, CA

NOW PRE-LEASING

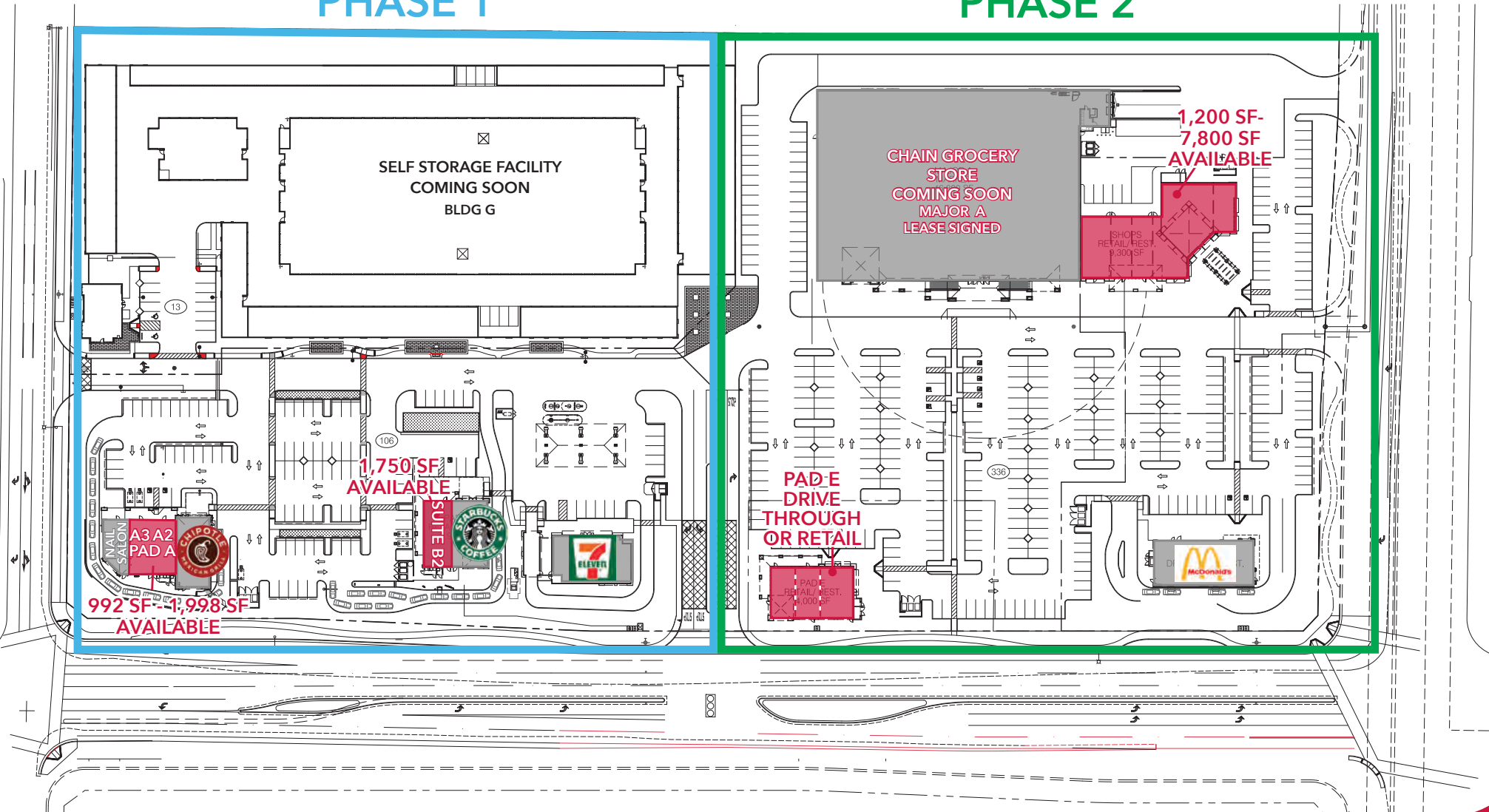
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Conceptual Site Plan

UNDER CONSTRUCTION
PHASE 1

COMING SOON
PHASE 2



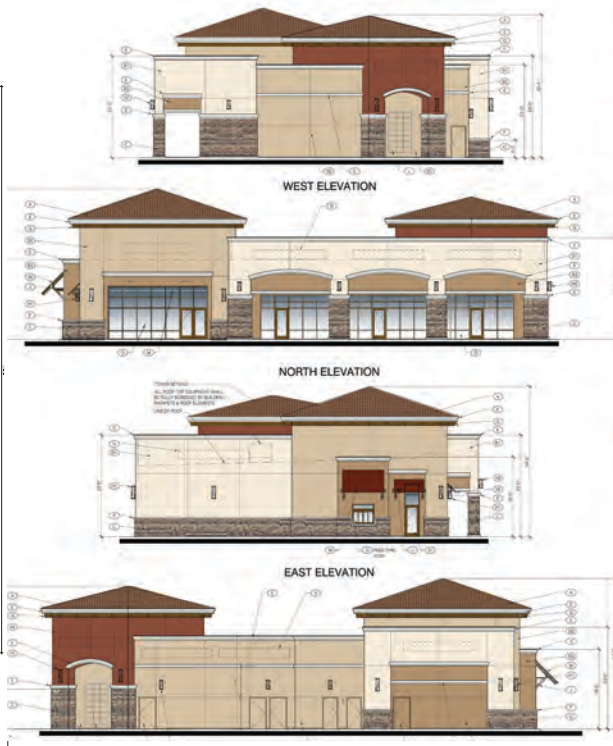
NOW PRE-LEASING

MCCALL SQUARE

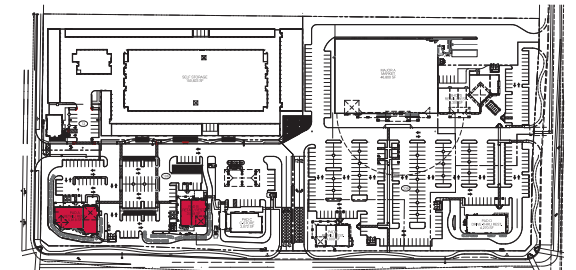
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Proposed Elevations & LOD's

Pad A - Phase 1
(Restaurant / Drive-Thru)



Pad B - Phase 1
(Drive-Thru)



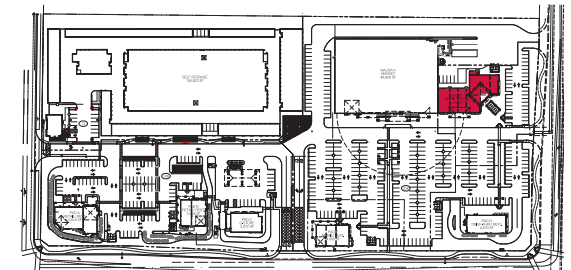
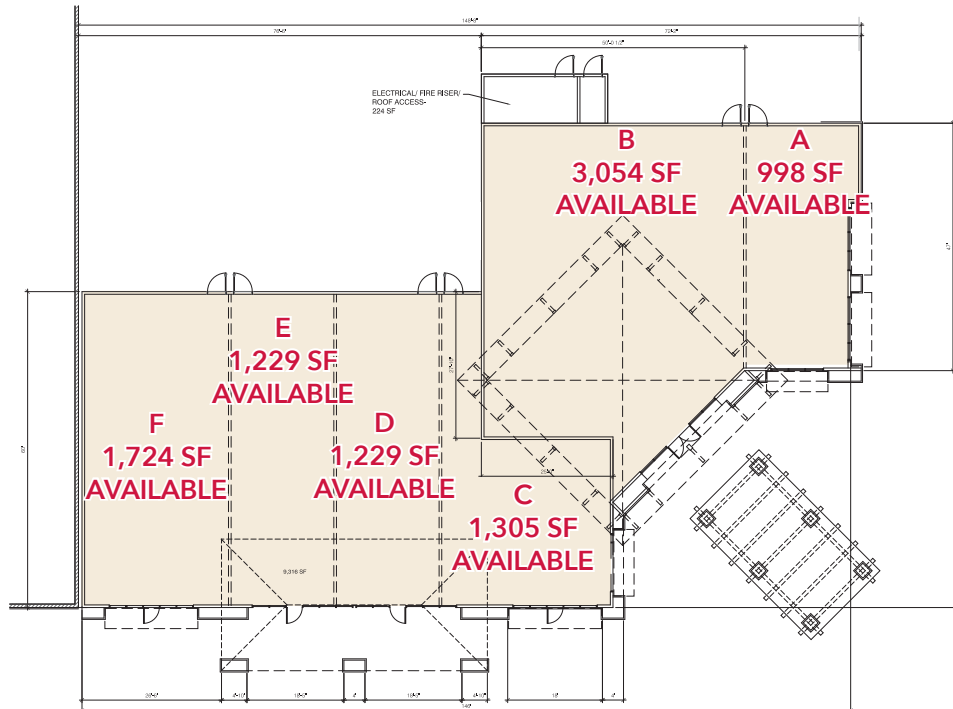
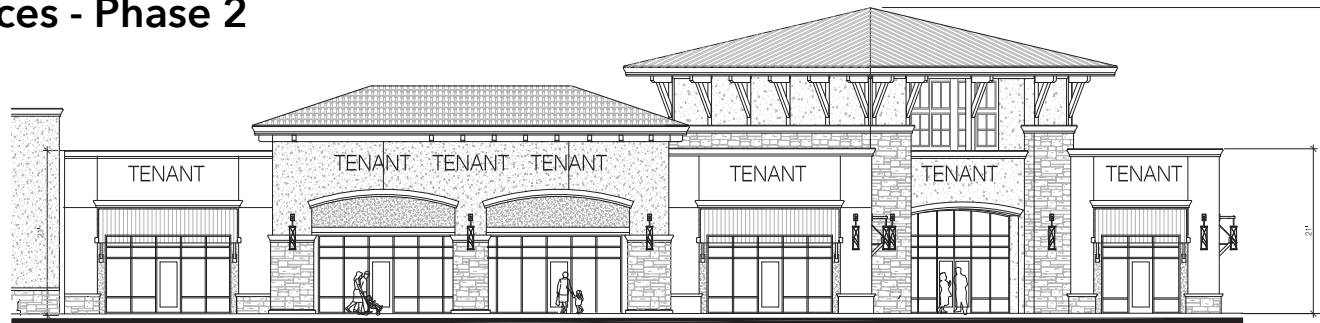
NOW PRE-LEASING

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Proposed Elevations & LOD's

Shop Spaces - Phase 2



NOW PRE-LEASING

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Derrigo Study of Menifee

