

NOW PRE-LEASING PROPOSED RETAIL / MEDICAL / FOOD PROJECT

MENIFEE BOARDWALK

28881 Newport Rd, Menifee, CA 92584



REAL ESTATE SERVICES
Residential & Commercial

MATTHEW ARFA

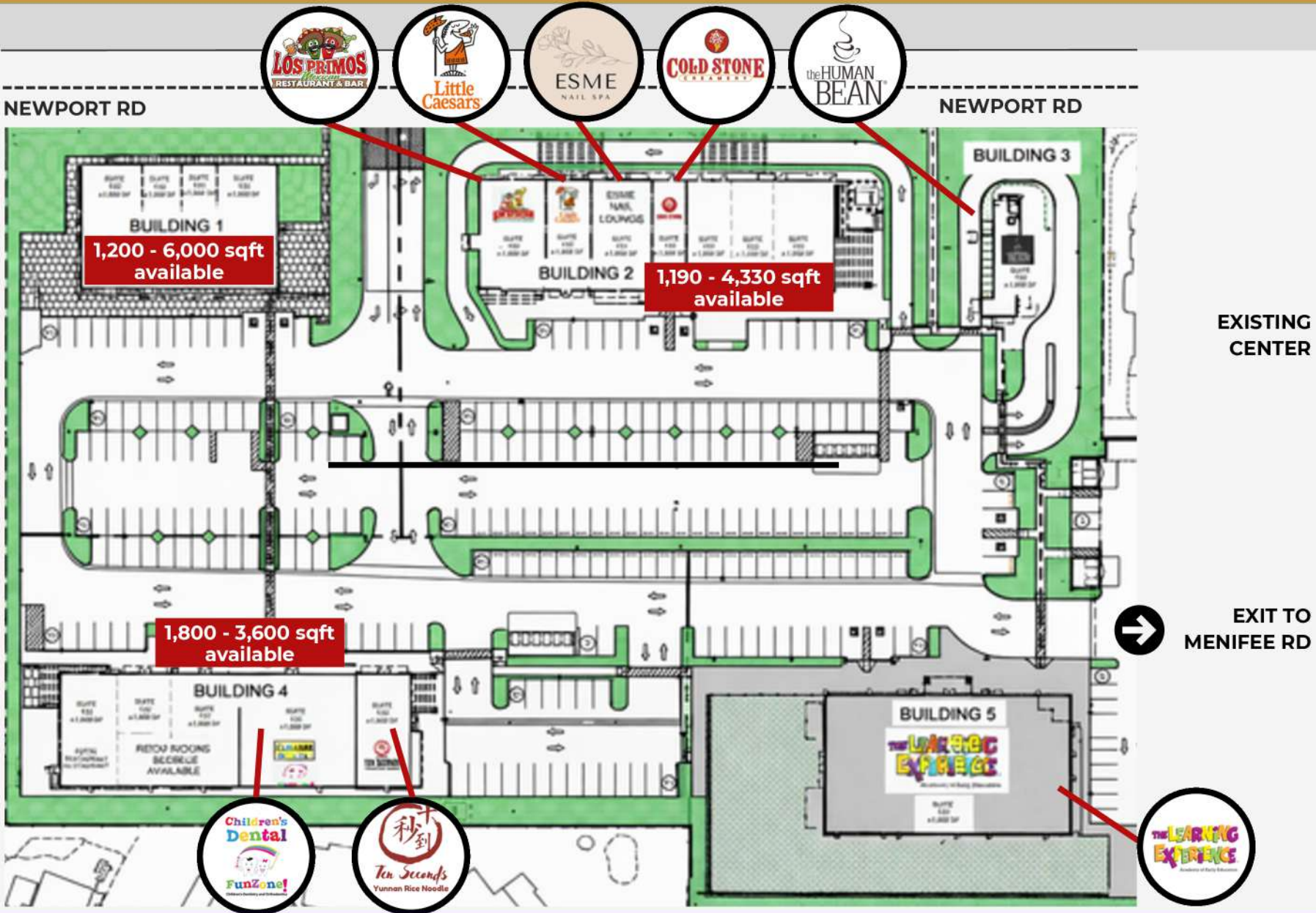
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MENIFEE BOARDWALK



PROJECT HIGHLIGHTS

- Great corner, excellent visibility; 6.5 acres
- ±38,659 sq. ft. new retail development
- Anchored by a national chains
- Multi-tenant shop space available from 1,200 to 6,000 sq. ft.
- Available, in-line and end-cap
- Heavy traffic – 46,962 cars on Newport Road
- Close proximity to I-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.

DEMOGRAPHICS

INCORPORATION

The City of Menifee was incorporated in 2008 and has grown steadily in both population and infrastructure since.

CURRENT POPULATION

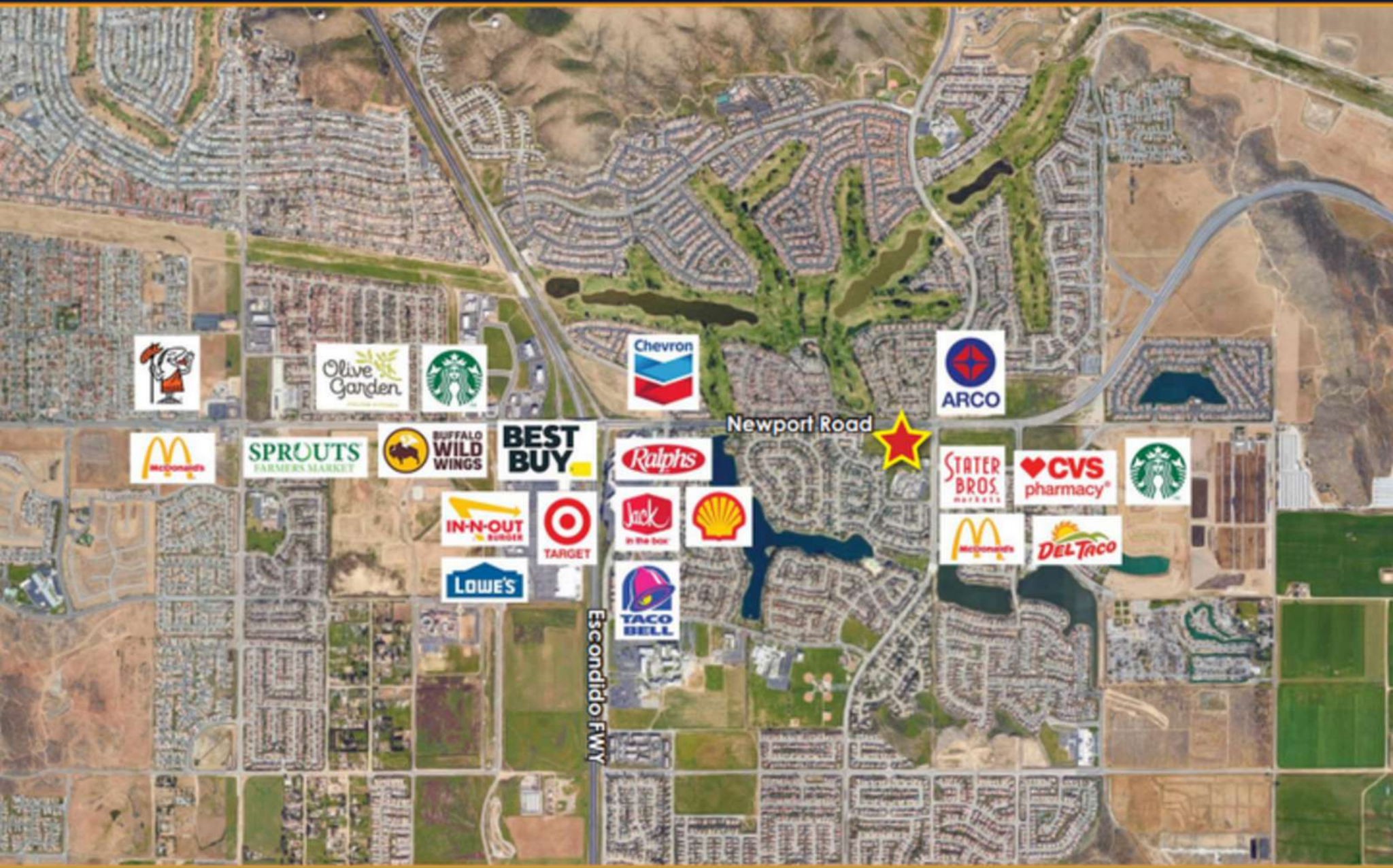
As of the latest estimates, Menifee has a population of approximately 125,547.

Metric	Menifee City Limits	5-Mile Radius from I-215 & Newport Road
January 2024 Population	119,127	155,199
January 2025 Updated Population	125,547	174,140
January 2027 Projected Population	132,862	187,198
Total Population at Build Out of All Active Residential Units	159,813	248,742
Average Persons per Household (2025)	3.47	3.47
Average Household Income (2025)	\$109,529	\$111,930
Median Household Income (2025)	\$99,572	\$101,755
Median Value of Housing (2025)	\$592,664	\$612,314

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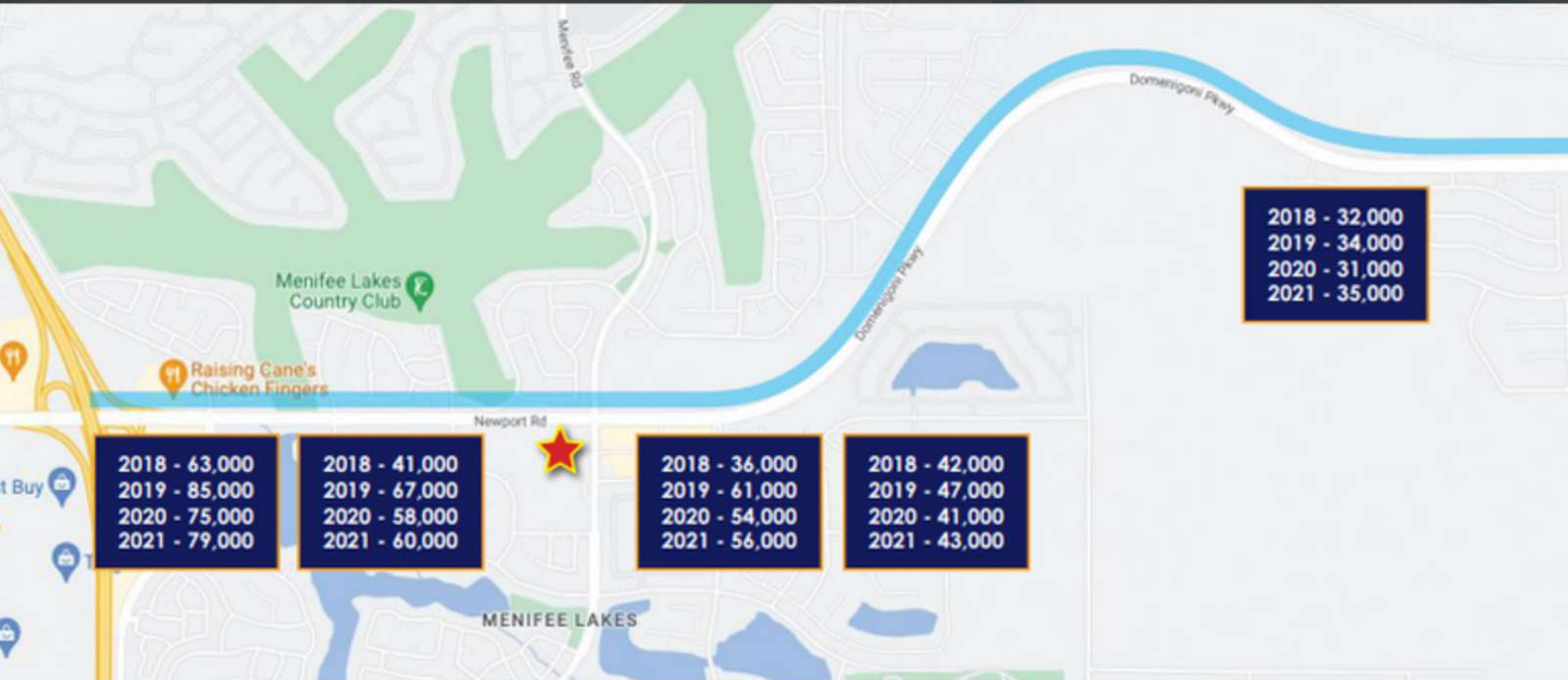
Retailers

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BUILDING 2 ELEVATION



BUILDING 3 ELEVATION



BUILDING 4 ELEVATION



BUILDING 5 ELEVATION



