

# FOR LEASE - 13,950 SF DIVISIBLE

## RETAIL, OFFICE, MEDICAL AND RESTAURANTS PERMITTED

SWQ NEWPORT RD AND MENIFEE RD, MENIFEE



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ADVISORS REAL ESTATE SERVICES LLC | [www.AREASLLC.com](http://www.AREASLLC.com)

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. AREAS, LLC 2025.

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## PROPERTY FEATURES

- Join Stater Bros., McDonald's, Starbucks, Rite Aid and others at this key location
- Strong Traffic Counts
- Great access and circulation
- Established and Growing Residential Population
- Surrounded by Schools and Shopping

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
Population 2024	14,840	69,834	136,265
Population 2029	15,124	76,449	150,452
Daytime Employee Population	5,938	29,982	60,290
<b>INCOME</b>			
2024 Average HHI	\$119,604	\$123,418	\$123,066
<b>TRAFFIC COUNTS</b>			
Newport Road		±32,818 VPD	
Menifee Road		±12,112 VPD	



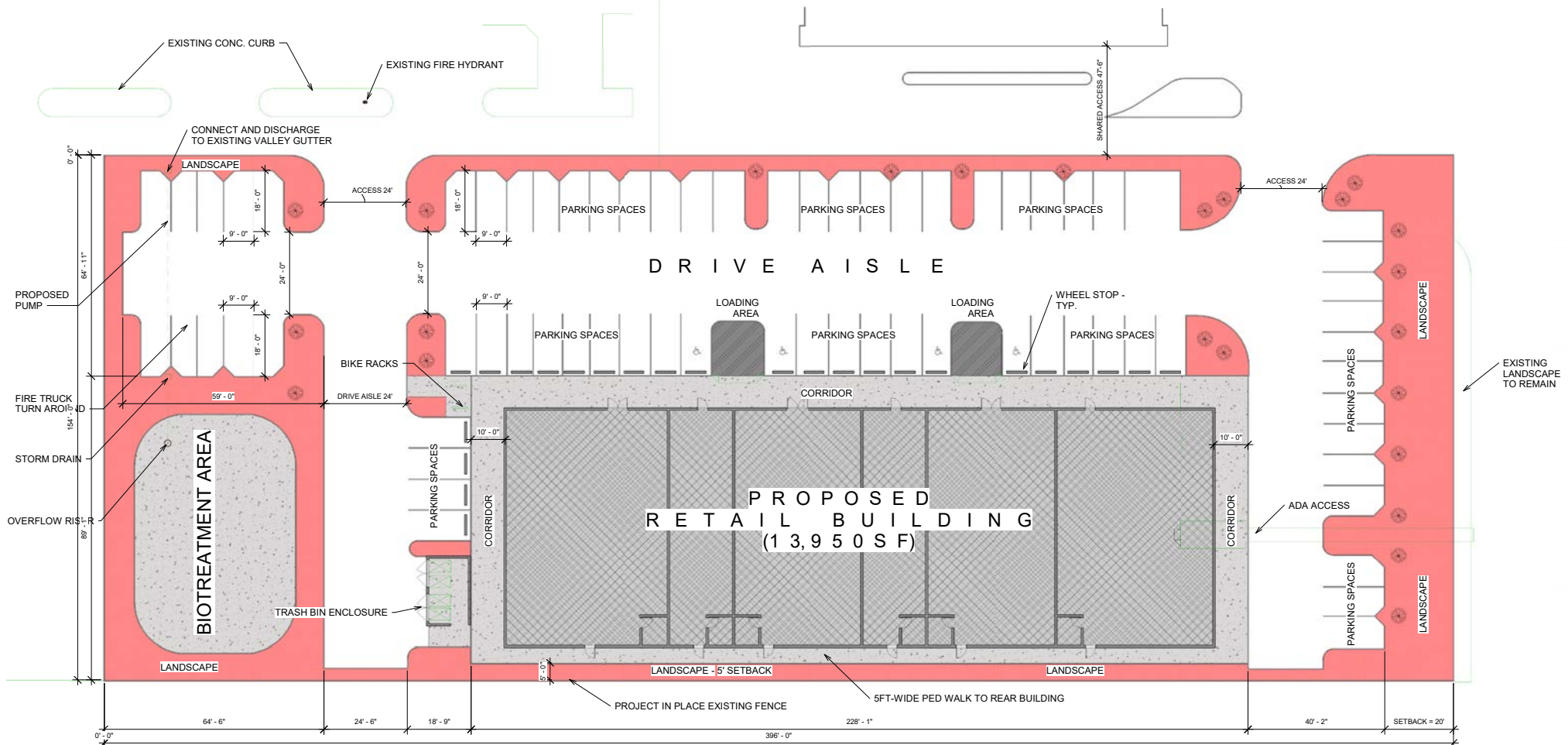
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## SITE PLAN



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