



FIND IT ALL
FIND IT CLOSE



COUNTRYSIDE
MARKETPLACE

HAS IT ALL

FOR LEASING INQUIRES
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COMMERCIAL REAL ESTATE SERVICES



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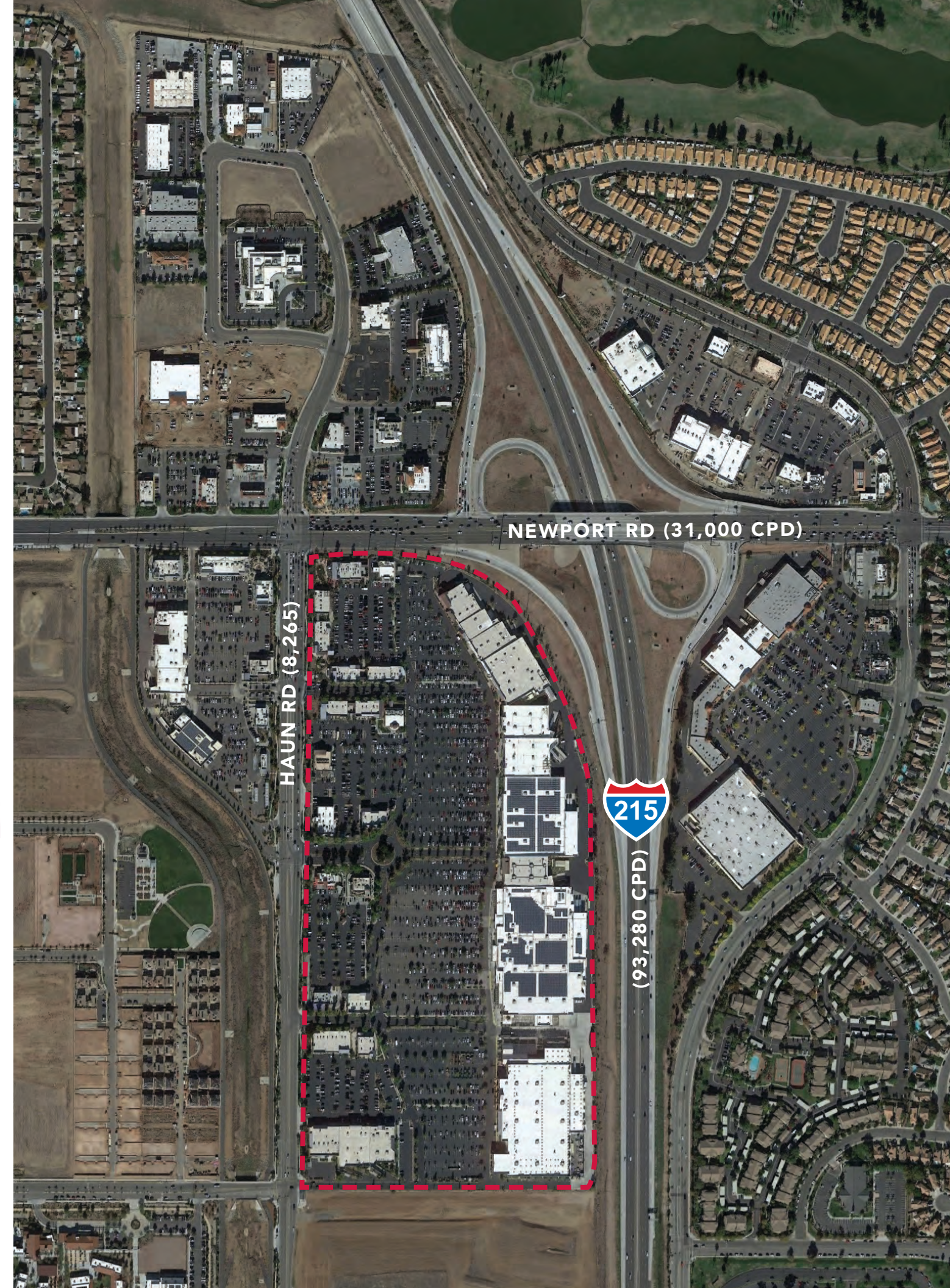
COUNTRYSIDE MARKETPLACE

JOIN THESE MAJOR TENANTS AT COUNTRYSIDE MARKETPLACE



FEATURES:

- + The Region's Most Dominant & Largest Community Power Center Consisting of 721,804 Square Feet
- + Exquisitely Designed and Award Winning
- + Affluent Demographics and Solid Households
- + 132,545 Cars Per Day
- + Explosive Residential Growth
- + The Focal Point for Shopping and Dining
- + Established Strong Retail Volume throughout the Center
- + Owned and Managed by





COUNTRYSIDE MARKETPLACE



**18,000 SF
AVAILABLE**



**1,200 SF
POTENTIALLY
AVAILABLE - CONTACT
BROKER FOR DETAILS**

HAUN RD (8,265)

NEWPORT RD (31,000 CPD)



THE CENTER:

- + 721,804 Square Feet Regional Shopping Center
- + Expanded Regional drawing power to an existing population of almost 836,588 people within a 20 minute drive (15 miles) of the center.
- + 132,545 Cars Per Day
- + 3,489 Surface Parking Stalls
- + Top tier retailer mix with strongest sales volume in region consistently increasing in all retail/service segments annually.

THE OPPORTUNITIES:

18,100 SF (Formerly Forever XXI RED)

- + Available Immediately
- + Excellent Building Signage (I-215 Freeway Visible)
- + Newport Ave Pylon Signage + I-215 Freeway Pylon Signage
- + Rare Jr. Anchor Space (Potentially Expandable – Contact Broker For Details)

1,200 SF (DO NOT DISTURB TENANT)

- + Potentially Available (Contact Broker For Details)
- + High Exposure Building Signage & Location Within Village 1
- + Ideal For Restaurant Use (Outdoor Seating Potential)

EXPERIENTIAL:

- + Immersive and Interactive Experiences
- + Fashion Shows, Concerts, Seasonal Live Music and Holiday Spectaculars
- + Outdoor Gathering Areas and Fireplaces
- + Pet Friendly Shopping and Dining

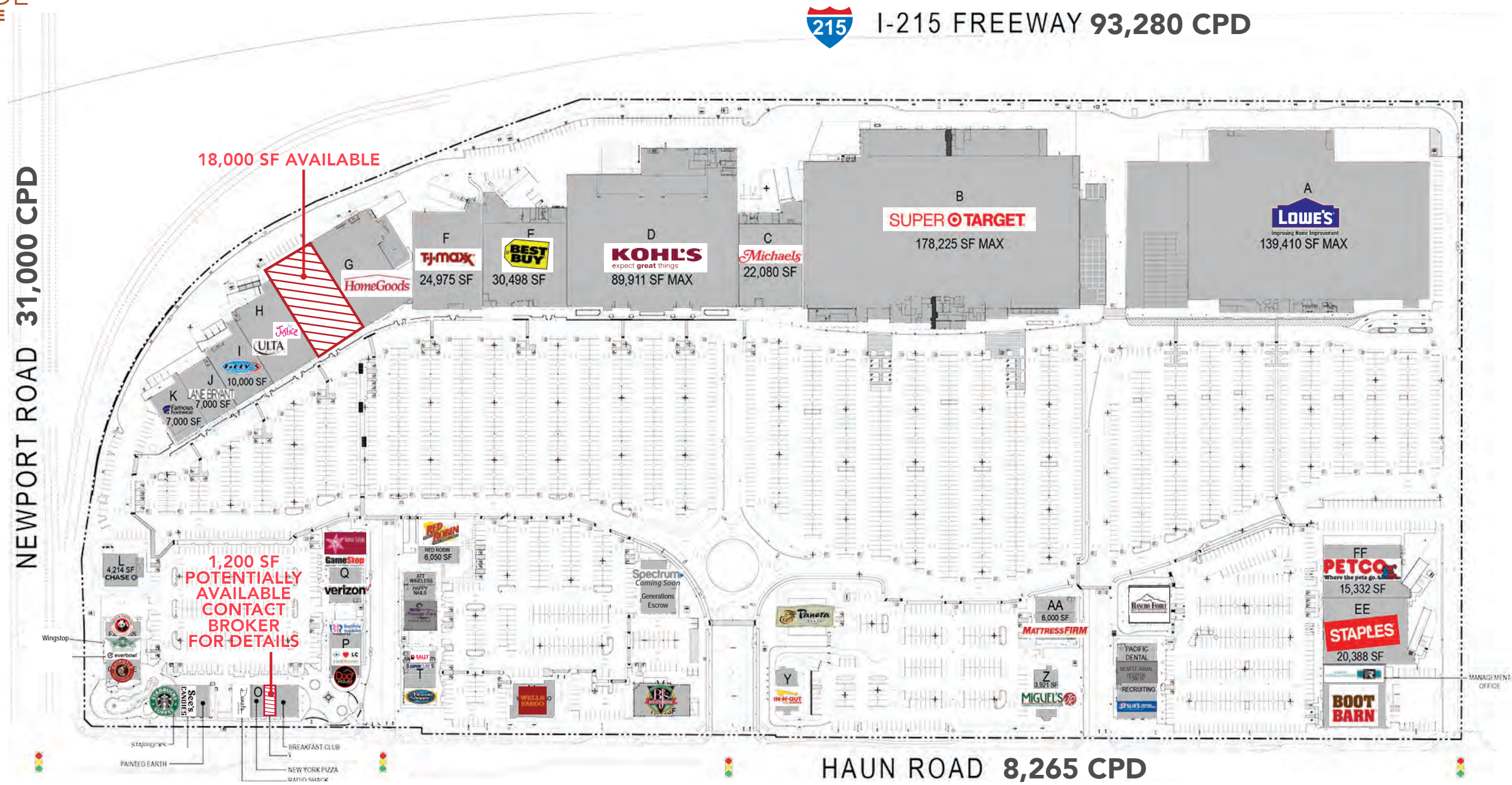
BEST IN CLASS SHOPS:

- + Award Wining Agrarian Themed and best in class shops, top-rated restaurants, boutique fitness row, and new space to work, play and lounge

CUSTOMER ANALYSIS:

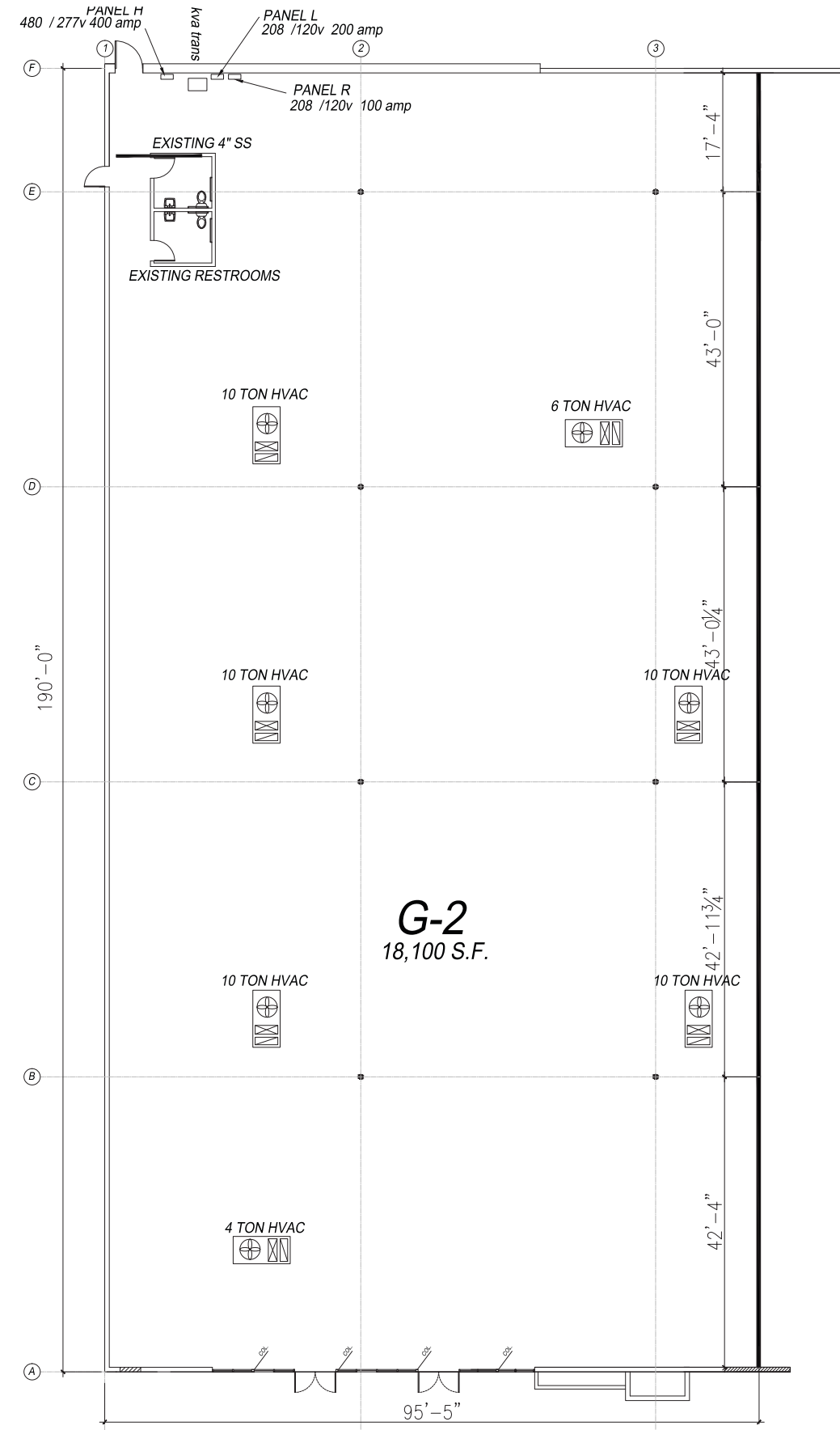
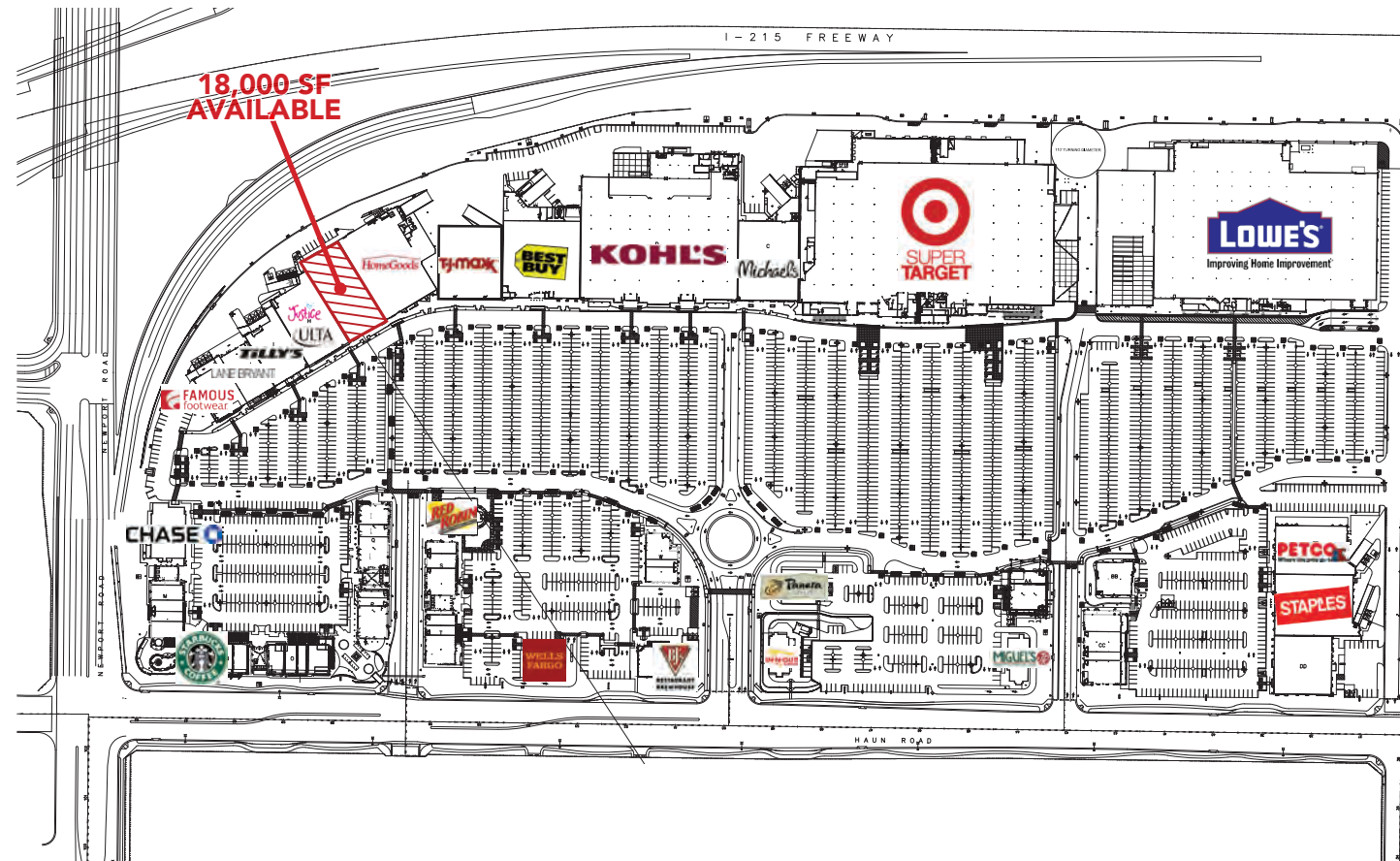
- + An affluent and vibrant community that has grown to almost 94,000 spurred by tremendous and consistent housing growth year over year ranked as California's 7th Fastest Growing City

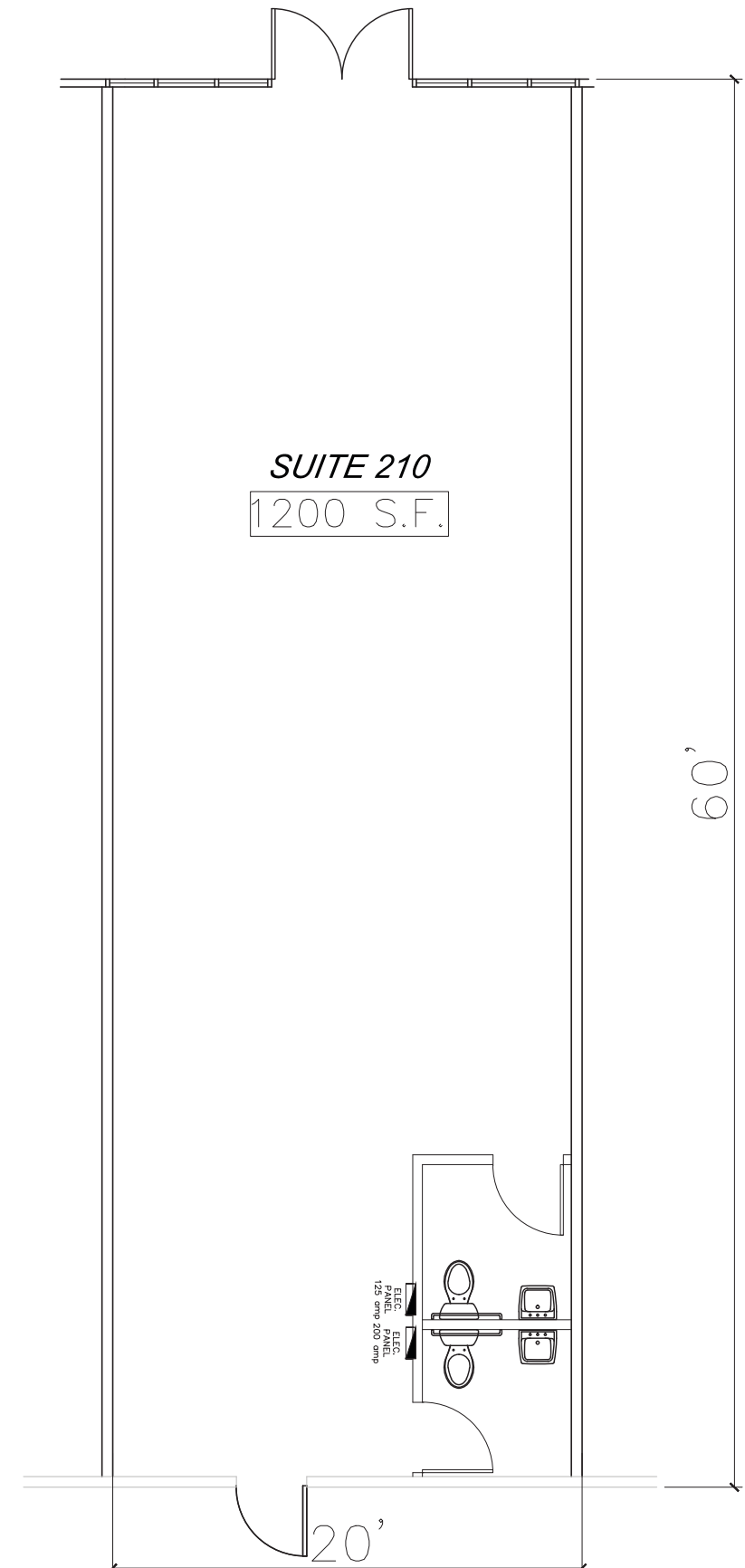




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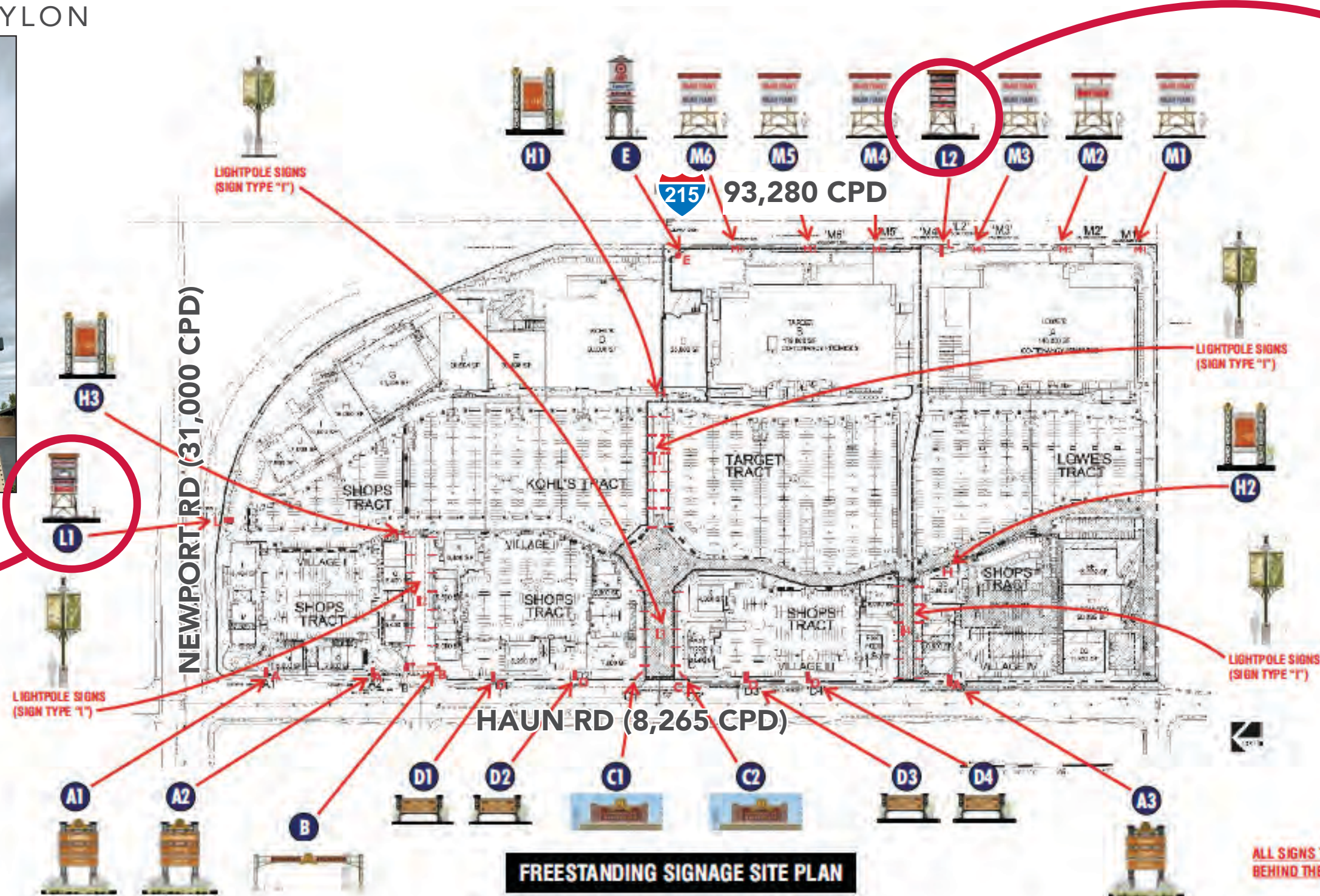
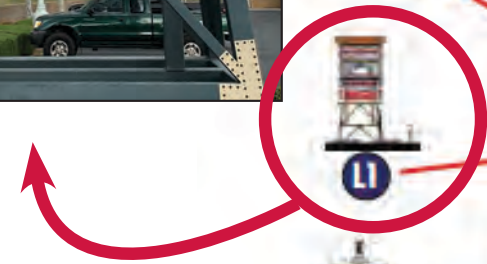






18,100 SF ANCHOR SPACE SIGNAGE OPPORTUNITIES

NEWPORT RD PYLON



I-215 PYLON



ALL SIGNS TO BE LOCATED
BEHIND THE RIGHT OF WAY



**COUNTRYSIDE
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CITY OF MENIFEE:

The City of Menifee is located along Interstate 215 just north of the City of Murrieta and Temecula. Incorporated in 2008, Menifee has grown to a current population of 94,677. Over the 1980s and 1990s, Menifee became a region covered with quality master planned communities and residential tentative tract maps. Affordability and its proximity to employment centers in Orange, Riverside, San Diego and Los Angeles counties make it an attractive location for families looking for a high quality of life region in Southern California.

[FOR MORE INFO ABOUT MENIFEE CLICK HERE](#)

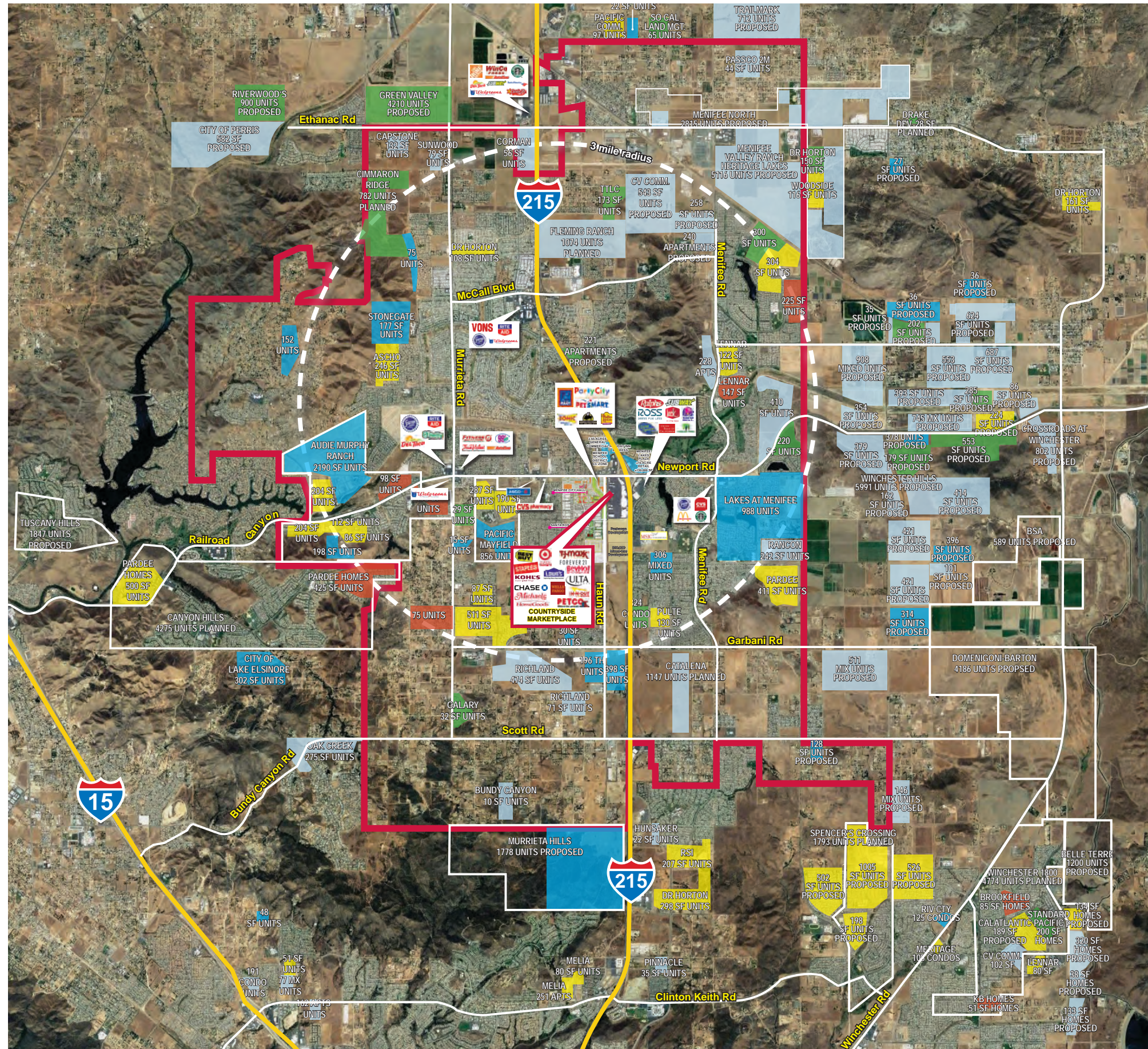
HOUSING GROWTH:

- + Residential activity in Menifee is substantial with 15,564 units in some phase of the development pipeline including 178 tentative tract maps and 23 specific plans active in the trade area with a total of 34,053 new units within a 5 mile radius of Countryside Marketplace.
- + Within the Menifee City limits, there are 39 communities currently actively building representing an impressive 2,418 units under construction reporting strong home sales with prices ranging from high \$300's to the low \$600,000.

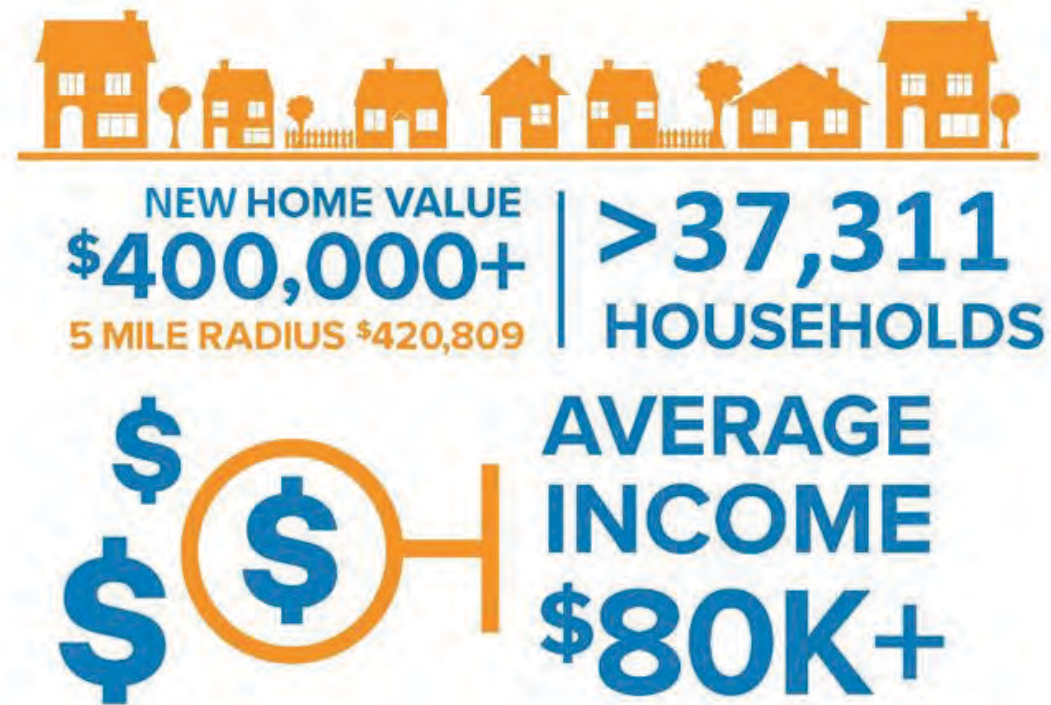
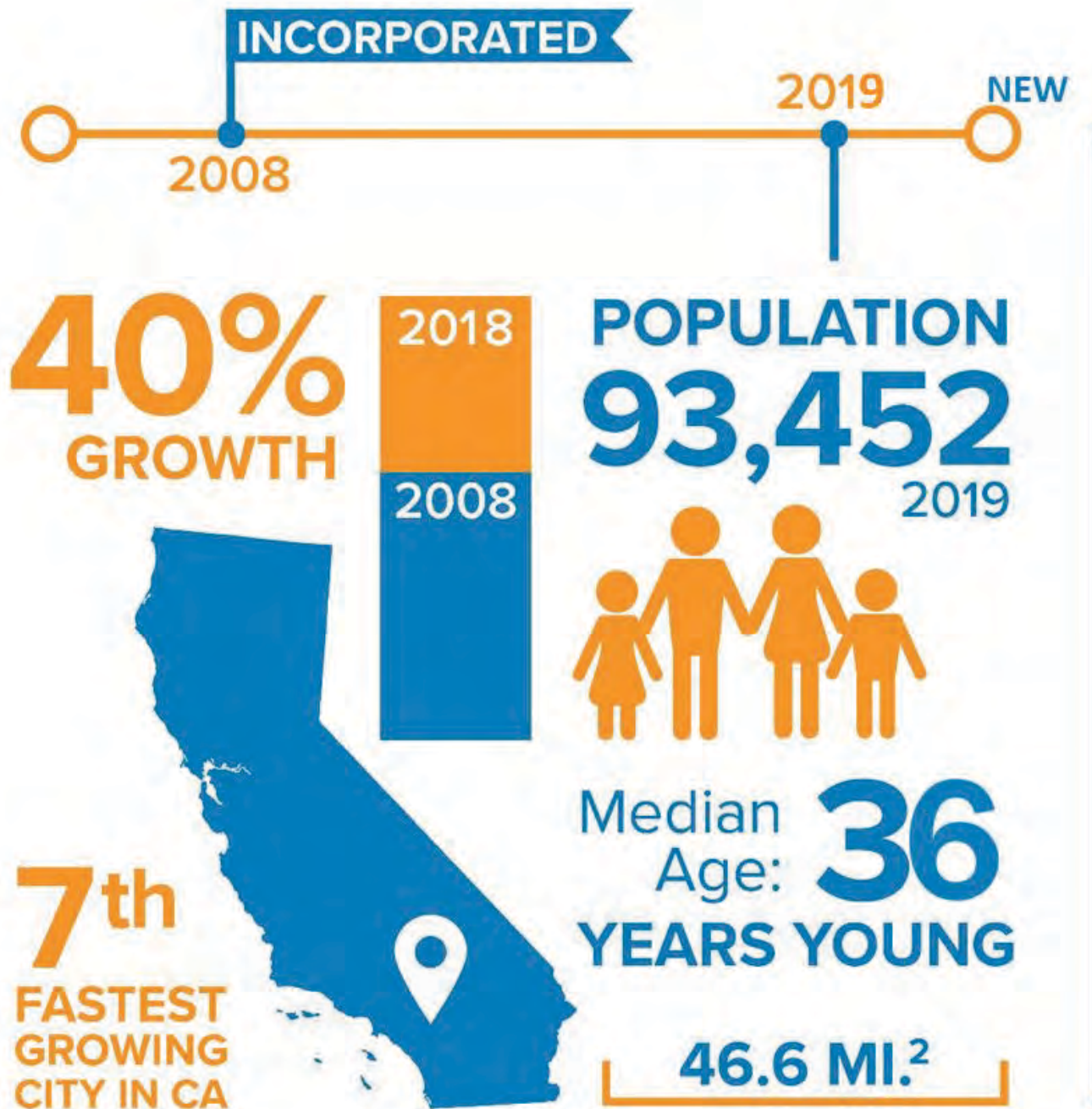
HOUSING GROWTH CHARACTERISTICS

	Menifee City Limits	5-Mile Radius From 215 and Newport Road
February 2018 Population	94,677	124,500
February 2019 Updated Population	98,413	128,838
February 2021 Projected Population	106,958	142,549
Total Population at Build Out of All Active Residential Units	150,241	241,554
Average Persons Per Household (2019)	3.33	3.31

FUTURE HOUSING



ABOUT THE CITY OF MENIFEE



A Derrigo Study Projected
111,008 Residents
in Two Years.

10% INCREASE!





ABOUT THE CITY OF MENIFEE



DEVELOPMENT SNAPSHOT



155

ACTIVE DEVELOPMENT PROJECTS
34 RESIDENTIAL
28 COMMERCIAL



1.2M SQ FT

629,858 SQ FT

210,737 SQ FT

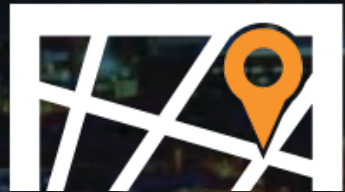
328,780 SQ FT

COMMERCIAL & OFFICE

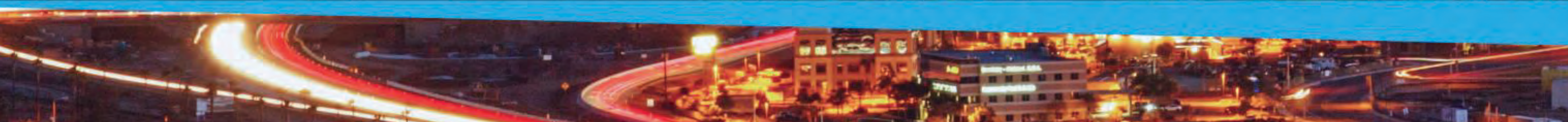
APPROVED

UNDER CONSTRUCTION

IN PROCESS



98 ACRES ALONG HAUN RD ACQUIRED FOR BUSINESS PARK AND COMMERCIAL DEV.
11 ACRES ALONG BRADLEY & NEWPORT ACQUIRED FOR HOTEL, COMMERCIAL & RETAIL





MENIFEE

New. Better. Best.

[CLICK HERE TO LEARN MORE ABOUT THE CITY OF MENIFEE](#)



[CLICK HERE TO VIEW DRONE VIDEO OF COUNTRYSIDE MARKETPLACE](#)



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There is a rare opportunity to fill this void with the high-frequency, high-quality exclusive shopper base at Countryside Marketplace.

