

For Ground Lease
One Acre Pad
Shops at Newport

SWC Newport Road & Bradley Road
Menifee, CA 91344



BRADLEY ROAD (±28,000 CPD)

±17.39 ACRES

DEVELOPMENT LAND

(±17.39 ACRES AND ±1 ACRE)

SITE

WINTER HAWK ROAD

1 ACRE

NEWPORT ROAD (±42,862 CPD)

DUNKIN'

**Dunn-Edwards
PAINTS**

garcia

McDonald's



AXIOM
Retail Advisors

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Property Highlights:

- Prime Newport Rd. development site
- One acre parcel for ground lease with frontage on Newport Rd.
- Approximately 70,000 ADT at Newport and Bradley intersection
- Dual Signalized intersections
- Located at Menifee's primary retail corridor
- Close proximity to Canyon Lake

Demographics:

2024 Estimates	1 MILE	2 MILE	3 MILE
Population	13,201	43,427	83,714
AHH Income	\$112,067	\$106,092	\$109,476



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