



# Retail that resonates



NewMark Merrill  
COMPANIES



## SHOPPES AT THE LAKES

Located at the southeast corner of Newport Rd. & Menifee Rd. • Menifee Lakes, CA  
[www.newmarkmerrill.com](http://www.newmarkmerrill.com)

# Prime Retail Space Available



at the southeast corner of Newport Rd. & Menifee Rd.

Ideally located just east of Interstate 215, The Shoppes at the Lakes is anchored by Stater Bros. and CVS with ground lease, BTS, and shop opportunities with 1,000 SF and more. The city of Menifee, has approximately 10,610 units in some phase of development within 9 approved specific plans and 66 residential tract maps.

**129,566**  
POPULATION  
IN 3-MILE RADIUS\*

**\$111,464**  
AVERAGE HH INCOME  
IN 3-MILE RADIUS\*

**38,911**  
(Newport Road)  
**15,344**  
(Menifee Road)  
AVERAGE DAILY TRAFFIC

**3,250,709**  
ANNUAL VISITS

**96,049**  
SF OF RETAIL SPACE

\*Estimates are based on 2025 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.





#	TENANT	SF
1	AVAILABLE	1,200 - 8,400
2	McDonald's	1,080
3	Stater Bros.	45,112
4	Great Clips	1,200
5	Blitzer's Premium Frozen Yogurt	1,200

#	TENANT	SF
6	Swan's Nail Spa	1,200
7	Zesty Shawarma & Grill	1,200
8	AVAILABLE	1,200
9	Mountain Mike's Pizza	2,400
10	Menifee Lakes Dental Group	3,200

#	TENANT	SF
11	Starbucks	1,800
12	CVS Pharmacy	14,576
13	Del Taco	2,418
	PAD-E AVAILABLE	1,800

For Leasing Information please contact:

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**When you love shopping centers, it shows.**

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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.