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NEWPORT RD & WINTERHAWK RD MENIFEE, CA

RETAIL/MEDICAL MIXED USE FOR LEASE



PROPERTY HIGHLIGHTS

JOIN:



- Now Pre-Leasing For Anchor, Restaurant, Fast Food Drive Thru, Shop Space, Medical, Hotel, Daycare Other & Other Commercially Viable Uses.
- Located at Signalized Intersection on Newport Rd & Winterhawk Rd With Exposure To Over 34,000 Cars Per Day
- Estimated 4,746 New Housing Units Projected To Be Built By 2Q2026 A 33% Population Increase

DEMOGRAPHICS

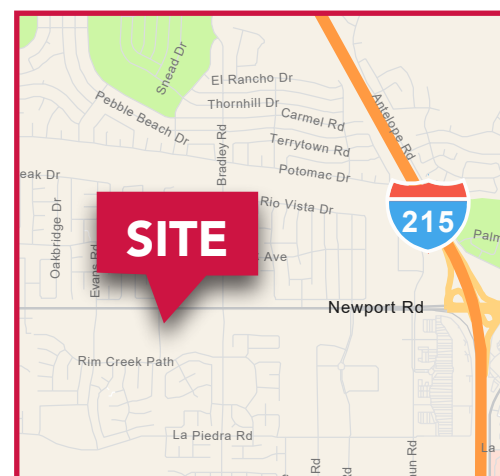
	1 mile	3 mile	5 mile
Population	16,029	87,577	160,176
Daytime Population	6,653	38,588	66,788
Avg. HH Income	\$118,481	\$114,577	\$125,835

*Source: Regis

TRAFFIC COUNTS

34,625 CPD
Newport Road

*Source: Regis



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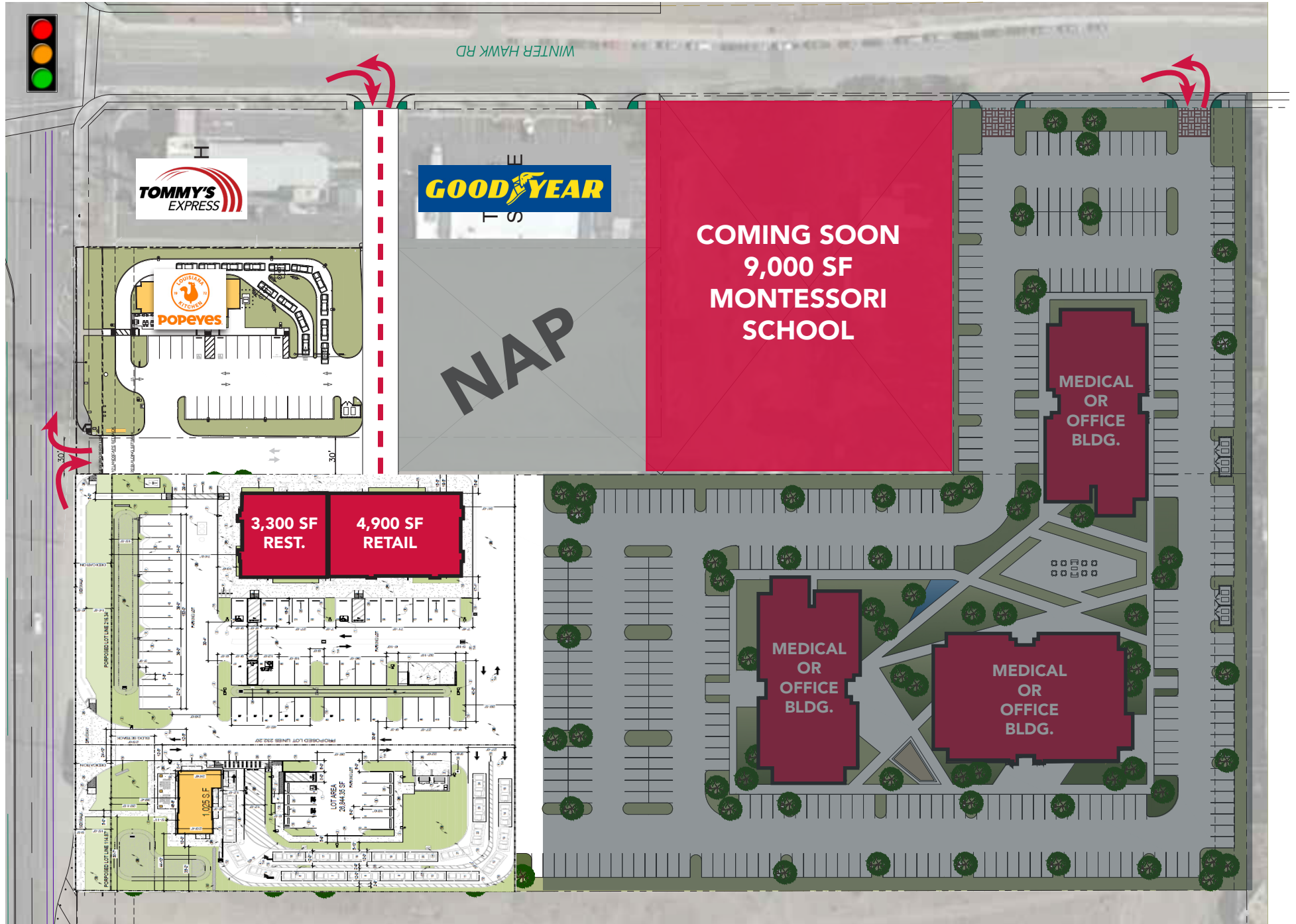
DRE #01269887



COMMERCIAL REAL ESTATE SERVICES

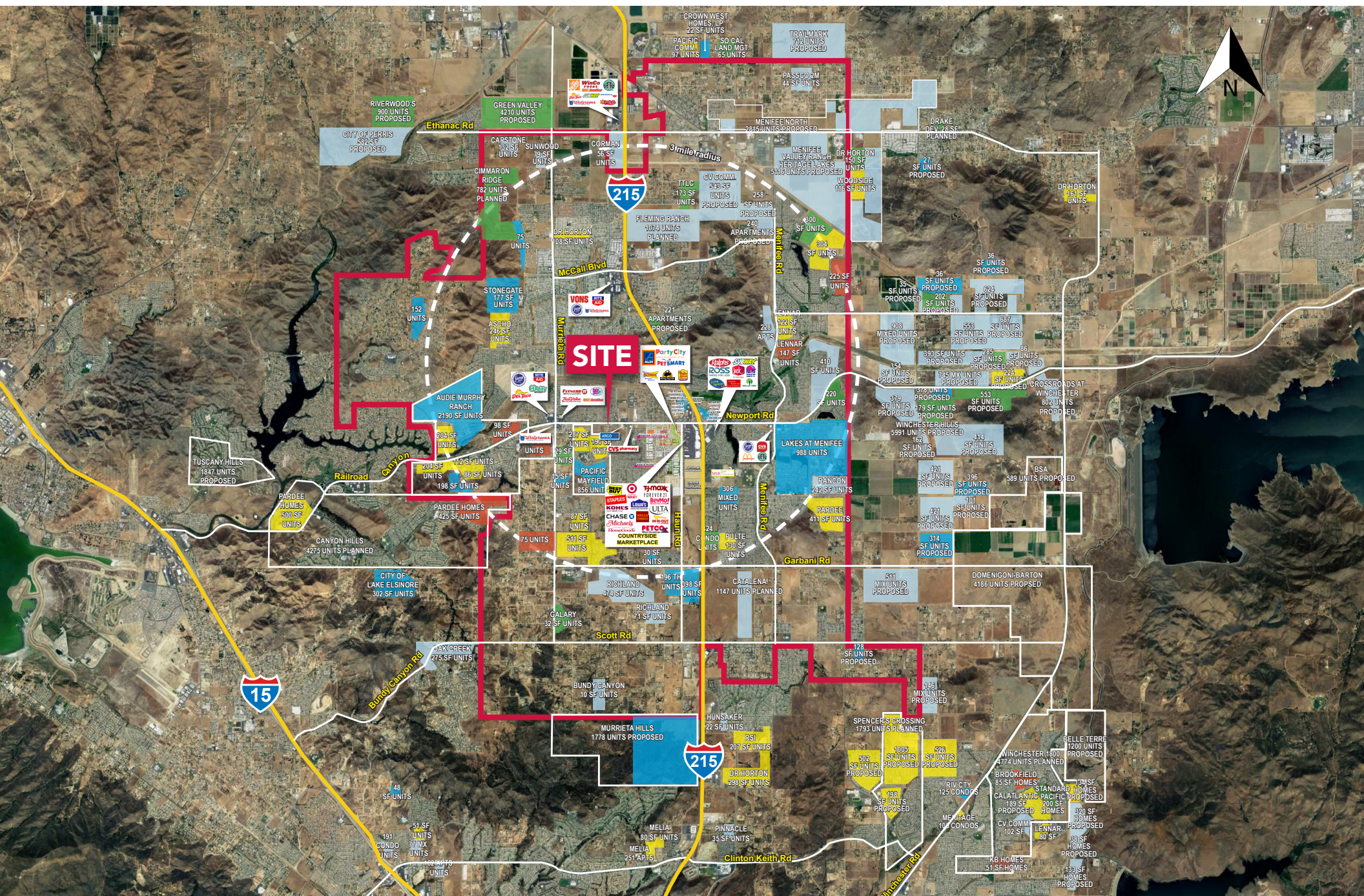
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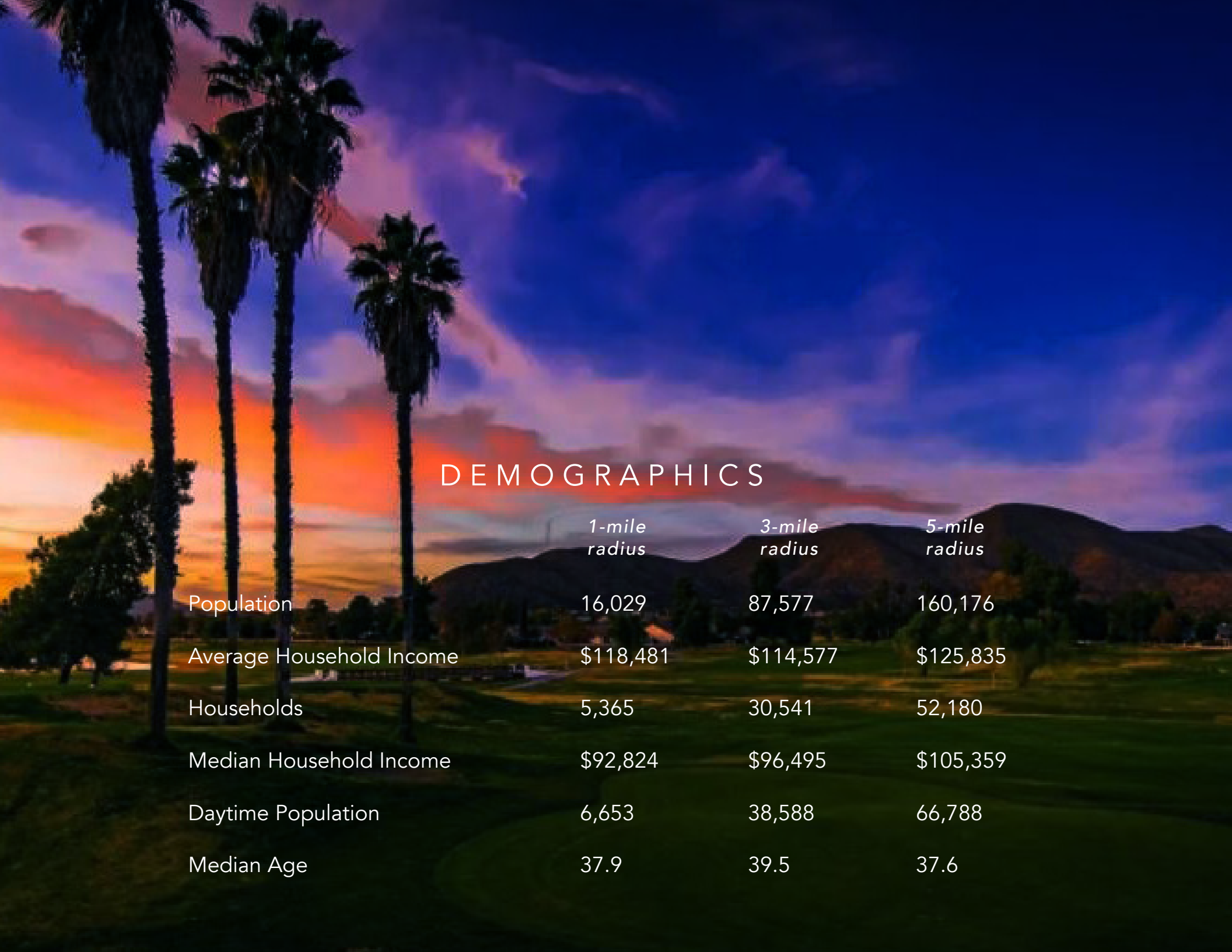
CONCEPTUAL SITE PLAN



MEET YOUR NEIGHBORS







DEMOGRAPHICS

	<i>1-mile radius</i>	<i>3-mile radius</i>	<i>5-mile radius</i>
Population	16,029	87,577	160,176
Average Household Income	\$118,481	\$114,577	\$125,835
Households	5,365	30,541	52,180
Median Household Income	\$92,824	\$96,495	\$105,359
Daytime Population	6,653	38,588	66,788
Median Age	37.9	39.5	37.6