

PROPERTY HIGHLIGHTS

- Now Pre-Leasing Fast Food Drive Thru & Hotel Pads
- Mid 2023 Estimated Delivery Date
- The Menifee trade area includes a total of 156 tentative tract maps and 23 specific plans active in the trade area with a total of 46,330 new residential units within a 5 mile radius

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	14,401	77,045	137,726
Daytime Population	7,879	40,336	69,440
Avg. HH Income	\$93,573	\$86,530	\$96,179

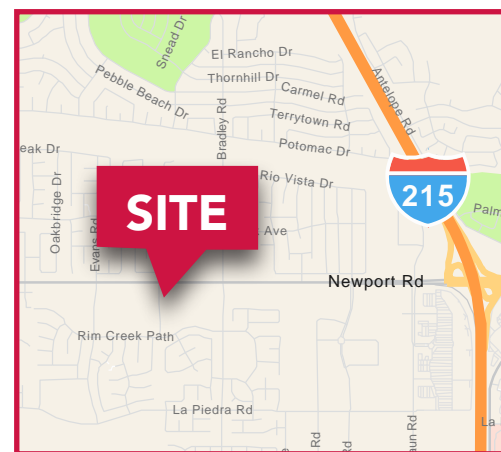
*Source: Regis

TRAFFIC COUNTS

34,625 CPD

Newport Road

*Source: Regis



CONCEPTUAL SITE PLAN



MEET YOUR NEIGHBORS





DEMOGRAPHICS

	<i>1-mile radius</i>	<i>3-mile radius</i>	<i>5-mile radius</i>
Population	14,401	77,045	137,726
Average Household Income	\$93,573	\$86,530	\$96,179
Households	4,730	28,094	46,983
Median Household Income	\$79,154	\$77,117	\$82,903
Daytime Population	7,879	40,336	69,440
Median Age	38.9	41.4	39.0