

# NEWPORT *Pointe*

±11 AC DEVELOPMENT

ANNOUNCING:

**GROCERIES OUTLET**  
Bergain Market

**EoS FITNESS**

**W**  
Wenerschnitzel

**THE LEARNING EXPERIENCE**  
A subsidiary of Liberty Education

**Quick Quack CAR WASH**  
Learn More: [www.quickquack.com](http://www.quickquack.com)



**SWC NEWPORT RD. & EVANS RD., MENIFEE, CA**



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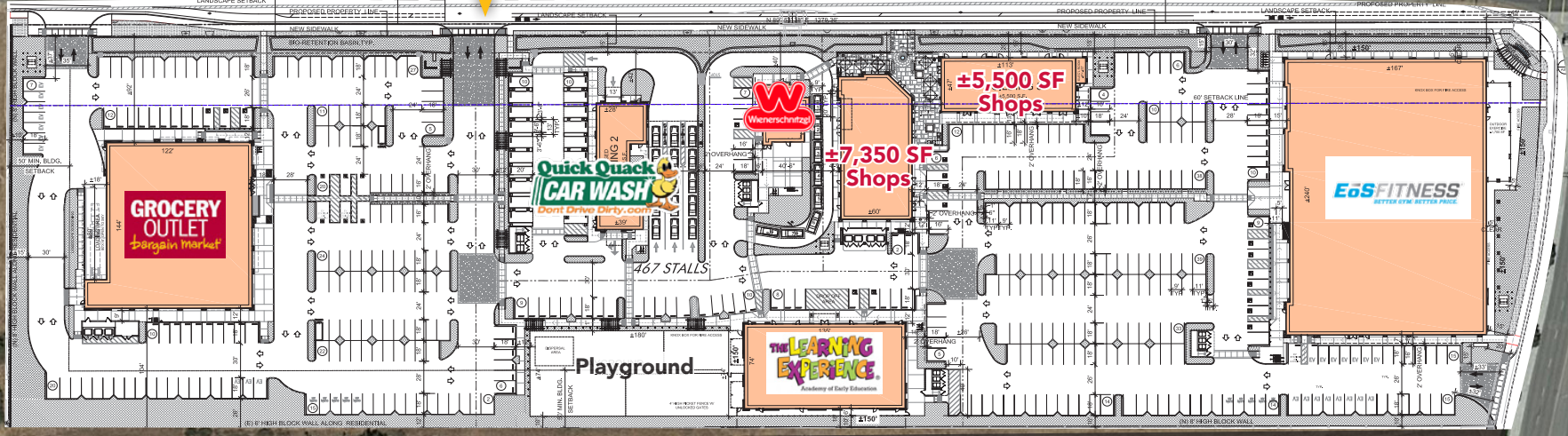
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# NEWPORT *Pointe*

Senior Center

NEWPORT ROAD 35,000 CPD







Existing Water Retention Area

## PROPERTY FEATURES

- Join: Grocery Outlet, The Learning Experience, EOS Fitness, Quick Quack Car Wash
- Food Court/Daily Needs Spaces Available
- Proposed 3/4 Access on Newport Rd
- Located on major thoroughfare with Over 35,000 Vehicles Daily at the Intersection of Newport Rd & Evans Rd

- One of the fastest growing communities in Riverside County
- Located within 2 Miles of Mt. San Jacinto Community College with over 5,000 Enrolled Students

## 3-MILE DEMOGRAPHICS

ESTIMATED POPULATION	<b>87,770</b>	
DAYTIME POPULATION	<b>66,196</b>	
MED PROPERTY VALUE	<b>\$355,673</b>	
AVERAGE HOUSEHOLD INCOME	<b>\$108,814</b>	

## SWC NEWPORT RD. & EVANS RD., MENIFEE, CA



# NEWPORT Pointe

15,466 CPD  
Murrieta Rd

Bradley Rd 11,112 CPD

INTERSTATE CALIFORNIA  
215  
85,970 CPD

### SUN CITY PLAZA



### MENIFEE LAKES PLAZA



**SITE**

Newport Rd 35,000 CPD



MENIFEE TOWNHALL



### NEWPORT CROSSING



### MENIFEE COUNTRYSIDE MARKETPLACE



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