

On Deck Shopping Center

NEQ I-125 & HIGHWAY 74, MENIFEE, CA

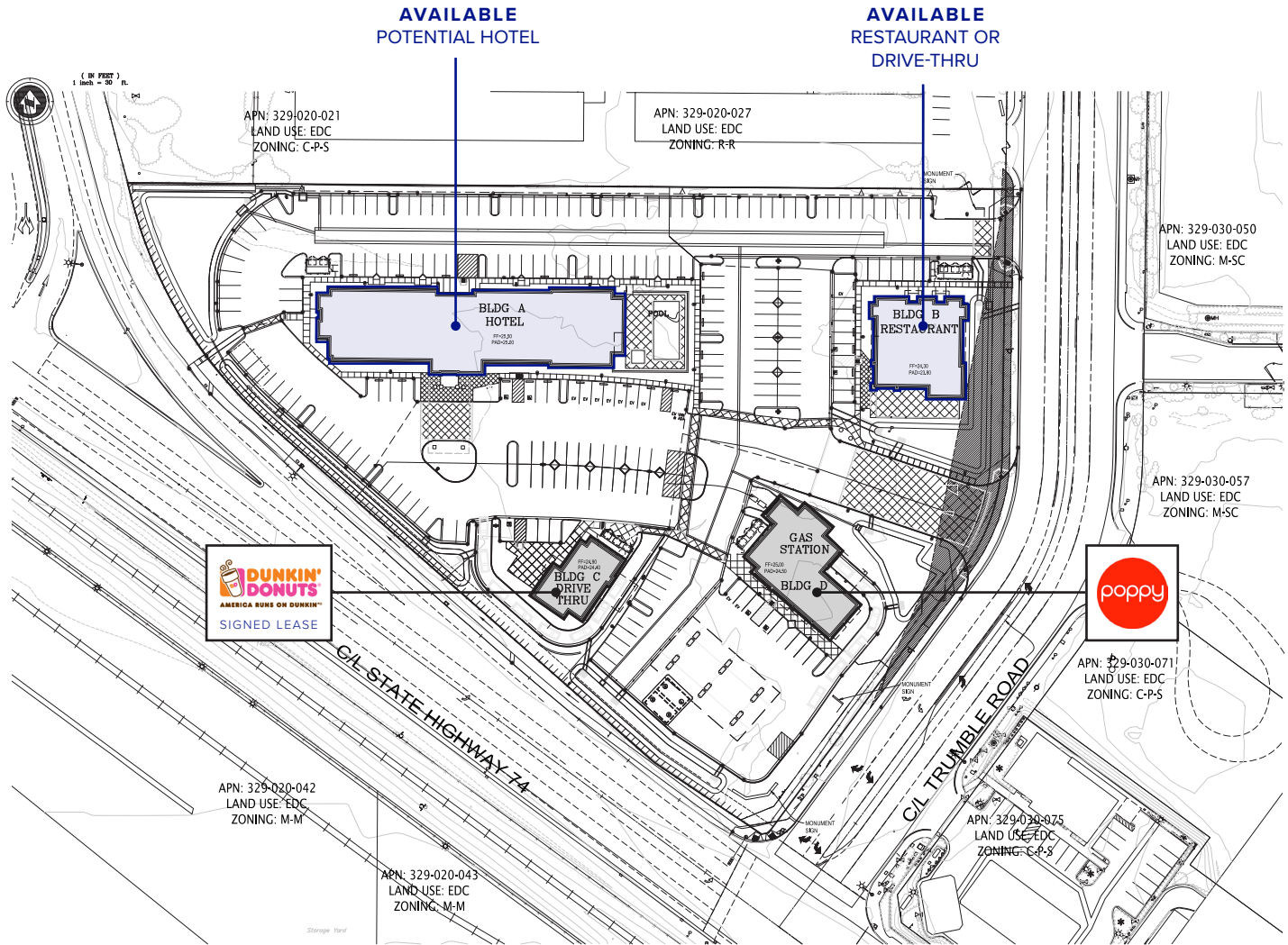
PAD OPPORTUNITIES AVAILABLE FOR LEASE

IDEAL FOR FREESTANDING RESTAURANT OR DRIVE-THRU, AND HOTEL
DUNKIN' DONUTS JUST SIGNED!



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Property Features

- + Pad Opportunities Available
- + Ideal for Fast Food with Drive Thru, Freestanding Restaurant, and Hotel
- + Excellent access & visibility off the I-215 freeway and Highway 74
- + Located within close proximity to Winco Foods, Home Depot, Starbucks & Carl's Jr
- + Major residential construction area with ~2,500 multifamily/single units proposed
- + The area is home to the new Big League Dreams Sports Park, DropZone Waterpark, Langston Motorsports, Lake Perris & many city parks, which draws visitors & residents alike
- + Less than 4 miles from Heritage High School: 2,800+ students



PERRIS PLAZA

- Food 4 Less
- Planet Fitness
- ROSS DRESS FOR LESS
- Burlington
- FIVE BELOW
- REGGNO FITNESS

PERRIS TOWNE SQUARE

- BIG 5
- STATER BROS.

SITE

WinCo FOODS

Walgreens

VONS

TOWN CENTER MARKETPLACE

- ALDI
- PET SMART
- active

MENIFEE LAKES PLAZA

- LA FITNESS
- Barons market
- STATER BROS.

CENTER POINTE SHOPPING CENTER

- SPROUTS

MENIFEE TOWN CENTER LIVING SPACES

- Ralphs
- ROSS DRESS FOR LESS

COUNTRYSIDE MARKETPLACE

- Target
- STAPLES
- F21
- LOWE'S
- BEST BUY
- HomeGoods
- petco
- BevMo!
- KOHL'S
- TJ-maxx
- OLD NAVY
- Michael's

PROPOSED SUPER

- Walmart

Walgreens

Albertsons

Scott Rd

Newport Rd

Murrieta Rd

McCall Blvd

THE HOME DEPOT

215

74

74



NEQ I-125 & Highway 74, Menifee, CA

27256 CA-74 Menifee, CA 92585	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2025)	2,796	39,358	144,571
Projected Population (2030)	2,913	43,125	154,068
Census Population (2020)	3,023	34,315	137,847
Census Population (2010)	2,639	29,347	116,065
Projected Annual Growth (2025 to 2030)	117 0.8%	3,768 1.9%	9,497 1.3%
Historical Annual Growth (2020 to 2025)	-227 -1.5%	5,043 2.9%	6,724 1.0%
Historical Annual Growth (2010 to 2020)	384 2.9%	4,968 3.4%	21,782 3.8%
Estimated Population Density (2025)	890 psm	1,393 psm	1,841 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2025)	770	13,518	44,410
Projected Households (2030)	825	14,980	48,228
Census Households (2020)	815	12,198	42,094
Census Households (2010)	738	10,776	36,203
Estimated Households with Children (2025)	379 49.2%	4,681 34.6%	18,254 41.1%
Estimated Average Household Size (2025)	3.62	2.90	3.25
Average Household Income			
Estimated Average Household Income (2025)	\$114,308	\$100,247	\$102,204
Projected Average Household Income (2030)	\$112,960	\$100,619	\$102,480
Estimated Average Family Income (2025)	\$138,767	\$123,791	\$119,011
Median Household Income			
Estimated Median Household Income (2025)	\$93,002	\$86,054	\$86,439
Projected Median Household Income (2030)	\$92,108	\$86,033	\$86,736
Estimated Median Family Income (2025)	\$104,057	\$102,362	\$97,772
Per Capita Income			
Estimated Per Capita Income (2025)	\$31,558	\$34,462	\$31,439
Projected Per Capita Income (2030)	\$32,047	\$34,979	\$32,121
Estimated Per Capita Income 5 Year Growth	\$489 1.5%	\$517 1.5%	\$681 2.2%
Estimated Average Household Net Worth (2025)	\$995,975	\$1,093,063	\$1,063,667
Daytime Demos (2025)			
Total Businesses	140	848	2,486
Total Employees	1,672	6,821	18,612
Company Headquarter Businesses	3 2.1%	15 1.8%	45 1.8%
Company Headquarter Employees	18 1.1%	156 2.3%	1,404 7.5%
Employee Population per Business	12.0	8.0	7.5
Residential Population per Business	20.0	46.4	58.2

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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