

MIXED-USE PROJECT IN MENIFEE, CA



**UNDER CONSTRUCTION!**



the **BOULDERS**

*NOW PRE-LEASING MEDICAL/PROFESSIONAL OFFICE BUILDING*

**CHILDCARE FACILITY RECENTLY LEASED!**



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the BOULDERS

# SITE PLAN

 UNDER CONSTRUCTION!



**236**

**HIGH-END**  
Apartment units

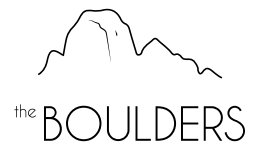
**3-STORY**

**MEDICAL/PROFESSIONAL**  
**OFFICE BUILDING**  
and outdoor plaza

**±8,223 USF**

**CHILDCARE FACILITY**  
with outdoor playground

# MEDICAL/PROFESSIONAL OFFICE



 UNDER CONSTRUCTION!



3-story, ± 27,000 USF medical/professional office building



Adjacent to Spirit Park with tennis courts, basketball courts and outdoor picnic areas



Flexible suites available ranging from ±1,792 to ±8,221 USF



Walking distance to eateries and other amenities



Outdoor plaza



Parking: 5/1000



Signage opportunities



***SPIRIT PARK***  
*Adjacent to property*

*±1,792 - ±3,904 USF*

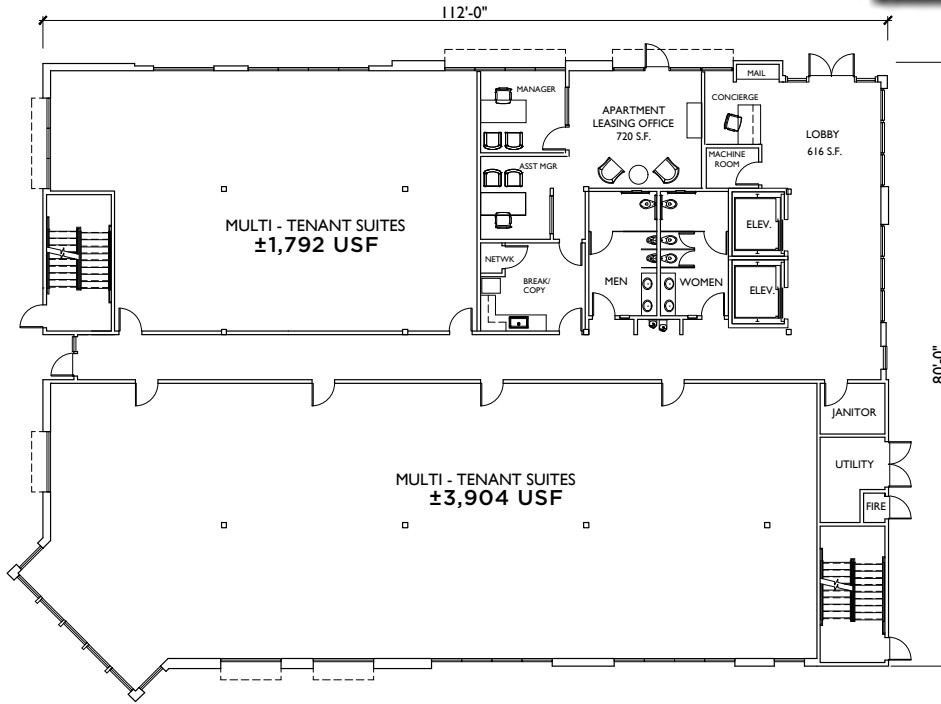
# 1st Floor



the **BOULDERS**

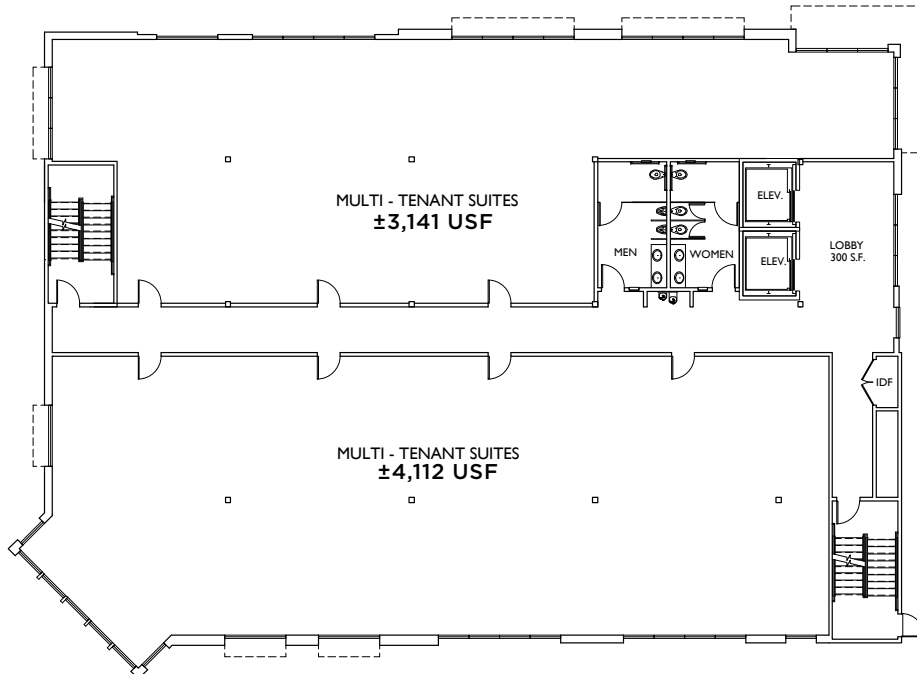


**UNDER CONSTRUCTION!**



*±3,141 - ±4,112 USF*

# 2nd Floor



± 8,221 USF

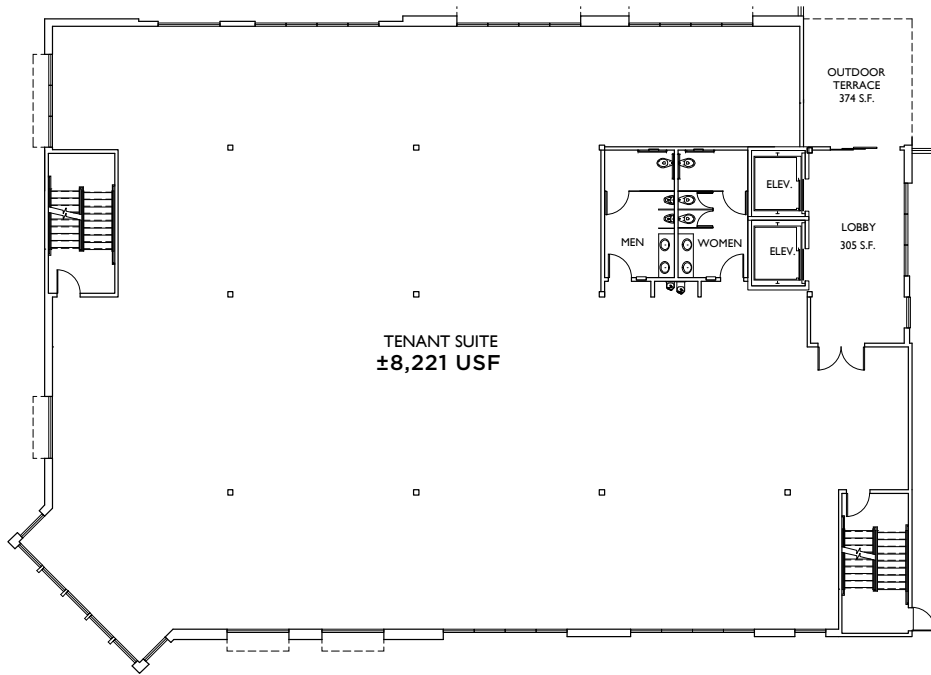
# 3rd Floor



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# DAYCARE

UNDER CONSTRUCTION!



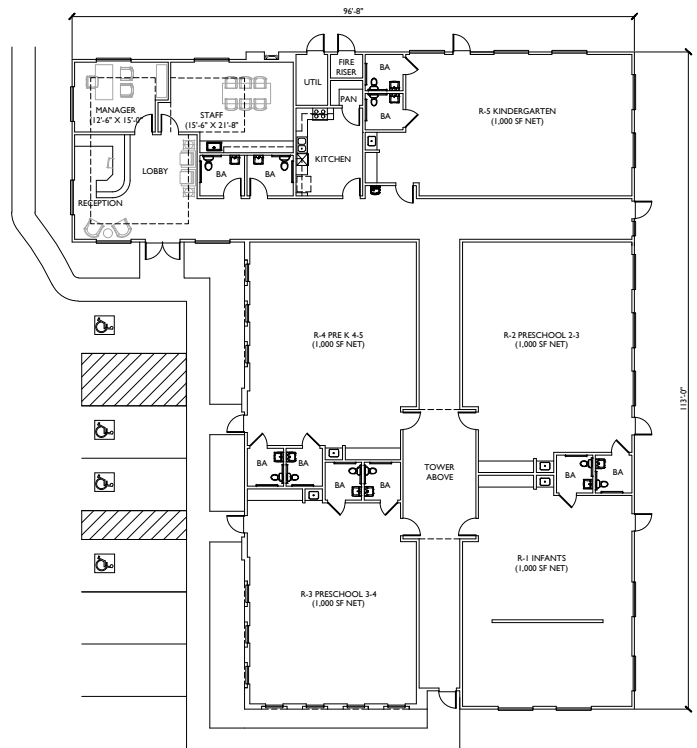
±8,223 uSF childcare facility



±9,000 uSF outdoor playground



Signage opportunities



FLOOR PLAN  
8,223 S.F.

FIVE  
CLASSROOMS

KITCHEN

STAFF/  
CONFERENCE  
ROOM

MANAGER'S  
OFFICE

RECEPTION

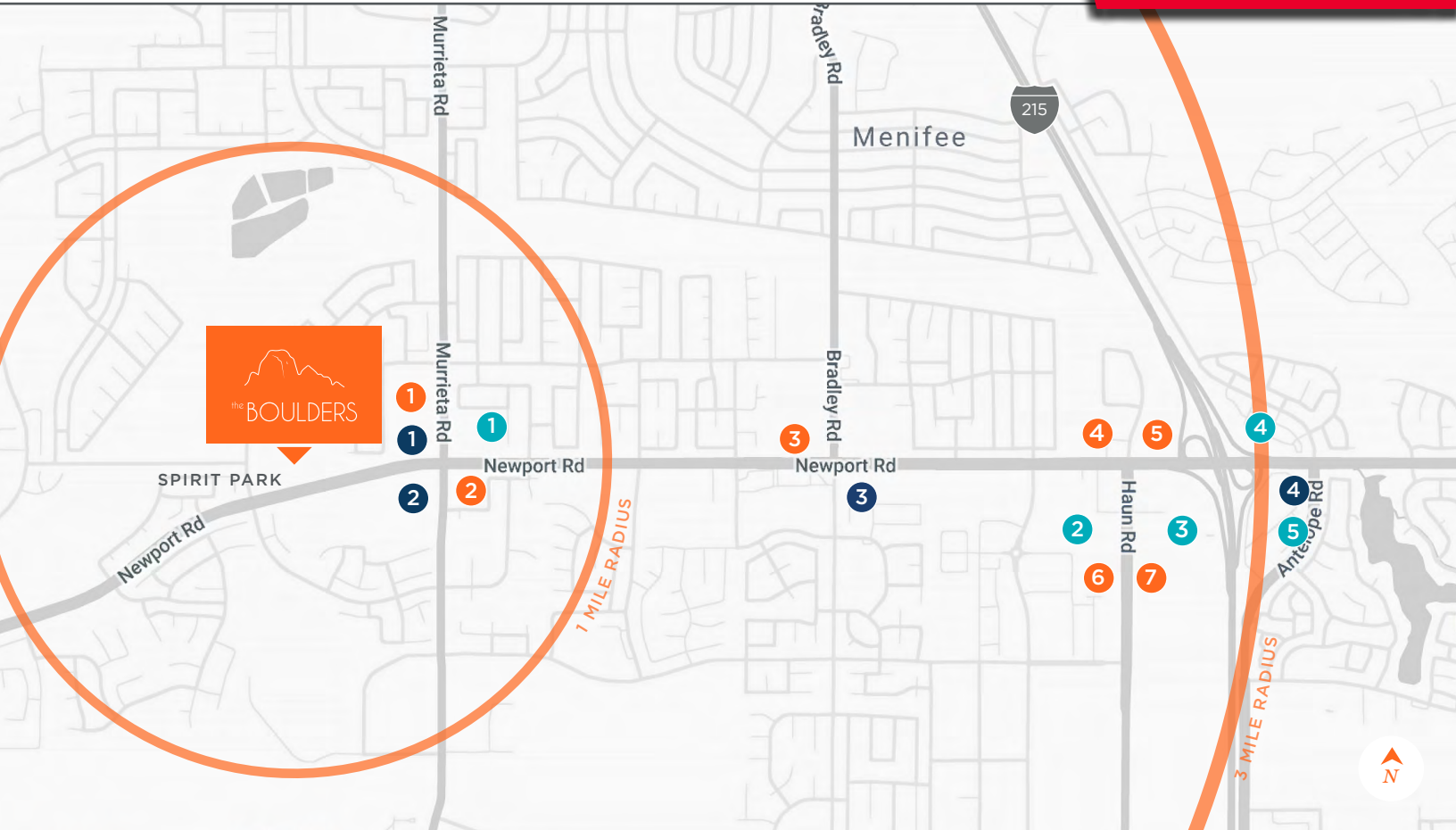
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the BOULDERS

# Area Amenities

UNDER CONSTRUCTION!



## SHOPPING

- Sun City Plaza**  
True Value  
Fitness 19  
99 Cents Only
- Town Center Marketplace**  
Aldi  
PetSmart  
Party City  
City Hall  
County Courthouse  
Krikorian Theatres  
Fairfield Inn & Suites
- Countryside Marketplace**  
Best Buy  
Kohl's  
Lowe's  
Target  
Michaels  
Staples  
Petco  
HomeGoods  
CVS Pharmacy
- Menifee Lakes Plaza**  
LA Fitness  
Barron's Market  
Kahoot's Pet Store
- Menifee Town Center**  
Ross  
Dollar Tree  
Living Spaces

## EATERIES

- Pizza Factory, Del Taco
- Submarina, Ihop, Jack in the Box
- Pitstop, Venus Burgers, Little Ceasars, McDonald's
- Jersey Mike's, Applebee's, Five Guys
- Texas Roadhouse, Yellow Basket
- El Pollo Loco, Buffalo Wild Wings, Sonic
- Breakfast Club, Red Robin, BJ's Restaurant & Brewhouse, In-N-Out

## GROCERY/ PHARMACY

- Stater Bros.
- Walgreens
- CVS
- Ralph's



**YOUNG AND EAGER**

58.3% of the Menifee population is between the ages of 18 and 44, and ready for employment close to home.



**READY ACCESS TO A POOL OF SKILLED LABOR**

Because of strong population growth, the Menifee area offers access to a pool of skilled labor.



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*AREA*  
**Demographics**

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**470,385**

*POPULATION WITHIN  
10 MILES*

Up from 436,090 in 2015

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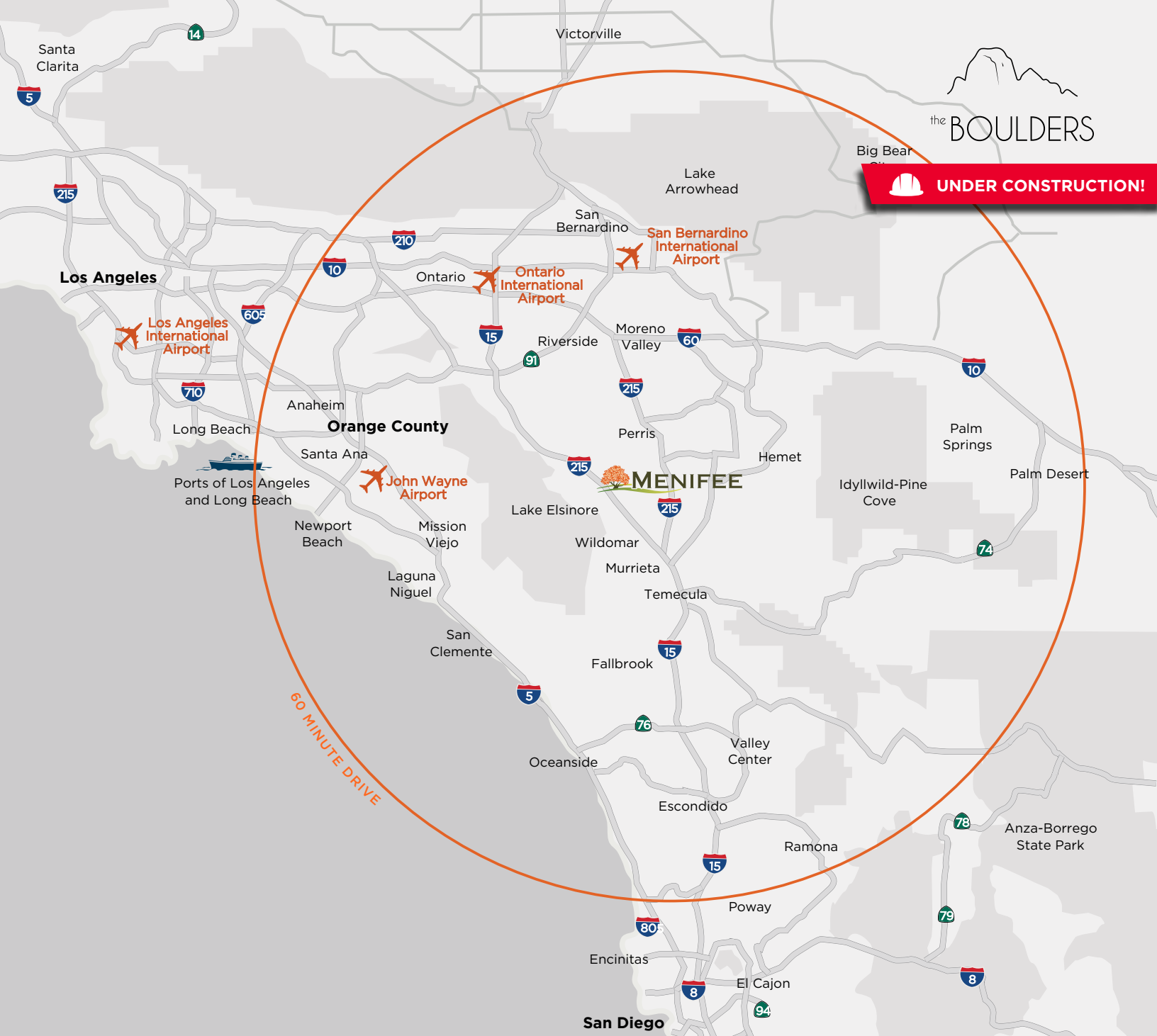


**\$79,768**

*AVERAGE HOUSEHOLD  
INCOME*

Up from \$72,426 in 2016





**AN AREA LIKE NO OTHER.**

- Located in vibrant Southwest Riverside County
- Conveniently situated along the popular I-215 Corridor
- Just an hour from Los Angeles or San Diego
- Outstanding schools (2nd in academic achievements in Riverside County)
- Close proximity to 22 colleges and universities (home to Mt. San Jacinto Community College and Brandman University)
- Rising numbers of new families and modern housing
- Availability of land for commercial opportunity makes Menifee primed for growth into the future

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## CONTACT INFORMATION

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