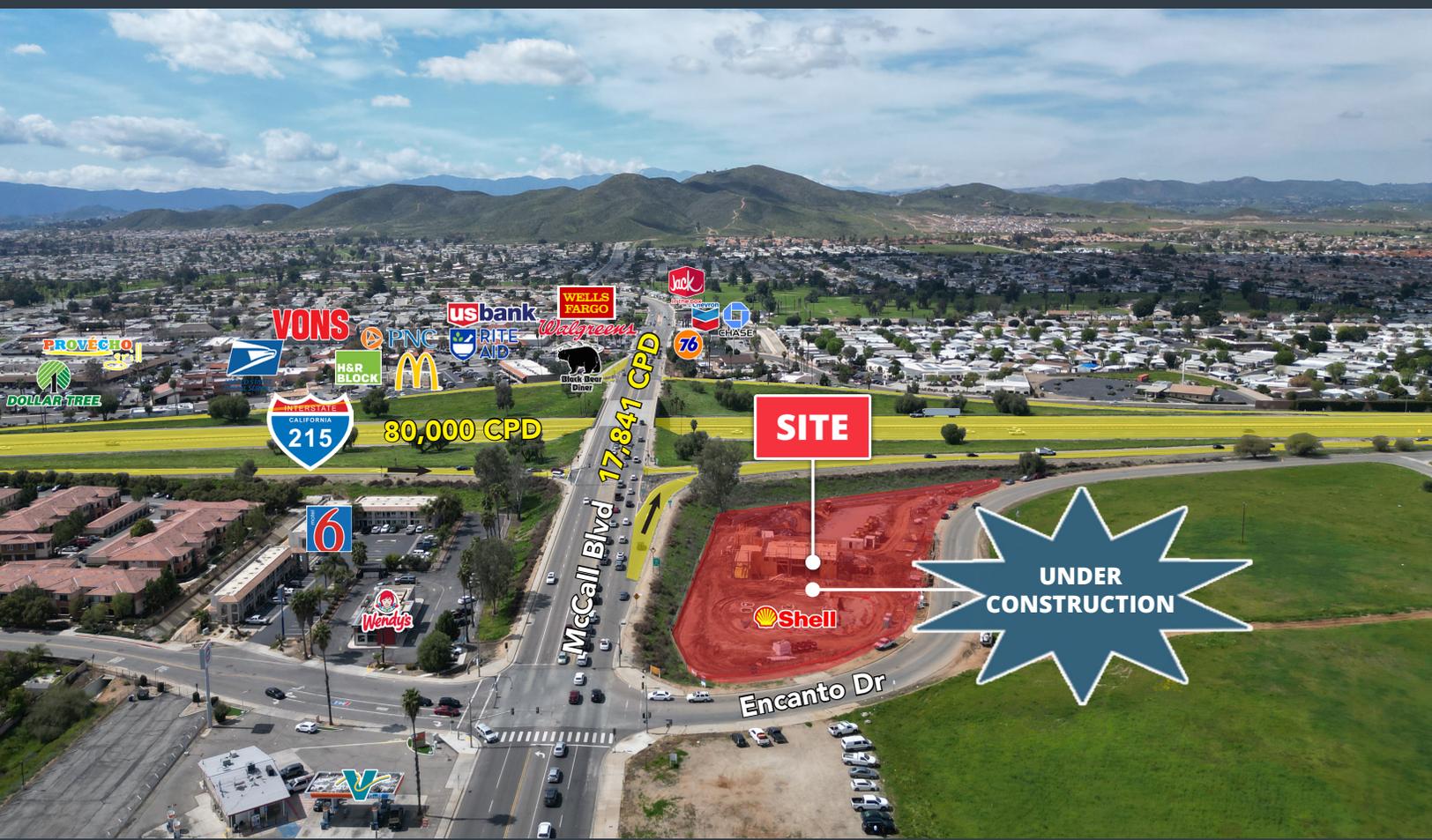




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FOR LEASE FULLY ENTITLED RETAIL DEVELOPMENT MCCALL BLVD & ENCANTO DR, MENIFEE CA



PROPERTY HIGHLIGHTS

- Fully entitled retail development opportunity in Menifee
- Fast food pad available for lease
- Direct access to on/off ramp for 215 FWY
- High Traffic Intersection with an average of 17,000 CPD



5 MILE PROPERTY DEMOGRAPHICS (2023)

ESTIMATED POPULATION
149,218

AVERAGE HOUSEHOLD INCOME
\$112,707

DAYTIME POPULATION
112,288

**TRAFFIC COUNTS ON
215 FREEWAY**
80,000 CPD

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