



NEWPORT ROAD

27073-27097 NEWPORT RD | MENIFEE, CA 92584



GROUND LEASE | ±1.97 ACRE RETAIL, RESTAURANT OR OFFICE OPPORTUNITY USES



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2



Phased Planned Community



PALOMA VALLEY HIGH SCHOOL

2

1

3

Subject Property

Bradley Rd

MENIFEE LAKE COUNTRY CLUB

Newport Rd | 46,718 Cars Per Day

4

5

1

MENIFEE COUNTRYSIDE MARKETPLACE

3



MENIFEE CAR WASH

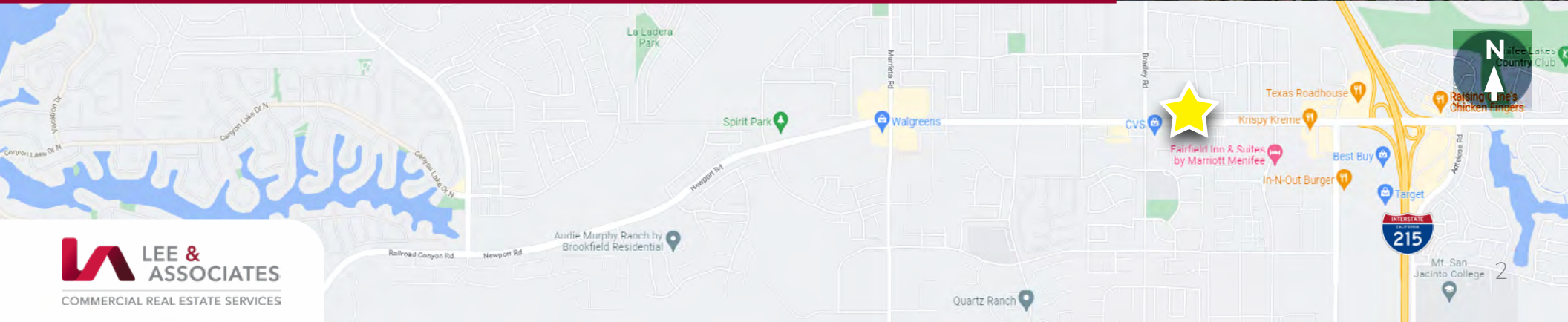
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5

RESTAURANT OR OFFICE OPPORTUNITY | 1.97 PER ACRES

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- | | |
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| <ul style="list-style-type: none"> 1. Neighborhood 1 <ul style="list-style-type: none"> 1a. Neighborhood 1 Product "A" 1b. Neighborhood 1 Product "B" 2. Neighborhood 2 3. Neighborhood 3 4. Neighborhood 4 5. Santa Rosa Academy 6. Neighborhood 5 <ul style="list-style-type: none"> 6a. Neighborhood 5 Product "A" 6b. Neighborhood 5 Product "B" 7. Commercial Center | <ul style="list-style-type: none"> 8. Recreation Center & Daycare 9. Urban Park 10. Riverside County Courthouse 11. Menifee City Hall 12. Retail 13. Krikorian Entertainment Center 14. Medical Offices 15. Menifee Plaza 16. Retail Center (Rich Development) 17. Pedestrian Bridge |
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PHASED PLANNED COMMUNITY

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property profile

The subject property consists of **two parcels** of approximately **.97 gross acres** each for a total of approximately **1.94 acres (84,506 sf)**. The property has access from both Newport Road and Bradley Road which is a signalized intersection. The property also offers great visibility to Newport Road.

APN: 360-050-22 = (0.97 AC) 42,253 SF

APN: 360-050-23 = (0.97 AC) 42,253 SF

- Traffic Counts:
@ Newport Rd: 46,718 Cars Per Day

the location

The subject property is located at the NEQ of Newport Road and Bradley Road in Menifee California. The property sits next to a CVS and there is an Arco gas station on one corner and a small strip center on another corner. It is also less than a mile west from the 215 Freeway and less ½ mile from a new Krikorian 12 screen theater and 16 lane bowling alley.

GROUND LEASE RATE (PER PARCEL): \$150,000
GROUND LEASE RATE (BOTH PARCELS): \$250,000

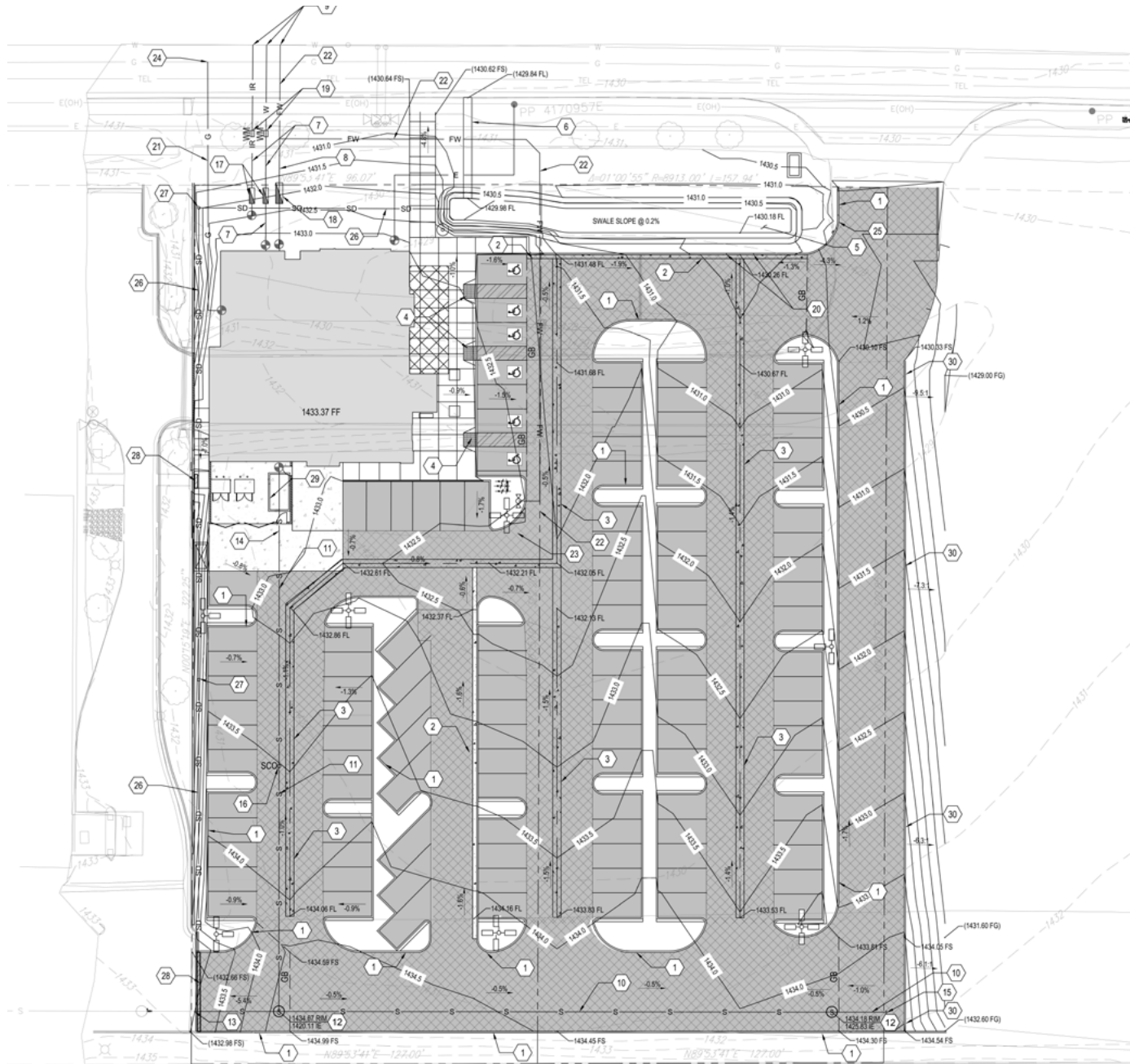




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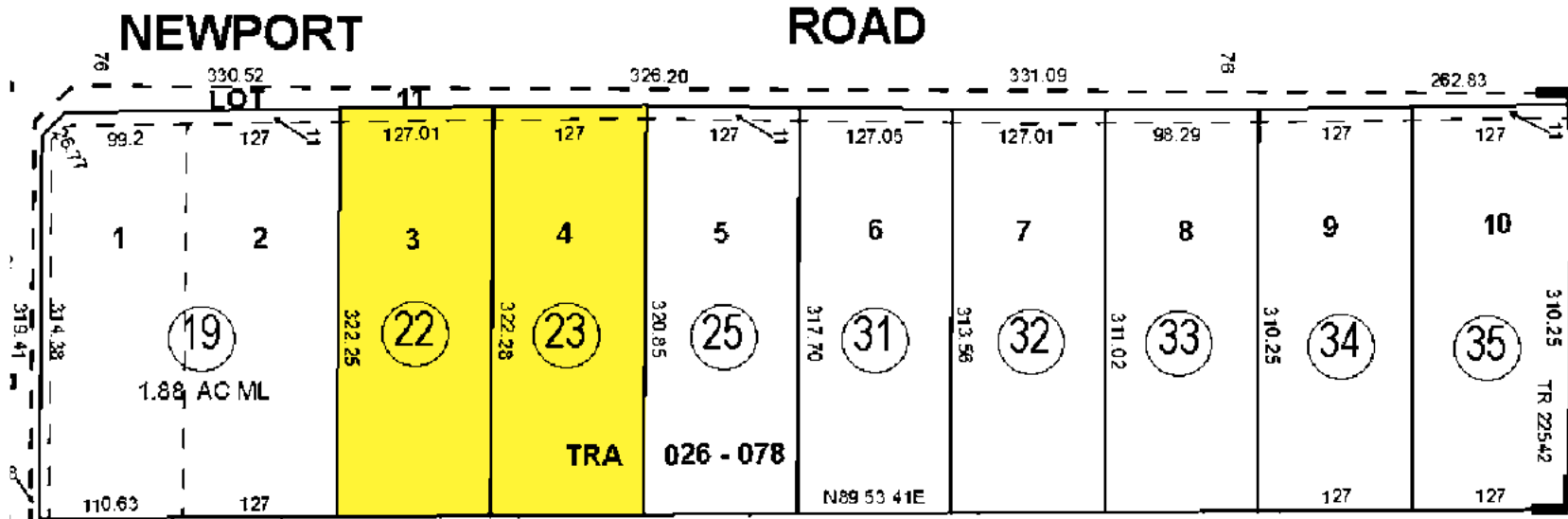
Site Plans



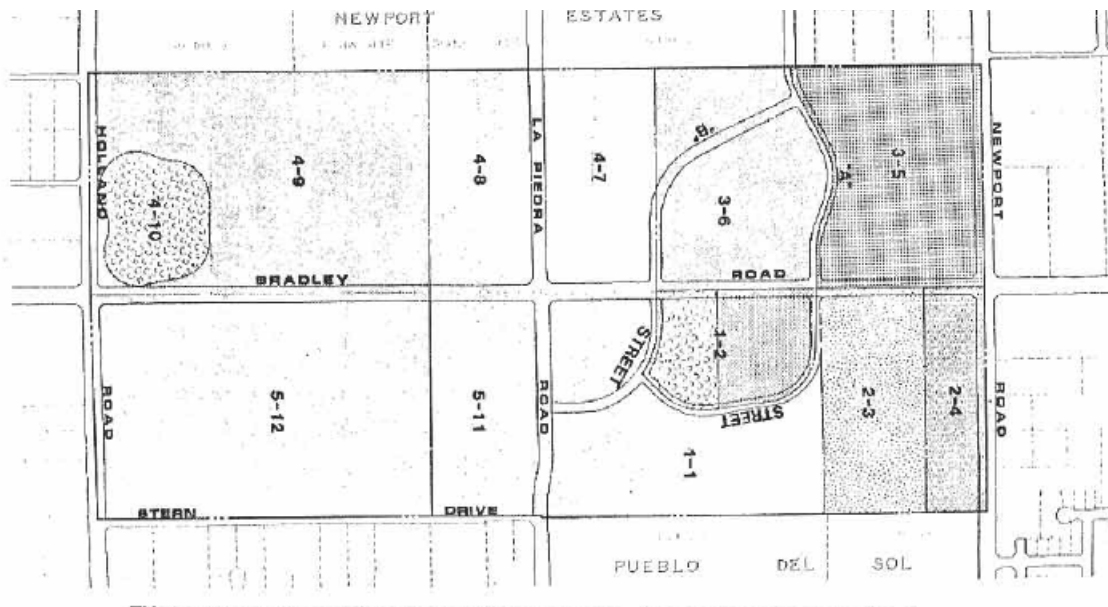
Site Plans



CONCEPTUAL LANDSCAPE PLAN
NEWPORT ROAD COMMERCIAL
 27073 NEWPORT RD MENIFEE, CA 92584



Phased Planned Community



About the City of Menifee

An economic powerhouse, Menifee has a regional draw of over 800,000. It ranks as the second safest out of 26 Riverside County cities. Menifee is close to everything California. Its family-oriented community, natural setting and sweeping vistas make it a fantastic city to live and work in.

Business Friendly at its BEST.

One of California's Fastest Growing, Business-Friendly Cities.

A vibrant, young city situated in the heart of Southwest Riverside County along Interstate 215, Menifee is one of the few communities in Southern California with available land in an economic development corridor. This business-friendly city is investing more than \$155 million in infrastructure and traffic improvement projects over the next five years.

ECONOMIC SNAPSHOT

within a 5 mi radius

BOOMING Population

OVER 148,448
within a 5 mi radius



Median Age
37
YEARS



New Upscale Quality Housing

\$378,432 median home value

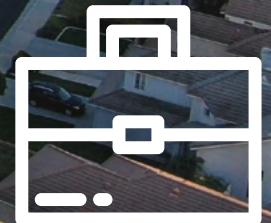
48,902
households

\$89,960
HOUSEHOLD INCOME

A LOCAL, SKILLED WORKFORCE

2,860 **BUSINESSES**
are currently employing more than

18,201 **EMPLOYEES**



demographics



POPULATION

1 Mile	81,391
3 Miles	81,391
5 Miles	148,448



AVG. HH INCOME

1 Mile	\$73,256
3 Miles	\$79,357
5 Miles	\$89,960



MEDIAN AGE

1 Mile	36.3
3 Miles	39.0
5 Miles	37.0

Home to Mt. San Jacinto Community College



HOUSEHOLDS

1 Mile	4,519
3 Miles	28,511
5 Miles	48,902



EMPLOYEES

1 Mile	3,681
3 Miles	9,701
5 Miles	18,201



BUSINESSES

1 Mile	476
3 Miles	1,432
5 Miles	2,860



National Award Winning Menifee School Districts



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