

FOR LEASE CENTER POINTE MENIFEE

Jr. Anchor & Anchor
Space Available

Outparcel Shops
Space Available:
1,280 SF - 4,500 SF

SWC Newport Road &
Towne Center Drive



PROPERTY HIGHLIGHTS



The proposed Center Pointe development is one of the region's most anticipated retail developments and will be the cornerstone of the Menifee Town Center Specific Plan. The Town Center Specific plan is the City's landmark activity center featuring over 1,000 newly completed residential units, hotels commercial and civic uses. Menifee is the 5th fastest growing city in California and has grown by 70% since 2008. Over the last year, over 1,200 new residential were completed with over 2,500 new units expected to be completed in 2025. By 2026, the population of Menifee is projected to increase to 125,300 residents. Center Pointe is surrounded by the newly completed 85,000 SF Menifee Justice Center which is projected to have over 120,000 visitors per year, Mt. San Jacinto College (16,500+ students), the acclaimed Santa Rosa Academy and some of the County's best retail and restaurants.



Major Retailers at Newport Road & 215 Freeway perform in the top 10% nationwide!

TRAFFIC COUNTS

Interstate 215	113,000 ADT
Newport Road	85,109 ADT
Haun Road	7,380 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
Population (2025)	13,711	88,830	165,756	512,416
AHH Income	\$106,916	\$117,537	\$126,634	\$128,000
Daytime Pop.	6,514	17,780	30,646	117,811



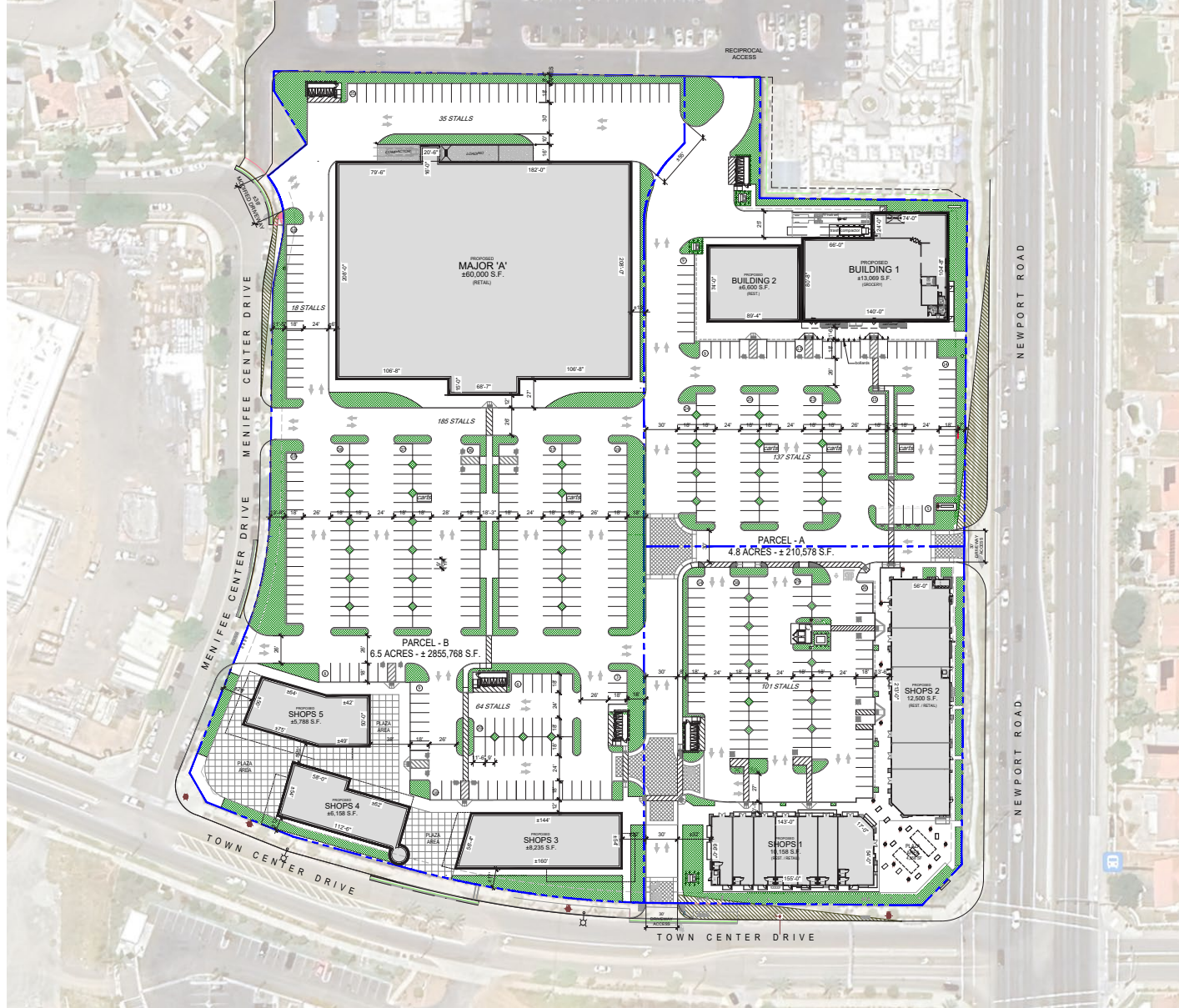
Surrounding Tenants:



Premier Accessibility. Center Pointe is immediately east of the 215 Freeway at the SWC of Newport Rd. and Towne Center Drive and is positioned in the heart of the Town Center surrounded by a dense residential and daytime office population.



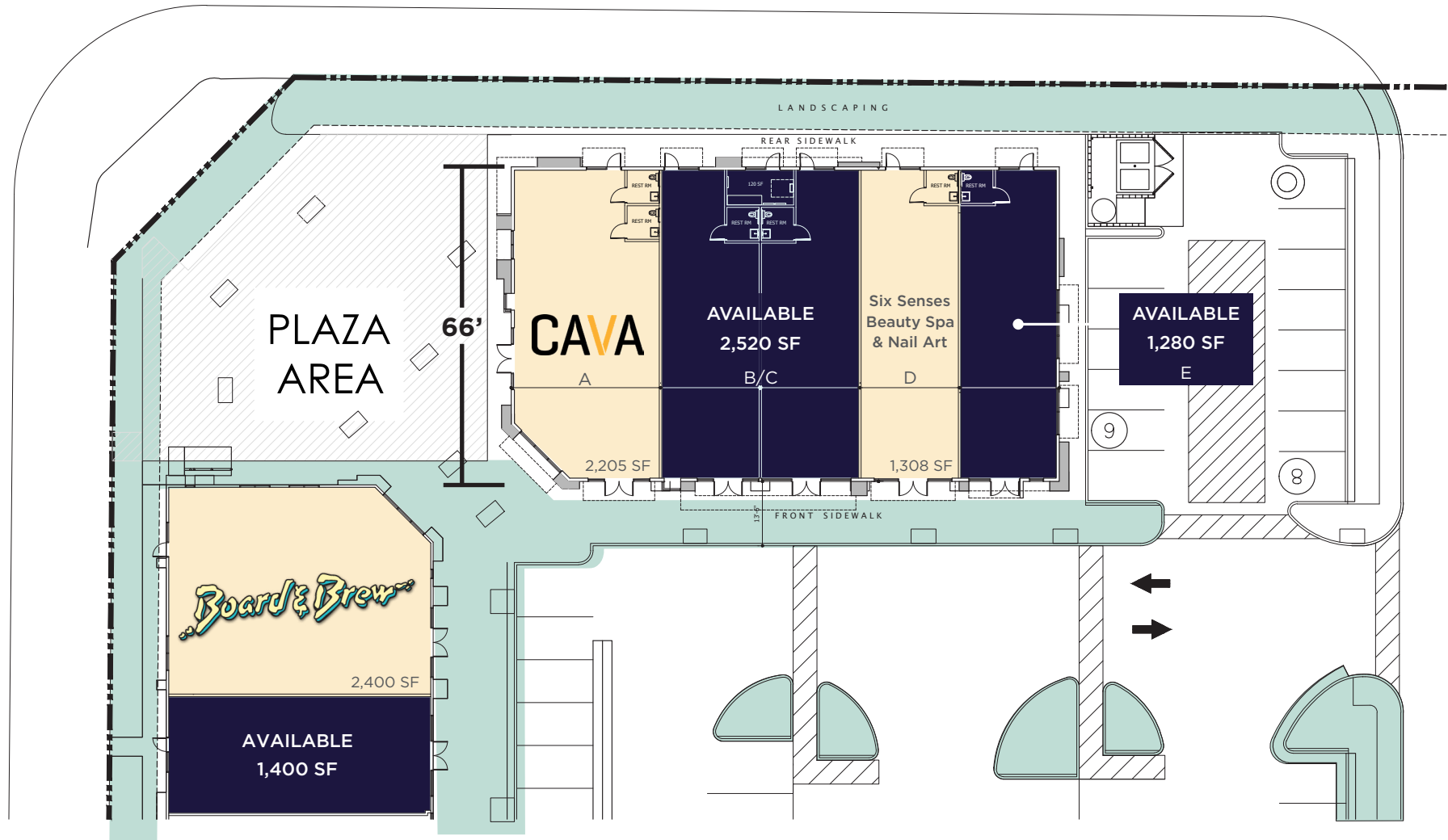
SITE PLAN



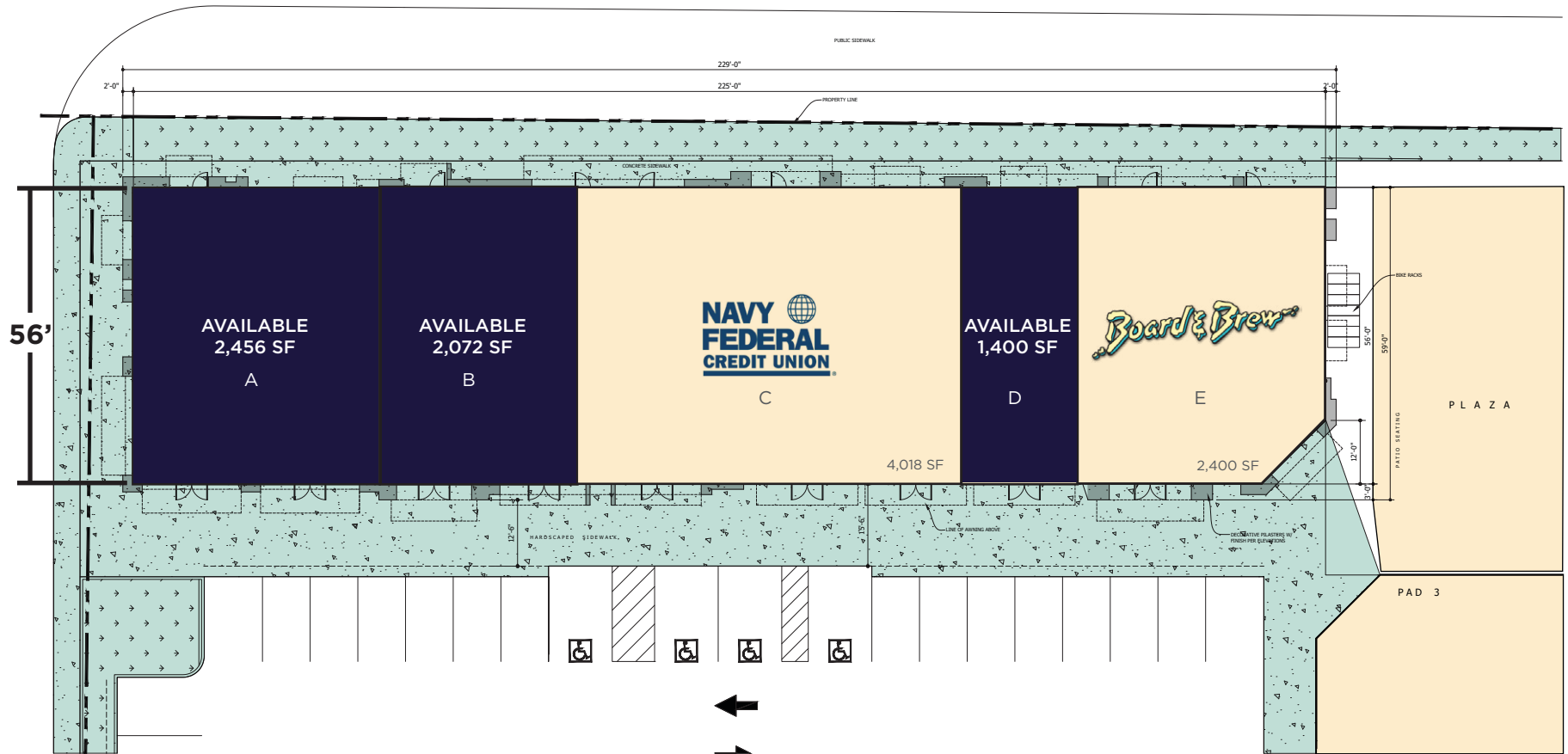
TOTAL PARKING: 626 STALLS

PROPOSED SITE PLAN - PAD 3

TOWN CENTER DRIVE



PROPOSED SITE PLAN - PAD 4



CITY OF MENIFEE:

The City of Menifee is located along Interstate 215 just north of the City of Murrieta. Incorporated in 2008, Menifee has grown to a current population of 119,127. Over the last several decades, Menifee became a region covered with quality master planned communities and residential tentative tract maps. Today, the city has approximately 11,037 units in some phase of development within 6 approved specific plans and 52 residential tract maps. Menifee's area affordability and its proximity to employment centers in San Diego, Orange, Riverside and Los Angeles counties make it an attractive location for families looking for a high quality of life region in Southern California.

HOUSING GROWTH:

The 2023 Derrigo Housing Study which defines Residential activity within the city limits of Menifee is substantial with 10,682 units and 25,053 in a 5 mile radius that are in some phase of the development pipeline from 9 approved specific plans and 66 residential tract maps, 138 tentative tract maps and 23 specific plans active in the study area in the trade area with a total of 41,927 within the Property's drawing radius.

Over the last year, 1,228 units have been completed within the city limits (a 5% annual increase in population). Due to the large number of units under construction, field research concludes that this build out rate will continue with another 2,544 residential units projected to be completed by 1Q 2025. A 7.5% increase in population in 2 years to 125,300 residents in the City of Menifee.

[CLICK HERE TO VIEW THE DERRIGO HOUSING STUDY](#)



AERIAL MAP



Community Profile

Newport Rd & Town Center Dr, Menifee, California, 92584

Rings: 1, 3 mile radii



Latitude: 33.68495, Longitude: -117.17860

	1 mile	3 miles
Population Summary		
2010 Total Population	9,738	56,351
2020 Total Population	11,457	77,962
2020 Group Quarters	16	120
2025 Total Population	13,711	88,830
2025 Group Quarters	15	117
2030 Total Population	14,014	92,632
2024-2029 Annual Rate	0.44%	0.84%
2025 Total Daytime Population	14,215	69,035
Workers	6,514	17,780
Residents	7,701	51,255
Household Summary		
2010 Households	3,607	20,726
2010 Average Household Size	2.70	2.71
2020 Total Households	4,328	27,062
2020 Average Household Size	2.64	2.88
2025 Households	5,120	30,765
2025 Average Household Size	2.67	2.88
2030 Households	5,293	32,290
2030 Average Household Size	2.64	2.87
2024-2029 Annual Rate	0.67%	0.97%
2010 Families	2,582	14,450
2010 Average Family Size	3.19	3.27
2025 Families	3,630	22,408
2025 Average Family Size	3.20	3.37
2030 Families	3,706	23,490
2030 Average Family Size	3.18	3.35
2024-2029 Annual Rate	0.42%	0.95%
Housing Unit Summary		
2000 Housing Units	2,306	14,074
Owner Occupied Housing Units	82.3%	76.3%
Renter Occupied Housing Units	14.7%	16.7%
Vacant Housing Units	2.9%	7.0%
2010 Housing Units	3,865	22,869
Owner Occupied Housing Units	69.1%	69.2%
Renter Occupied Housing Units	24.2%	21.4%
Vacant Housing Units	6.7%	9.4%
2020 Housing Units	4,577	28,540
Owner Occupied Housing Units	5.9%	5.2%
Vacant Housing Units	5.4%	32,761
Owner Occupied Housing Units	65.9%	73.7%
Renter Occupied Housing Units	28.4%	20.2%
Vacant Housing Units	5.6%	6.1%
2030 Housing Units	5,605	34,303
Owner Occupied Housing Units	67.4%	74.4%
Renter Occupied Housing Units	27.0%	19.8%
Vacant Housing Units	5.6%	5.9%
Median Household Income		
2025	\$87,891	\$96,412
2030	\$98,050	\$108,321
Median Home Value		
2025	\$579,583	\$573,740
2030	\$654,067	\$642,214
Per Capita Income		
2025	\$39,000	\$40,699
2030	\$43,428	\$45,811
Median Age		
2010	38.1	39.1
2025	40.2	40.3
2030	41.4	41.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

October 14, 2025

[CLICK TO VIEW FULL REPORT](#)

Community Profile

Newport Rd & Town Center Dr, Menifee, California, 92584 2

Newport Rd & Town Center Dr, Menifee, California, 92584

Rings: 5, 10 mile radii



Latitude: 33.68495, Longitude: -117.17860

	5 miles	10 miles
Population Summary		
2010 Total Population	105,264	391,882
2020 Total Population	141,099	473,403
2020 Group Quarters	1,232	1,450
2025 Total Population	165,756	512,416
2025 Group Quarters	235	1,441
2030 Total Population	171,696	534,603
2024-2029 Annual Rate	0.71%	0.85%
2025 Total Daytime Population	126,245	406,999
Workers	30,646	117,811
Residents	95,599	289,188
Household Summary		
2010 Households	36,230	119,768
2010 Average Household Size	2.90	3.25
2020 Total Households	46,407	144,106
2020 Average Household Size	3.04	3.28
2025 Households	54,575	158,628
2025 Average Household Size	3.03	3.22
2030 Households	56,988	167,490
2030 Average Household Size	3.01	3.18
2024-2029 Annual Rate	0.87%	1.09%
2010 Families	26,490	93,881
2010 Average Family Size	3.39	3.64
2025 Families	41,291	123,620
2025 Average Family Size	3.46	3.58
2030 Families	43,070	130,267
2030 Average Family Size	3.44	3.54
2024-2029 Annual Rate	0.85%	1.05%
Housing Unit Summary		
2000 Housing Units	23,234	74,589
Owner Occupied Housing Units	76.4%	72.0%
Renter Occupied Housing Units	16.0%	20.6%
Vacant Housing Units	7.7%	7.4%
2010 Housing Units	39,954	131,140
Owner Occupied Housing Units	70.1%	66.2%
Renter Occupied Housing Units	20.6%	25.2%
Vacant Housing Units	9.3%	8.7%
2020 Housing Units	48,687	150,247
Owner Occupied Housing Units	4.8%	4.1%
Vacant Housing Units	57,618	166,213
Owner Occupied Housing Units	76.7%	71.6%
Renter Occupied Housing Units	18.0%	23.8%
Vacant Housing Units	5.3%	4.6%
2030 Housing Units	59,997	175,039
Owner Occupied Housing Units	77.5%	71.4%
Renter Occupied Housing Units	17.5%	24.3%
Vacant Housing Units	5.0%	4.3%
Median Household Income		
2025	\$103,518	\$103,732
2030	\$116,562	\$115,824
Median Home Value		
2025	\$582,492	\$604,491
2030	\$651,707	\$668,255
Per Capita Income		
2025	\$41,664	\$39,767
2030	\$46,895	\$44,586
Median Age		
2010	36.5	33.0
2025	38.9	36.7
2030	39.7	36.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

October 14, 2025

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CENTER POINTE MENIFEE

27387 NEWPORT ROAD MENIFEE, CA 92584
SWC NEWPORT ROAD & TOWNE CENTER DRIVE

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