

Retail/ Office Space/ Medical

27559 NEWPORT RD. MENIFEE, CA 92586

MENIFEE PLAZA

THE GATEWAY TO MENIFEE TOWN CENTER

±2,000 SF AVAILABLE



Contact

MATTHEW ARFA

(714) 726-9909 Cell

matthew@amsbrokers.com

AMS REAL ESTATE SERVICES

(949) 679-7733 Office

www.amsbrokers.com

DRE #01788637

MENIFEE PLAZA

THE GATEWAY TO
MENIFEE TOWN
CENTER



Contact

MATTHEW ARFA

(714) 726-9909 Cell

matthew@amsbrokers.com

AMS REAL ESTATE SERVICES

(949) 679-7733 Office

www.amsbrokers.com

DRE #01788637

MENIFEE PLAZA

- ±2,000 SF AVAILABLE FOR THE FIRST TIME SINCE THE CENTER OPENED
- A rare leasing opportunity is now available at Meniffee Plaza – The Gateway to Meniffee Town Center. For the first time since the center opened, approximately 2,000 square feet is being offered for lease, providing a unique opportunity to establish a business in this well-positioned center.
- Strategically located along the highly traveled Newport Road corridor with immediate access to the I-215 Freeway, Meniffee Plaza serves as a gateway to Meniffee Town Center and is conveniently located near the Riverside County Courthouse and surrounding residential and commercial development.
- The available space features an existing professional build-out with six private offices, a conference room, spacious reception/lobby area, and functional floor plan. The suite is move-in ready for professional office use and offers the flexibility to accommodate retail, medical, or service-oriented uses.
- With its gateway location, freeway accessibility, established center, and rarely available space, this is an exceptional opportunity for businesses seeking a prominent location in Meniffee's growing commercial market.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice

MENIFEE PLAZA

THE GATEWAY TO
MENIFEE TOWN
CENTER



Contact
MATTHEW ARFA
(714) 726-9909 Cell
matthew@amsbrokers.com

AMS REAL ESTATE SERVICES
(949) 679-7733 Office
www.amsbrokers.com
DRE #01788637

DEMOGRAPHICS

INCORPORATION

The City of Menifee was incorporated in 2008 and has grown steadily in both population and infrastructure since.

CURRENT POPULATION

As of the latest estimates, Menifee has a population of approximately 125,547.

Metric	Menifee City Limits	5-Mile Radius from I-215 & Newport Road
January 2024 Population	119,127	155,199
January 2025 Updated Population	125,547	174,140
January 2027 Projected Population	132,862	187,198
Total Population at Build Out of All Active Residential Units	159,813	248,742
Average Persons per Household (2025)	3.47	3.47
Average Household Income (2025)	\$109,529	\$111,930
Median Household Income (2025)	\$99,572	\$101,755
Median Value of Housing (2025)	\$592,664	\$612,314

Retail/ Office Space/ Medical



Great build-out in a very well-located retail center on Newport Road directly off of the 215 Freeway.

Located by the new Riverside County Courthouse.

Office build-out includes 6 private offices, a conference room, and a spacious lobby. Move-in ready for Office use or redesign for Retail / Medical.

Retail/ Office Space/ Medical



Located a short walk to the new Riverside County Courthouse.

Office build-out includes 6 private offices, a conference room, and a spacious lobby.

Move-in lobby ready for Office use.

Retail/ Office Space/ Medical



Listing Space

1st Floor Ste 1-120

Space Available	2,000 SF
Date Available	Now
Service Type	NNN
Built Out As	Professional Services
Space Use	Retail/ Medical/ Office

Fully built-out office space with 6 separate offices and a conference room as well as an entry and reception area.

Retail/ Office Space/ Medical



Front

Retail/ Office Space/ Medical



Dist to Courthouse



Building Photo

Retail/ Office Space/ Medical



Reception

Retail/ Office Space/ Medical



Entry Workstations



Entry Workstations

Retail/ Office Space/ Medical



Hallway



Office

Retail/ Office Space/ Medical



Office

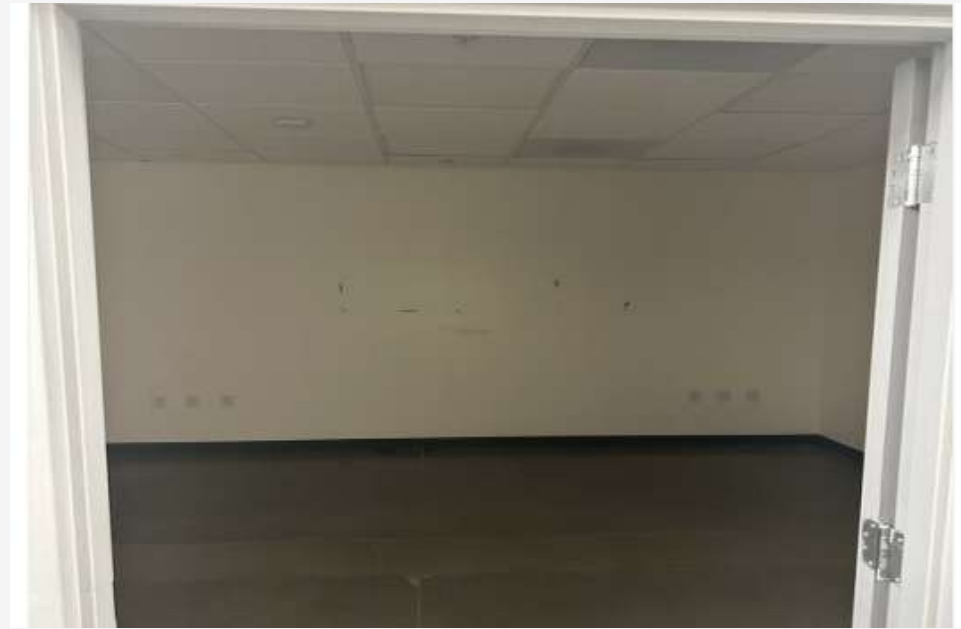


Office

Retail/ Office Space/ Medical



Office



Office

Retail/ Office Space/ Medical



Office



Office

Retail/ Office Space/ Medical



Office



Office

Retail/ Office Space/ Medical



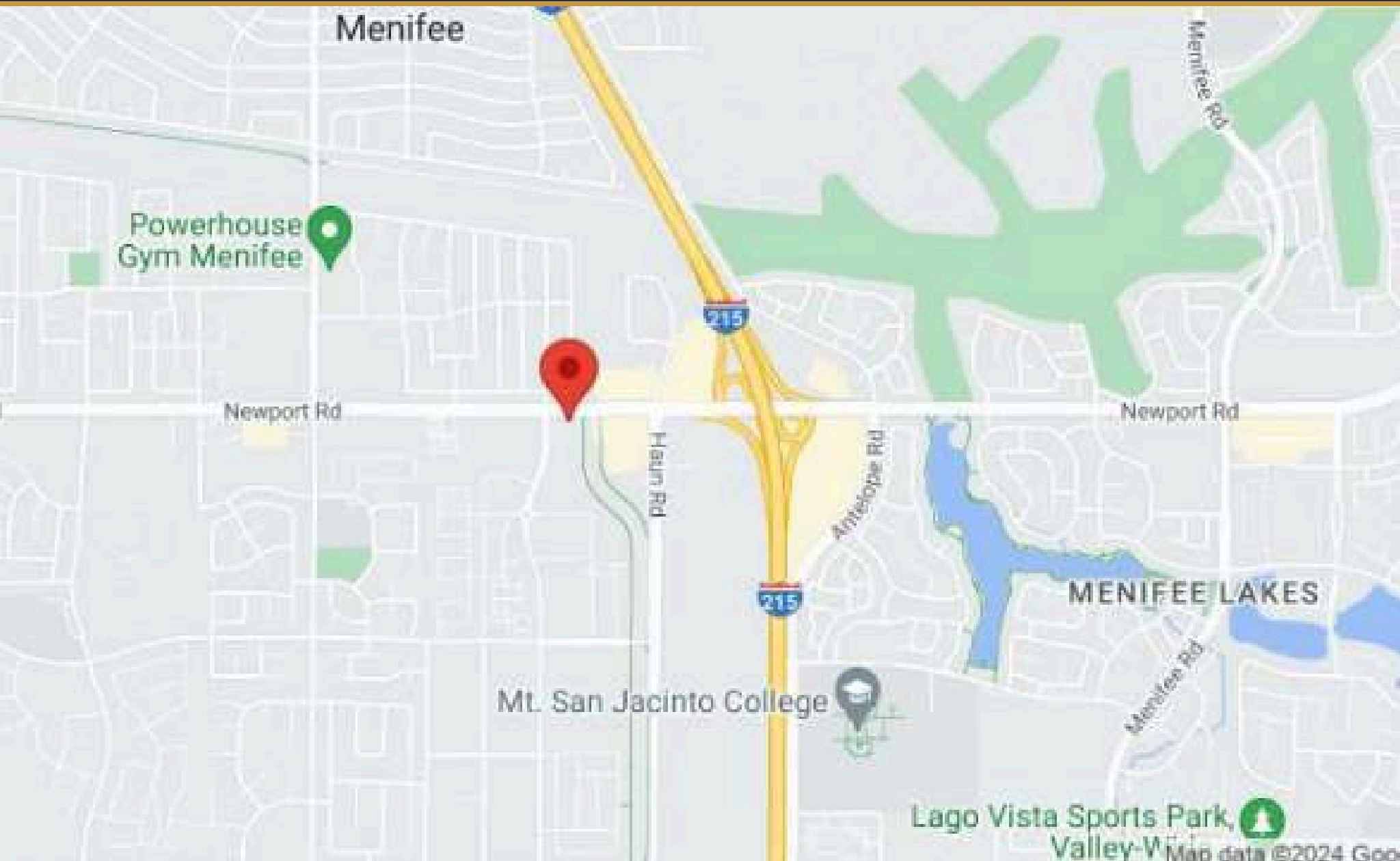
Bathroom 2



Bathroom 1

27559 NEWPORT RD.
MENIFEE, CA 92586

Location



949-679-7733



714-726-9909



Matthew Arfa | DRE #01788637

matthew@amsbrokers.com