

# FOR LEASE

KRIKORIAN CINEMAS | CENTER POINTE MENIFEE  
 SWC NEWPORT ROAD & HAUN ROAD, MENIFEE, CA 92584



## PROMINENT MULTI-TENANT PAD BUILDINGS FOR LEASE

ESTIMATED DELIVERY: Q2 2021

### Property Highlights

This proposed entertainment and destination shopping center development will be the cornerstone of the Menifee Town Center Specific Plan. The Specific Plan is designed to create a landmark activity center featuring retail, commercial, residential and civic uses in the heart of Menifee, which is one of the fastest growing communities in California. At full build out, the Trade Area is projected to have over 500,000 people. Some of the key employment generators who have already committed to the Town Center Development, will be Menifee City Hall, the Riverside County Courthouse and the Santa Rosa Academy. This site is strategically located just west of the 215 Freeway on Newport Road and offers excellent accessibility to the surrounding residential communities of Menifee Valley, Sun City, Quail Valley, Canyon Lake and portions of Romoland.



**120,000 SF Krikorian Theatre**  
 12 screen cinema, 16 lane bowling alley and Sports Bar & Grill!

### Traffic Counts

- Interstate 215: 84,000 ADT
- Newport Road: 48,500 ADT

### Demographics

	1 MILE	3 MILES	5 MILES
Pop (2019 )	10,225	73,083	129,689
AHH Income	\$74,782	\$85,615	\$87,841
Daytime Pop.	3,990	9,884	16,765

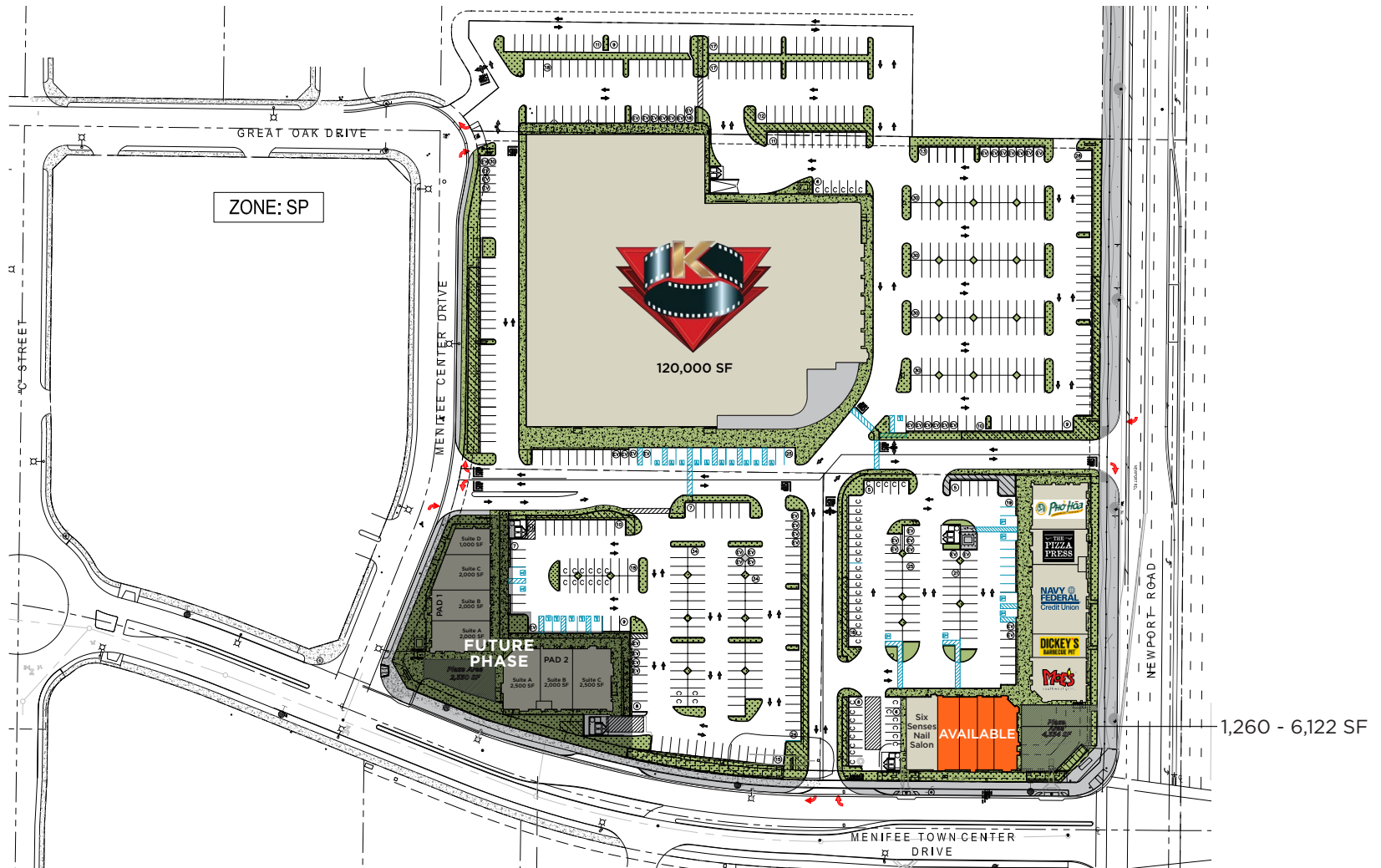
### Nearby Tenants



Chad Iafate, CCIM  
 +1 760 431 4234  
 chad.iafate@cushwake.com  
 LIC #01329943

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011  
 T: +1 760 431 4200 F: +1 760 454 3869  
 cushmanwakefield.com

Proposed Site Plan



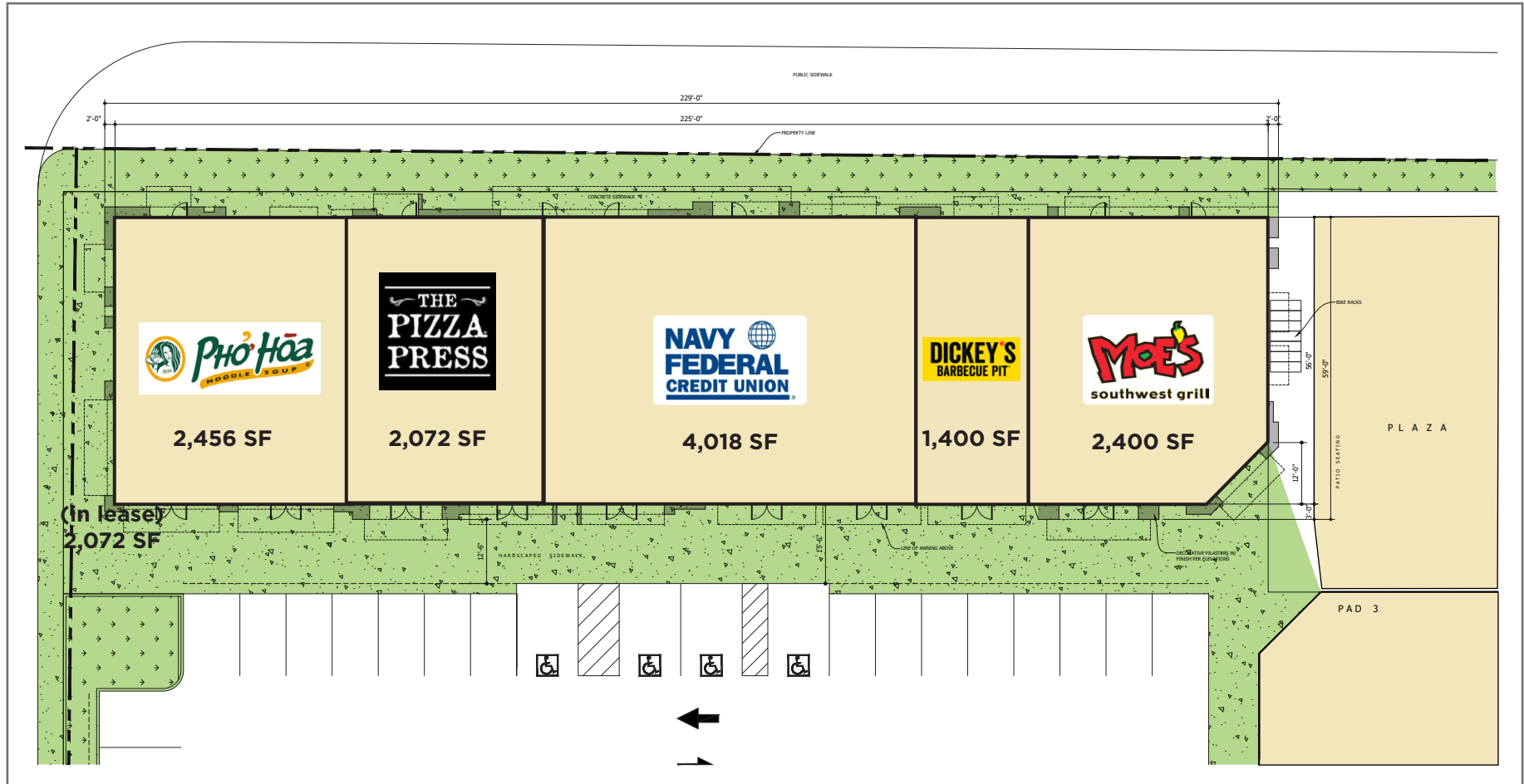
Chad Iafrate, CCIM  
+1 760 431 4234  
chad.iafrate@cushwake.com  
LIC #01329943

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011  
T: +1 760 431 4200 F: +1 760 454 3869  
cushmanwakefield.com

Proposed Site Plan - Pad 3



Proposed Site Plan - Pad 4



## Property Overview | Tentative Parcel Map

### MENIFEE TOWN CENTER MASTERPLAN

- 1 TRAIL SYSTEM
- 2 PASEO
- 3 KRIKORIAN ENTERTAINMENT CENTER
- 4 RICH DEVELOPMENT RETAIL CENTER
- 5 MENIFEE COUNTRYSIDE MARKETPLACE
- 6 SANTA ROSA ACADEMY
- 7 URBAN PARK
- 8 CLUBHOUSE
- 9 RECREATIONAL CENTER
- 10 MENIFEE CITY HALL
- 11 RIVERSIDE COUNTY COURTHOUSE
- 12 RETAIL
- 13 NEIGHBORHOOD-1A
- 14 NEIGHBORHOOD-1B
- 15 NEIGHBORHOOD-2
- 16 NEIGHBORHOOD-3
- 17 NEIGHBORHOOD-4
- 18 NEIGHBORHOOD-5A
- 19 NEIGHBORHOOD-5B
- 20 MIXED USE



### Master Plan Highlights:

- Over 850 Homes
- 110,000 SF Krikorian Entertainment Venue
- Riverside County Court House
- Menifee City Hall

### NEIGHBORHOOD ALLOCATION | 851 TOTAL UNITS

#### NEIGHBORHOOD ONE

Planning Area:	One A	Range of Homes:	Lot Single Family Homes
Minimum Lot Size:	4600 SF	Width x Depth:	46' x 100'
House SF Range:	2600-3300	Number of Units:	83 Total Units

Planning Area:	One B	Range of Homes:	Lot Single Family Homes
Minimum Lot Size:	3080 SF	Width x Depth:	44' x 70'
House SF Range:	2100-2300	Number of Units:	92 Total Units

#### NEIGHBORHOOD TWO

Planning Area:	Two	Range of Homes:	Motorcourt 16.8
Gross Acres:	20.3 ±	Net Acres:	±
Minimum Lot Size:	2590 SF	Lot Width x Depth:	Varies
House SF Range:	1900-2200	Number of Units:	151 Total Units

#### NEIGHBORHOOD THREE

Planning Area:	Gross Three	Range of Homes:	Net Apartments
Acres:	Minimum Lot 11.9 ±	Acres:	10.3 ±
Size:	Apts	Lot Width x Depth:	Apts
SP allows maximum of 5 stories		Required Minimum Number of Units:	250 Units

#### NEIGHBORHOOD FOUR

Planning Area:	Four	Range of Homes:	Motorcourt 10.4
Gross Acres:	11.3 ±	Net Acres:	±
Minimum Lot Size:	2,840 SF	Lot Width x Depth:	Varies
House SF Range:	1800-2100	Number of Units:	126 Total Units

#### NEIGHBORHOOD FIVE

Planning Area:	Five A	Range of Homes:	Lot Single Family Homes
Minimum Lot Size:	7019 SF	Width x Depth:	Varies
House SF Range:	3000-3800	Number of Units:	41 Total Units

Planning Area:	Five B	Range of Homes:	Lot Single Family Homes
Minimum Lot Size:	4938 SF	Width x Depth:	Varies
House SF Range:	2300-2600	Number of Units:	108 Total Units

**Chad Iafrate, CCIM**  
 +1 760 431 4234  
 chad.iafrate@cushwake.com  
 LIC #01329943

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011  
 T: +1 760 431 4200 F: +1 760 454 3869  
 cushmanwakefield.com

Aerial



Chad Iafate, CCIM  
+1 760 431 4234  
chad.iafate@cushwake.com  
LIC #01329943

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011  
T: +1 760 431 4200 F: +1 760 454 3869  
cushmanwakefield.com

## Demographics

Newport Rd & Haun Rd, Menifee, California, 92584 Ring: 1 mile radius				Prepared by Esri Latitude: 33.68512 Longitude: -117.17552			
<b>Summary</b>	<b>Census 2010</b>	<b>2019</b>	<b>2024</b>				
Population	9,815	10,225	10,894				
Households	3,780	3,907	4,109				
Families	2,716	2,779	2,925				
Average Household Size	2.59	2.61	2.65				
Owner Occupied Housing Units	2,834	2,846	3,025				
Renter Occupied Housing Units	946	1,061	1,084				
Median Age	39.7	41.7	40.7				
<b>Trends: 2019 - 2024 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>				
Population	1.28%	0.67%	0.77%				
Households	1.01%	0.62%	0.75%				
Families	1.03%	0.62%	0.68%				
Owner HHs	1.23%	0.79%	0.92%				
Median Household Income	3.67%	2.99%	2.70%				
<b>Households by Income</b>	<b>2019</b>		<b>2024</b>				
	Number	Percent	Number	Percent			
<\$15,000	306	7.8%	262	6.4%			
\$15,000 - \$24,999	281	7.2%	225	5.5%			
\$25,000 - \$34,999	372	9.5%	305	7.4%			
\$35,000 - \$49,999	496	12.7%	433	10.5%			
\$50,000 - \$74,999	758	19.4%	748	18.2%			
\$75,000 - \$99,999	685	17.5%	791	19.3%			
\$100,000 - \$149,999	751	19.2%	999	24.3%			
\$150,000 - \$199,999	191	4.9%	257	6.3%			
\$200,000+	69	1.8%	90	2.2%			
Median Household Income	\$64,187		\$76,849				
Average Household Income	\$74,782		\$86,347				
Per Capita Income	\$27,459		\$31,292				
<b>Population by Age</b>	<b>Census 2010</b>		<b>2019</b>		<b>2024</b>		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	596	6.1%	584	5.7%	640	5.9%	
5 - 9	623	6.3%	555	5.4%	588	5.4%	
10 - 14	730	7.4%	531	5.2%	564	5.2%	
15 - 19	728	7.4%	566	5.5%	493	4.5%	
20 - 24	630	6.4%	668	6.5%	583	5.4%	
25 - 34	1,066	10.9%	1,560	15.3%	1,849	17.0%	
35 - 44	1,160	11.8%	961	9.4%	1,142	10.5%	
45 - 54	1,263	12.9%	1,082	10.6%	931	8.5%	
55 - 64	1,007	10.3%	1,247	12.2%	1,302	11.9%	
65 - 74	1,057	10.8%	1,223	12.0%	1,370	12.6%	
75 - 84	715	7.3%	885	8.7%	1,042	9.6%	
85+	240	2.4%	362	3.5%	392	3.6%	
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2019</b>		<b>2024</b>		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	7,525	76.7%	7,429	72.7%	7,653	70.2%	
Black Alone	448	4.6%	519	5.1%	581	5.3%	
American Indian Alone	50	0.5%	53	0.5%	58	0.5%	
Asian Alone	406	4.1%	481	4.7%	570	5.2%	
Pacific Islander Alone	26	0.3%	31	0.3%	37	0.3%	
Some Other Race Alone	880	9.0%	1,123	11.0%	1,320	12.1%	
Two or More Races	480	4.9%	586	5.7%	675	6.2%	
Hispanic Origin (Any Race)	2,651	27.0%	3,336	32.6%	3,961	36.4%	

Newport Rd & Haun Rd, Menifee, California, 92584 Ring: 3 mile radius				Prepared by Esri Latitude: 33.68512 Longitude: -117.17552			
<b>Summary</b>	<b>Census 2010</b>	<b>2019</b>	<b>2024</b>				
Population	56,432	73,083	80,595				
Households	20,600	25,524	27,701				
Families	14,495	18,229	19,868				
Average Household Size	2.73	2.86	2.91				
Owner Occupied Housing Units	15,757	19,630	21,483				
Renter Occupied Housing Units	4,843	5,894	6,218				
Median Age	38.6	38.8	37.3				
<b>Trends: 2019 - 2024 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>				
Population	1.98%	0.67%	0.77%				
Households	1.65%	0.62%	0.75%				
Families	1.74%	0.62%	0.68%				
Owner HHs	1.82%	0.79%	0.92%				
Median Household Income	3.83%	2.99%	2.70%				
<b>Households by Income</b>	<b>2019</b>		<b>2024</b>				
	Number	Percent	Number	Percent			
<\$15,000	2,167	8.5%	1,958	7.1%			
\$15,000 - \$24,999	2,031	8.0%	1,751	6.3%			
\$25,000 - \$34,999	2,331	9.1%	2,055	7.4%			
\$35,000 - \$49,999	2,955	11.6%	2,641	9.5%			
\$50,000 - \$74,999	4,484	17.6%	4,370	15.8%			
\$75,000 - \$99,999	3,735	14.6%	4,192	15.1%			
\$100,000 - \$149,999	4,533	17.8%	6,080	21.9%			
\$150,000 - \$199,999	1,873	7.3%	2,549	9.2%			
\$200,000+	1,416	5.5%	2,106	7.6%			
Median Household Income	\$66,339		\$80,060				
Average Household Income	\$85,615		\$101,532				
Per Capita Income	\$29,616		\$34,539				
<b>Population by Age</b>	<b>Census 2010</b>		<b>2019</b>		<b>2024</b>		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	3,792	6.7%	4,830	6.6%	5,652	7.0%	
5 - 9	3,910	6.9%	4,783	6.5%	5,376	6.7%	
10 - 14	4,171	7.4%	4,635	6.3%	5,177	6.4%	
15 - 19	3,970	7.0%	4,145	5.7%	4,366	5.4%	
20 - 24	3,104	5.5%	4,137	5.7%	3,826	4.7%	
25 - 34	6,651	11.8%	10,610	14.5%	13,247	16.4%	
35 - 44	6,954	12.3%	8,566	11.7%	10,313	12.8%	
45 - 54	6,803	12.1%	7,881	10.8%	7,500	9.3%	
55 - 64	5,980	10.6%	8,163	11.2%	7,926	9.8%	
65 - 74	5,516	9.8%	7,969	10.9%	8,619	10.7%	
75 - 84	4,068	7.2%	5,062	6.9%	6,163	7.6%	
85+	1,511	2.7%	2,302	3.1%	2,428	3.0%	
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2019</b>		<b>2024</b>		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	40,773	72.3%	49,675	68.0%	52,865	65.6%	
Black Alone	3,154	5.6%	4,376	6.0%	4,985	6.2%	
American Indian Alone	434	0.8%	583	0.8%	648	0.8%	
Asian Alone	3,140	5.6%	4,656	6.4%	5,666	7.0%	
Pacific Islander Alone	233	0.4%	342	0.5%	409	0.5%	
Some Other Race Alone	5,847	10.4%	9,185	12.6%	11,019	13.7%	
Two or More Races	2,850	5.1%	4,265	5.8%	5,004	6.2%	
Hispanic Origin (Any Race)	16,429	29.1%	25,954	35.5%	31,576	39.2%	

## Demographics

Newport Rd & Haun Rd, Menifee, California, 92584		Prepared by Esri				
Ring: 5 mile radius		Latitude: 33.68512 Longitude: -117.17552				
<b>Summary</b>	<b>Census 2010</b>	<b>2019</b>		<b>2024</b>		
Population	101,784	129,689		142,309		
Households	35,106	43,097		46,619		
Families	25,553	31,640		34,315		
Average Household Size	2.89	3.00		3.05		
Owner Occupied Housing Units	27,014	33,394		36,371		
Renter Occupied Housing Units	8,092	9,704		10,248		
Median Age	36.8	37.2		36.1		
<b>Trends: 2019 - 2024 Annual Rate</b>	<b>Area</b>	<b>State</b>		<b>National</b>		
Population	1.87%	0.67%		0.77%		
Households	1.58%	0.62%		0.75%		
Families	1.64%	0.62%		0.68%		
Owner HHs	1.72%	0.79%		0.92%		
Median Household Income	3.50%	2.99%		2.70%		
<b>Households by Income</b>		<b>2019</b>		<b>2024</b>		
		Number	Percent	Number	Percent	
<\$15,000		3,386	7.9%	3,014	6.5%	
\$15,000 - \$24,999		3,142	7.3%	2,672	5.7%	
\$25,000 - \$34,999		3,825	8.9%	3,354	7.2%	
\$35,000 - \$49,999		4,870	11.3%	4,357	9.3%	
\$50,000 - \$74,999		7,777	18.0%	7,554	16.2%	
\$75,000 - \$99,999		6,358	14.8%	7,110	15.3%	
\$100,000 - \$149,999		7,620	17.7%	9,961	21.4%	
\$150,000 - \$199,999		3,721	8.6%	5,064	10.9%	
\$200,000+		2,398	5.6%	3,532	7.6%	
Median Household Income		\$68,790		\$81,692		
Average Household Income		\$87,841		\$103,762		
Per Capita Income		\$29,111		\$33,882		
<b>Population by Age</b>	<b>Census 2010</b>	<b>2019</b>		<b>2024</b>		
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,315	7.2%	9,076	7.0%	10,514	7.4%
5 - 9	7,563	7.4%	9,044	7.0%	10,124	7.1%
10 - 14	7,804	7.7%	8,802	6.8%	9,803	6.9%
15 - 19	7,367	7.2%	7,714	5.9%	8,255	5.8%
20 - 24	5,767	5.7%	7,422	5.7%	6,949	4.9%
25 - 34	12,662	12.4%	19,143	14.8%	23,153	16.3%
35 - 44	13,168	12.9%	16,039	12.4%	19,273	13.5%
45 - 54	12,799	12.6%	14,443	11.1%	13,885	9.8%
55 - 64	10,255	10.1%	14,294	11.0%	13,768	9.7%
65 - 74	8,541	8.4%	12,530	9.7%	13,616	9.6%
75 - 84	6,122	6.0%	7,704	5.9%	9,309	6.5%
85+	2,422	2.4%	3,479	2.7%	3,661	2.6%
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>2019</b>		<b>2024</b>		
	Number	Percent	Number	Percent	Number	Percent
White Alone	72,656	71.4%	86,842	67.0%	91,925	64.6%
Black Alone	5,106	5.0%	7,091	5.5%	8,053	5.7%
American Indian Alone	818	0.8%	1,063	0.8%	1,166	0.8%
Asian Alone	5,297	5.2%	7,817	6.0%	9,476	6.7%
Pacific Islander Alone	392	0.4%	568	0.4%	673	0.5%
Some Other Race Alone	12,473	12.3%	18,913	14.6%	22,399	15.7%
Two or More Races	5,041	5.0%	7,395	5.7%	8,618	6.1%
Hispanic Origin (Any Race)	32,541	32.0%	49,433	38.1%	59,368	41.7%

**Chad Iafrate, CCIM**  
 +1 760 431 4234  
 chad.iafrate@cushwake.com  
 LIC #01329943

[View Site Specific COVID-19 Prevention Plan](#)

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011  
 T: +1 760 431 4200 F: +1 760 454 3869  
[cushmanwakefield.com](http://cushmanwakefield.com)