

**FOR LEASE | FOR SALE**

±29,536 SF NEW BUILDING  
(CAN BE EXPANDED UP TO 50,000 SF)

**NEWPORT**

**TOWNE CENTER**

**PHASE II**

NWQ NEWPORT ROAD AND HAUN ROAD, MENIFEE, CA



NWC HAUN ROAD AND NEW HUB DRIVE | MENIFEE, CA

**CBRE**

# PROPERTY HIGHLIGHTS

## SPACE AVAILABILITY

- » **Building A:** Existing 90% completed  $\pm 29,536$  SF building sits on 2.51 acre lot
- » **Building B:** Approved, but not built,  $\pm 17,000$  SF building (can be combined with existing building to accommodate up to 50,000 SF).
- » **Pad 1:** Approved, but not built,  $\pm 8,700$  SF building for pad GL or Shop Building
- » **Purchase:** The entire 5.36 acre site can be purchased fee simple for \$7,750,000 (\$33 PSF Land)

## HIGH IDENTITY, POINT OF DESTINATION LOCATION

- **High Visibility, High Traffic Location** – The property enjoys excellent access from and line of sight visibility along Newport Road ( $\pm 29,800$  CPD) as well as offering two (2) point of access from Haun Road, a secondary collector street provided with a signalized intersection designed with left turn accessibility to the property
- **Freeway Proximate, Regional Accessibility** – Newport Towne Center is ideally situated immediately adjacent to the Newport Road exit of the **CA I-215 ( $\pm 82,200$ CPD)**, one of the region's busiest freeways providing access to Orange, San Diego and Inland Empire Counties. **The property has signage rights to highly visible pylon sign fronting along the CA-215 (See adjacent photo)**
- **Excellent Retail Corridor** – Located in the heart of the retail "hub" for Menifee with proximity to tenants including: **Target, Lowe's, Ralphs, Aldi, TJ Maxx, Best Buy, Michaels, Kohl's, Home Goods, Ross Dress for Less, PetSmart, Living Spaces, Party City, Ulta Beauty, In-N-Out, Buffalo Wild Wings, Pieology, Starbucks** and **Chipotle** among many others
- **Regional Retail Location** – The opportunity will serve as the anchor to the greater Newport Towne Center, with a strong lineup of existing tenants including **America's Tire, Five Guys, Applebee's** and **Circle K**

## TARGET DEMOGRAPHICS FOR LOCAL AND REGIONAL DRAW

Recognized as one of the **"Top 10" cities for growth** in Southern California with an average **3% growth rate** per year

- **Future Housing Growth** – With the master planned developments of **Menifee Town Center** and **Audie Murphy Ranch** within the immediate neighborhood, and with over **50 new residential home developments** expanding in the general trade area, it will add approximately **2,700 new homes** increasing the Menifee residential population base by approximately **10,600 residents by 2025**
- **Retail Demand** – Per the City of Menifee, there is a retail sales leakage gap of more than **\$830 million** to neighboring cities, which combined with a growing population desiring more amenities closer to home makes Menifee an unmatched opportunity for commercial development in Southern California
- **Industrial and Office Expansion** – Significant future office/industrial development will add to the already successful daytime draw to the area



I-215 (±87,902 CPD)

**SUBJECT SITE**

NEWHUB DR

APPROVED  
17,000 SF JR ANCHOR  
NOT BUILT

APPROVED  
8,700 SF PAD  
NOT BUILT

HAUN RD

PHASE I



NEWPORT RD (±29,868 CPD)

# SITE PLAN



*This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.*

# PROPERTY OVERVIEW



## LOCATION

NWC Haun Road and New Hub Drive  
Menifee, CA 92586



## SITE

Newport Towne Center Phase II is located at the NW corner of Haun Rd. and New Hub Dr. off I-215 in the city of Menifee, CA.



## LAND AREA

The listing consists of 1 parcel (APN 336-380-71) totaling approximately  $\pm 5.36$  acres or  $\pm 233,482$  SF of land area.



## BUILDING AREA

The subject consists of 1 retail building totaling approximately  $\pm 29,536$  SF of net rentable area and the ability to build 2 new buildings of 17,000 SF and 8,700 SF.



## FRONTAGE & ACCESS

The center benefits from approximately  $\pm 569$  linear feet of frontage along Newport Rd.,  $\pm 654$  linear feet of frontage along Haun Rd., and  $\pm 479$  linear feet of frontage along New Hub Dr.

Access points into the center include 2 entrances off Haun Road, 1 entrance off of New Hub Dr., and 2 entrances off Newport.



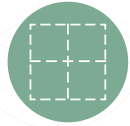
## PARKING

Newport Towne Center Phase II provides  $\pm 377$  parking stalls which equate to  $\pm 6.83$  spaces per 1,000 SF parking ratio, after both new buildings are built.



## TRAFFIC COUNTS

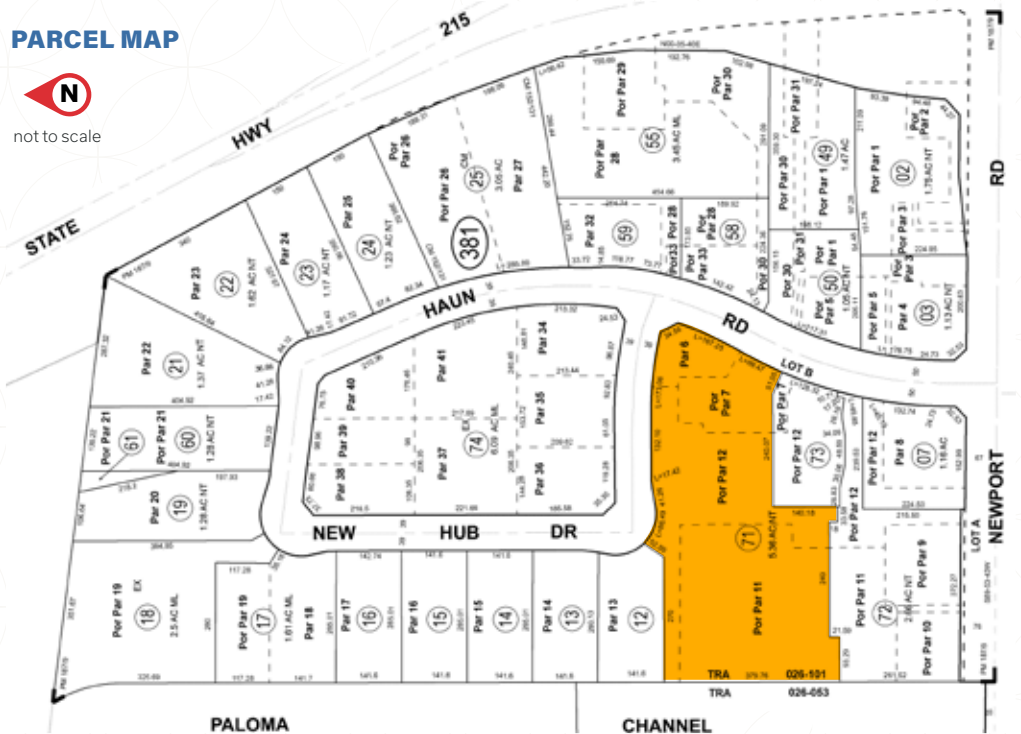
Newport Rd..... $\pm 29,868$  CPD  
I-215..... $\pm 87,902$  CPD



## PARCEL MAP



not to scale



## BUILT

Newport Towne Center Phase II was built in 2018.



## ZONING

Per the City of Menifee, the subject site is currently zoned as SP-Site Specific.



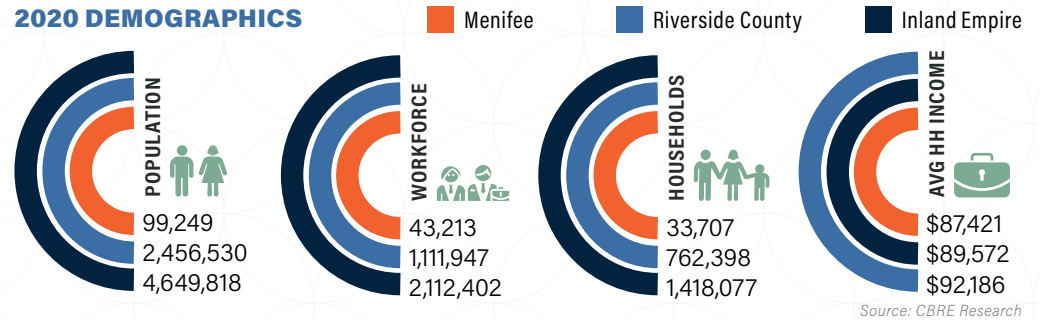
## POSSIBLE USES

- Grocery
- Automotive
- Bank /Financial
- Bowling Alley
- Drug Store
- Retail / Clothing Store
- Department Store
- Pet Store/ Pet Supply
- Hardware Store
- Furniture
- Day Care
- Office/Electronic Supply
- Restaurant
- Theater
- School

# AREA SNAPSHOT MENIFEE

One of the fastest growing cities in California, Menifee is a vibrant, young city incorporated in 2008 and situated in the heart of Southwest Riverside County. In order to prepare for the expected 9.1% increase in population in the next 5 years, the city is investing more than \$100 million in infrastructure and traffic improvement projects over the same time period. This growing population's desire for more amenities makes Menifee an undiscovered gem for retail/commercial development in Southwest Riverside County. The newly created economic development corridor along the interstate 215 includes more than 2,000 acres of land ready for development primarily earmarked for residential. The city is bisected by the I-215 giving residents an easy drive to other popular Riverside cities like Lake Elsinore and Temecula.

## 2020 DEMOGRAPHICS



## HOUSING MARKET

Source: [www.zillow.com/menifee-ca/home-values/](http://www.zillow.com/menifee-ca/home-values/)

**\$449,464** **+9.7%**  
 MEDIAN HOME VALUE 1-YEAR CHANGE



## MENIFEE SCHOOLS

**MT. San Jacinto College**

±27,000 STUDENTS

**West Valley High School**

±1,755 STUDENTS

**Bell Mountain Middle School**

±1,214 STUDENTS



## AREA FACT FILE

**71%**

Rate of Homeownership

**60%**

Some College or Higher

**38**

Median Age



# CONSUMER BEHAVIOR PROFILE

(Represents 74% of the consumer within a 3 mile radius)



## UP & COMING FAMILIES

35% of Market  
Average Household Size: 3.12  
Median Age: 31.4  
Median Household Income: \$72,000

- Ambitious, hard working, and willing to take some risks to achieve their goals. Their homes are new; their families are young.
- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Rely on the Internet for entertainment, information, shopping, and banking.



## RETIREMENT COMMUNITIES

7% of Market  
Average Household Size: 1.88  
Median Age: 53.9  
Median Household Income: \$40,800

- Residents take pride in fiscal responsibility and keep a close eye on their finances. Residents enjoy going to the movies, fishing, dining out and taking vacations
- They are health conscious and prefer name brand drugs.
- Shop at diverse, large retail chains like Sears, Family Dollar, Target, and Walmart for convenience.



## THE ELDERS

26% of Market  
Average Household Size: 1.68  
Median Age: 72.3  
Median Household Income: \$42,800

- Predominantly retirees, they favor communities designed for senior or assisted living. These seniors are informed, independent, and involved.
- These consumers have definite opinions about their spending, focusing on price, but not at the expense of quality. They prefer to use coupons and buy American and environmentally safe products.
- They prefer to shop in person.



## BOOMBURBS

6% of Market  
Average Household Size: 3.25  
Median Age: 34.0  
Median Household Income: \$113,400

- Residents are well-educated professionals with a running start on prosperity.
- They are well connected: own the latest devices and understand how to use them efficiently.
- Style matters, from personal appearance to their homes. These consumers are still furnishing their new homes and already remodeling.



### 1 COUNTRYSIDE MARKETPLACE



### 2 TOWN CENTER MARKETPLACE



### 3 NEWPORT TOWNE CENTER PHASE I



### A MENEFEE TOWN CENTER ±558,000 SF MIXED USE DEVELOPMENT

In addition to over 850 residential dwellings, the ±172-acre project will eventually add Krikorian Premier Theaters, with a restaurant, bowling alley and sports bar. The project also includes a new City of Menifee community park, the Riverside Mid-County Civil Courthouse, and the future site for a new City Hall.



I-215 (±87,902 CPD)

FUTURE DEVELOPMENT

NEWPORT RD (±29,868 CPD)

SUBJECT SITE

APPROVED 8,700 SF PAD

APPROVED 17,000 SF JR ANCHOR



**1 COUNTRYSIDE MARKETPLACE**

**2 TOWN CENTER MARKETPLACE**

RIVERSIDE

**3 NEWPORT TOWNE CENTER PHASE I**

**SUBJECT SITE**

MENIFEE

US POST OFFICE

MENIFEE DISTRICT EDUCATION CENTER

CITY HALL

MENIFEE LAKES GOLF COURSE

**A MENIFEE TOWN CENTER**  
±558,000 SF MIXED USE DEVELOPMENT

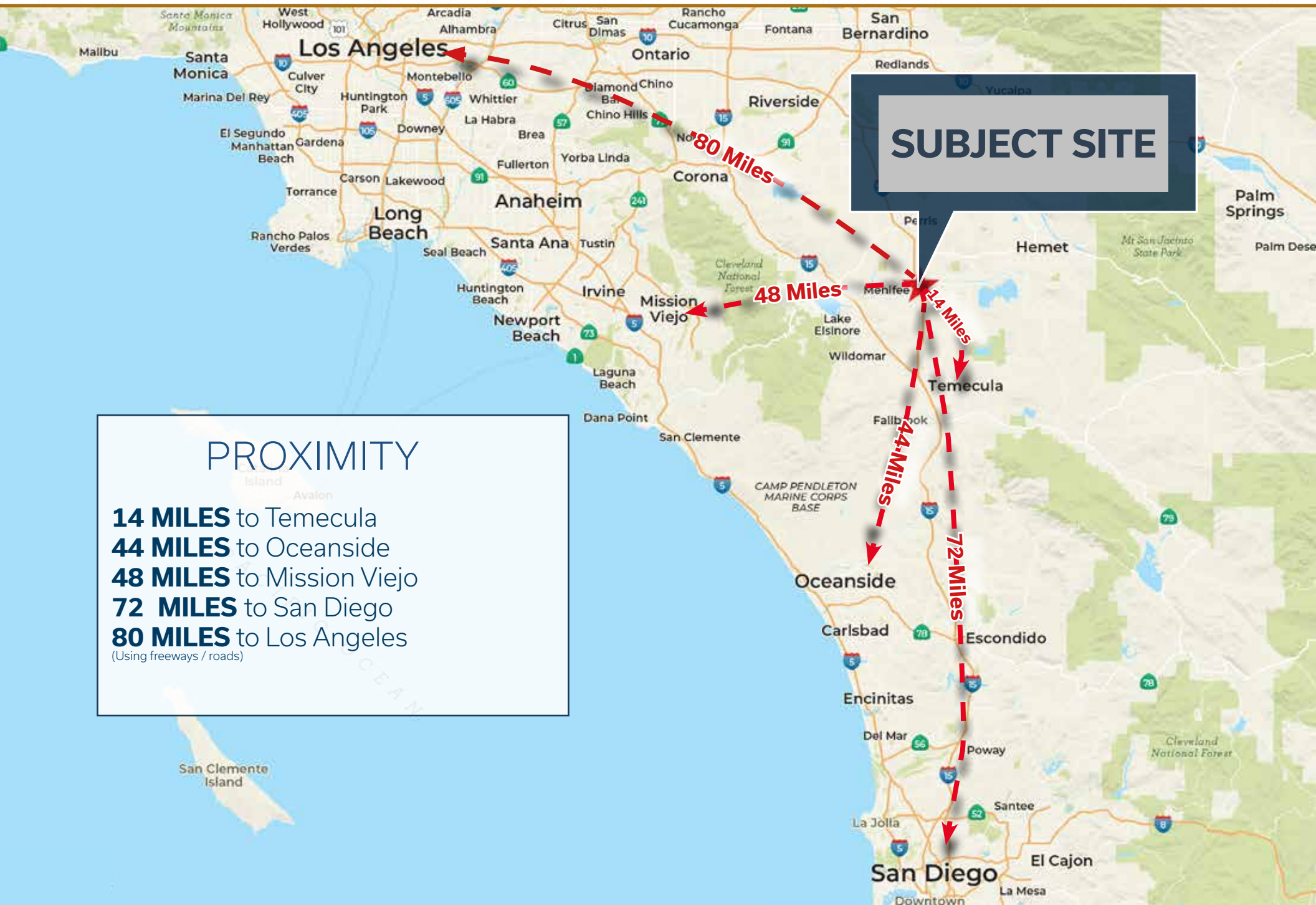
In addition to over 850 residential dwellings, the ±172-acre project will eventually add Krikorian Premier Theaters, with a restaurant, bowling alley and sports bar. The project also includes a new City of Menifee community park, the Riverside Mid-County Civil Courthouse, and the future site for a new City Hall.

SUBJECT SITE HAS RIGHTS TO PROMINANT FREEWAY SIGNAGE

**4 MENIFEE TOWN CENTER**

**5 MENIFEE LAKES PLAZA**

# REGIONAL MAP



**SUBJECT SITE**

## PROXIMITY

- 14 MILES** to Temecula
- 44 MILES** to Oceanside
- 48 MILES** to Mission Viejo
- 72 MILES** to San Diego
- 80 MILES** to Los Angeles

(Using freeways / roads)

# NEWPORT TOWNE CENTER PHASE II

NWQ NEWPORT ROAD AND HAUN ROAD, MENIFEE, CA

## CONTACTS

### Reg Kobzi

+1 858 546 4604  
Lic. 00917639  
reg.kobzi@cbre.com

### Joel Wilson

+1 858 546 4651  
Lic. 01237516  
joel.wilson@cbre.com

### Michael Peterson

+1 858 646 4749  
Lic. 01969314  
michael.peterson@cbre.com

# CBRE

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.