



SHOPS AT NEWPORT

SWC NEWPORT RD & BRADLEY RD, MENIFEE

±1,200 - ±13,000 SF FOR LEASE

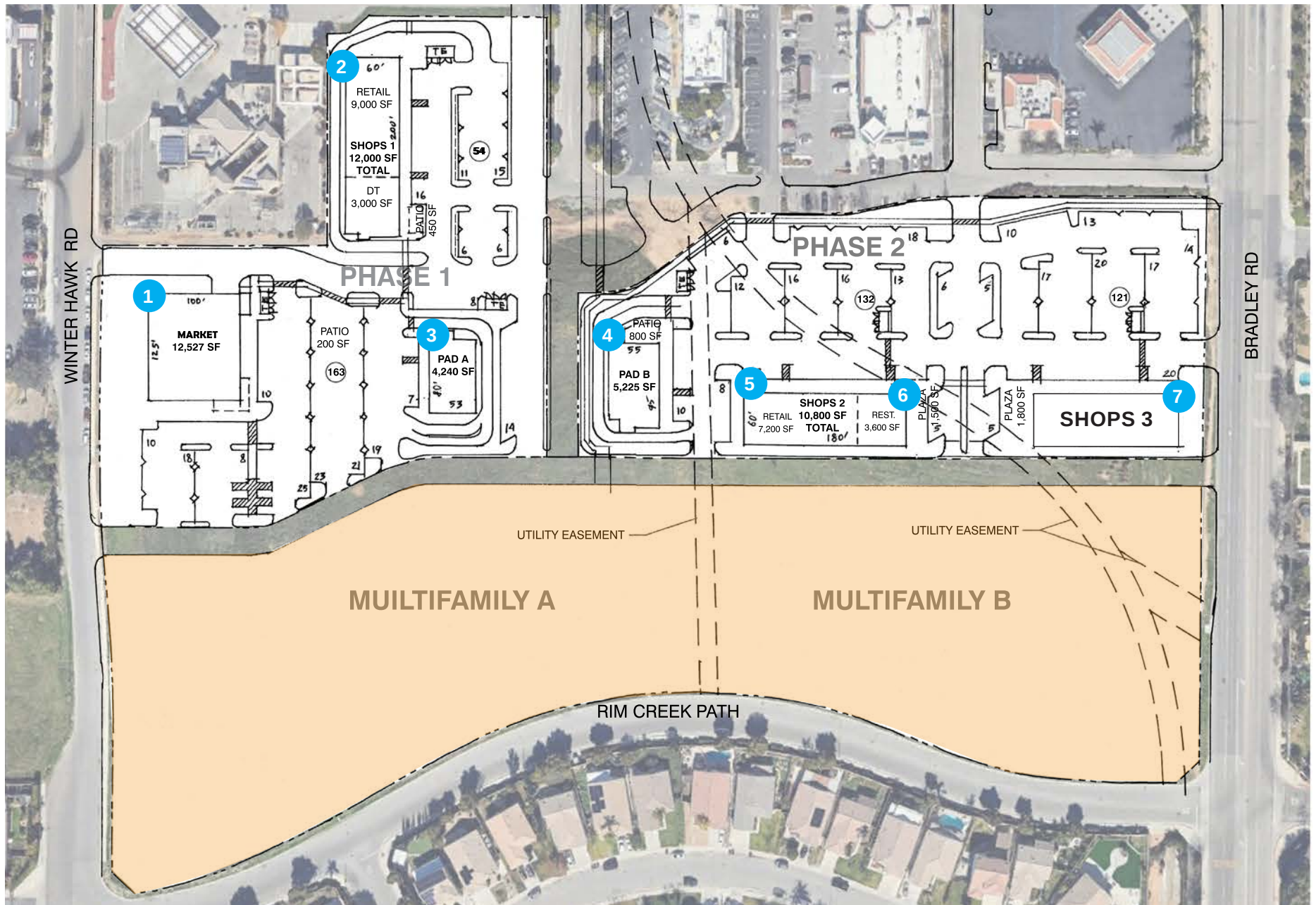


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PROPERTY HIGHLIGHTS

- Prime 4-Way signalized corner at the southwest corner of Newport Road & Bradley Road, one of Menifee's fastest-growing commercial corridors.
- Excellent visibility and frontage on Newport Road, the city's primary east-west retail artery.
- Convenient access to Interstate 215, providing connectivity throughout the Inland Empire, Orange County, and San Diego County.
- Surrounded by established and planned master-planned communities, creating a strong and growing customer base and high Median Household Incomes.
- Located in Southern California's 4th fastest-growing cities, with continued residential and commercial development fueling long-term demand.
- Major Retail growth such as Menifee Town Center and City Hall to join Newport Road.
- Opportunity to serve an underserved and expanding trade area with increasing demand for dining, shopping, and daily services.
- Adjacent to new retail development, including the planned Menifee Crossroads shopping center, further strengthening the retail corridor.
- Strong daytime and commuter traffic generated by surrounding neighborhoods, schools, and regional employment centers.





SITE PLAN

±1,200 - ±13,000 SF



TENANT AERIAL



Newport & Winter Hawk Rd Menifee, CA	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	16,452	89,494	166,798
2031 Projected Population	18,926	98,379	185,346
2020 Census Population	15,157	81,090	145,424
2010 Census Population	11,754	58,979	108,999
Projected Annual Growth 2026 to 2031	3.0%	2.0%	2.2%
Historical Annual Growth 2010 to 2026	2.5%	3.2%	3.3%
2026 Median Age	38.3	39.3	37.4
Households			
2026 Estimated Households	5,616	31,720	54,973
2031 Projected Households	6,472	34,815	61,237
2020 Census Households	4,874	28,592	47,889
2010 Census Households	3,928	21,992	37,363
Projected Annual Growth 2026 to 2031	3.0%	2.0%	2.3%
Historical Annual Growth 2010 to 2026	2.7%	2.8%	2.9%
Race and Ethnicity			
2026 Estimated White	48.8%	48.8%	47.9%
2026 Estimated Black or African American	7.7%	8.5%	8.2%
2026 Estimated Asian or Pacific Islander	8.3%	9.1%	8.7%
2026 Estimated American Indian or Native Alaskan	1.6%	1.2%	1.3%
2026 Estimated Other Races	33.6%	32.4%	33.9%
2026 Estimated Hispanic	44.6%	41.4%	43.1%
Income			
2026 Estimated Average Household Income	\$119,113	\$123,056	\$134,051
2026 Estimated Median Household Income	\$95,598	\$102,887	\$113,935
2026 Estimated Per Capita Income	\$40,703	\$43,638	\$44,207
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	7.1%	5.1%	5.6%
2026 Estimated Some High School (Grade Level 9 to 11)	6.3%	5.6%	5.7%
2026 Estimated High School Graduate	27.0%	25.0%	25.2%
2026 Estimated Some College	26.3%	28.1%	27.6%
2026 Estimated Associates Degree Only	10.8%	11.7%	10.7%
2026 Estimated Bachelors Degree Only	15.8%	16.5%	16.8%
2026 Estimated Graduate Degree	6.8%	8.0%	8.3%
Business			
2026 Estimated Total Businesses	280	1,566	2,978
2026 Estimated Total Employees	1,730	9,183	16,920
2026 Estimated Employee Population per Business	6.2	5.9	5.7
2026 Estimated Residential Population per Business	58.9	57.1	56.0



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