

MENIFEE LAKES PLAZA

29787 ANTELOPE ROAD
UNIT 107
MENIFEE, CA



DO NOT
DISTURB TENANT
12,596 SF
AVAILABLE WITH
30 DAYS NOTICE

KAHOOTS

**Barons
market**

Sola
SALONS

LA FITNESS

Canes
Chicken Pizzeria

SchoolsFirst
FEDERAL CREDIT UNION

A+ URGENT CARE
Member of a network of
SOUTHWEST HEALTHCARE

**Waba
jamba**

Chevron

BLAZE PIZZA

ANTELOPE RD

NEWPORT RD (47,006 CPD)

215

(88,487 CPD)

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DRE# 01269887

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRELIMINARY NOTICE
**MENIFEE
 LAKES PLAZA**

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Join: **Barons market**

LA FITNESS

KAHOOTS



Sola SALONS

BLAZE PIZZA

WaBa

jamba

Cane's



SchoolsFirst

PROPERTY HIGHLIGHTS

- 12,596 SF Jr. Anchor Space Available with 30 Days Notice
- **DO NOT DISTURB TENANT AND ITS EMPLOYEES**
- Contact Broker For Details.
- Very Well Positioned along Newport Road and I-215 freeway
- Strong Traffic Counts and Demographics.
- Inland Empire Magazine named Menifee as Best City in the Inland Empire for 2025.

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



Average Income

\$104,881

\$119,560

\$125,055



Residential Population

11,623

77,056

144,844



Daytime Population

7,616

34,573

62,403

Source: Regis



TRAFFIC COUNTS

47,006 CPD Newport Rd.

88,487 CPD I-215 Fwy.

Source: Regis

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DO NOT DISTURB TENANT AND ITS EMPLOYEES
Confidential Future Availability - Preliminary Notice - Contact Broker For Details.

Site Plan



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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Surrounding Amenities

Ralphs	ROSS DRESS FOR LESS	DOLLAR TREE	TARGET	BEST BUY	RESTAURANT BRAWHOUSE	BOOT BARN	CHIPOTLE MEXICAN GRILL	HomeGoods	IN-N-OUT BURGER	ALDI	PETSMART	Party City
LIVING SPACES	AutoZone	BANK OF AMERICA	KOHL'S	LOWE'S	MATTRESS FIRM	Michaels	MIGUEL'S MEXICAN MEXICAN FOOD	PANDA EXPRESS	Panera BREAD	Krupp's Kreme	BUFFALO WILD WINGS BUFFALO WINGS	Pollo Loco
TACO BELL	Jack in the box	SUBWAY	PETCO Where the pet goes to	Red Robin Gourmet burgers + brews	STAPLES	STARBUCKS	TJ-maxx	ULTA BEAUTY	WELLS FARGO	SONIC America's Drive-Ins	Creamistry	Habit BURGER GRILL

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TENANT 12,596 SF
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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.

4 NEWPORT TOWNE CENTER

Applebee's	FIVE GUYS BURGERS and FRIES	Barons market	LAIFITNESS	SCHOOLS FIRST	BARB'S BBQ	FIREHOUSE SUBS FOUNDED BY FIREMEN	COFFEE BEAN TEA CO.	Bright Now
AMERICA'S TIRE	K	Cane's CASHWAS PINNACLES	WaBa	Cafe Rio MEXICAN GRILL	BLAZE PIZZA	jamba	Chewy	A+ URGENT CARE

5 MENIFEE LAKES PLAZA

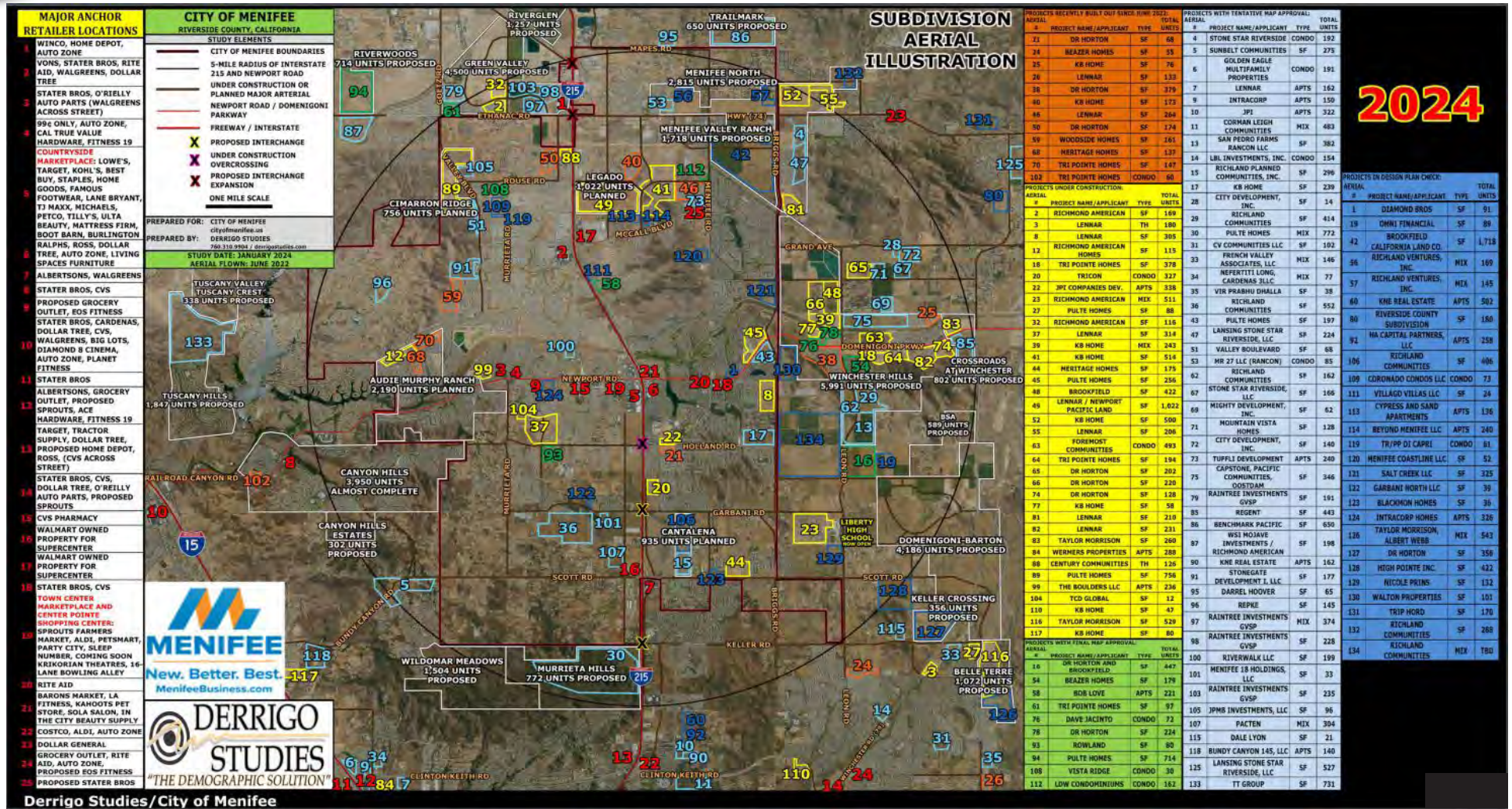
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Housing Growth



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About the City of Menifee

Menifee's Demographics



POPULATION

111,560 (DOF 2024)
119,127 (Derrigo 2024)

A 6.5% increase in population is predicted in the next 2 years.



LARGEST CITY IN THE REGION!

Department of Finance (May 2024)

Menifee	111,560	2.0%
Murrieta	109,177	-0.2%
Temecula	108,700	0.5%
Lake Elsinore	71,351	0.1%
Wildomar	36,327	0.6%
Canyon Lake	10,832	-0.1%



MEDIAN HOME VALUE
\$582,600 (Derrigo 2024)

AVERAGE HOUSEHOLD INCOME
\$118,097 (ESRI 2024)

MEDIAN AGE: 36



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Menifee Snapshot



CITY GROWTH

2ND FASTEST GROWING CITY IN CALIFORNIA, #1
WITH POPULATION OVER **100,000** (SMART ASSET 2024)

3.7% GROWTH FROM 2022-2023 (SMART ASSET 2024)

80% POPULATION GROWTH SINCE 2008

BUDGET

5 YEAR COMPARISON - 85% GROWTH
\$129 MILLION BALANCED BUDGET 2023/24
\$69.9 MILLION BALANCED BUDGET 2016/17

SCHOOLS

AWARD WINNING SCHOOL DISTRICTS

#1 IN SCIENCE ACADEMIA IN RIVERSIDE COUNTY

#2 CHARTER SCHOOL IN RIVERSIDE COUNTY (SANTA ROSA ACADEMY)

40+ MSJC AFFILIATED UNIVERSITY PARTNERS

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**YOUR NAME
HERE**

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