



**COUNTRYSIDE
MARKETPLACE**
MENIFEE, CA

JOIN THESE MAJOR TENANTS:

SUPER TARGET **LOWE'S** **KOHL'S**

THE CENTER:

- ±721,804 Square Feet
- The Region's Most Dominant & Largest Community Power Center
- Exquisitely Designed & Award Winning
- Affluent Demographics
- Explosive Residential Growth
- The Focal Point for Shopping & Dining
- Established Tenant Mix & Strong Sales Volumes



Owned and Managed by
 **Shin Yen**

CENTER HIGHLIGHTS



THE CENTER:

- 721,804 Square Feet Regional Shopping Center
- Expanded Regional drawing power to an existing population of almost 861,117 people within a 20 minute drive (15 miles) of the center.
- 247,222 Cars Per Day
- 3,489 Surface Parking Stalls
- Top tier retailer mix with strongest sales volume in region consistently increasing in all retail/service segments annually.

THE OPPORTUNITIES:

UNIT W-2: ±3,048 SF – END CAP RETAIL/SERVICE SPACE ONLY

- Available w/30 days notice
- DO NOT DISTURB EXISTING TENANT

UNIT DD-2: ±4,098 SF SERVICE SPACE

- Potentially Available - Contact Broker For Details
- DO NOT DISTURB EXISTING TENANT

EXPERIENTIAL:

- Immersive and Interactive Experiences
- Outdoor Gathering Areas and Fireplaces
- Fashion Shows, Concerts, Seasonal Live Music and Holiday Spectaculars
- Pet Friendly Shopping and Dining

BEST IN CLASS SHOPS:

- Award Wining Agrarian Themed and best in class shops, top-rated restaurants, boutique fitness row, and new space to work, play and lounge

CUSTOMER ANALYSIS:

- An affluent and vibrant community that has grown to over 106,000 spurred by tremendous and consistent housing growth year over year ranked as California's 5th Fastest Growing City





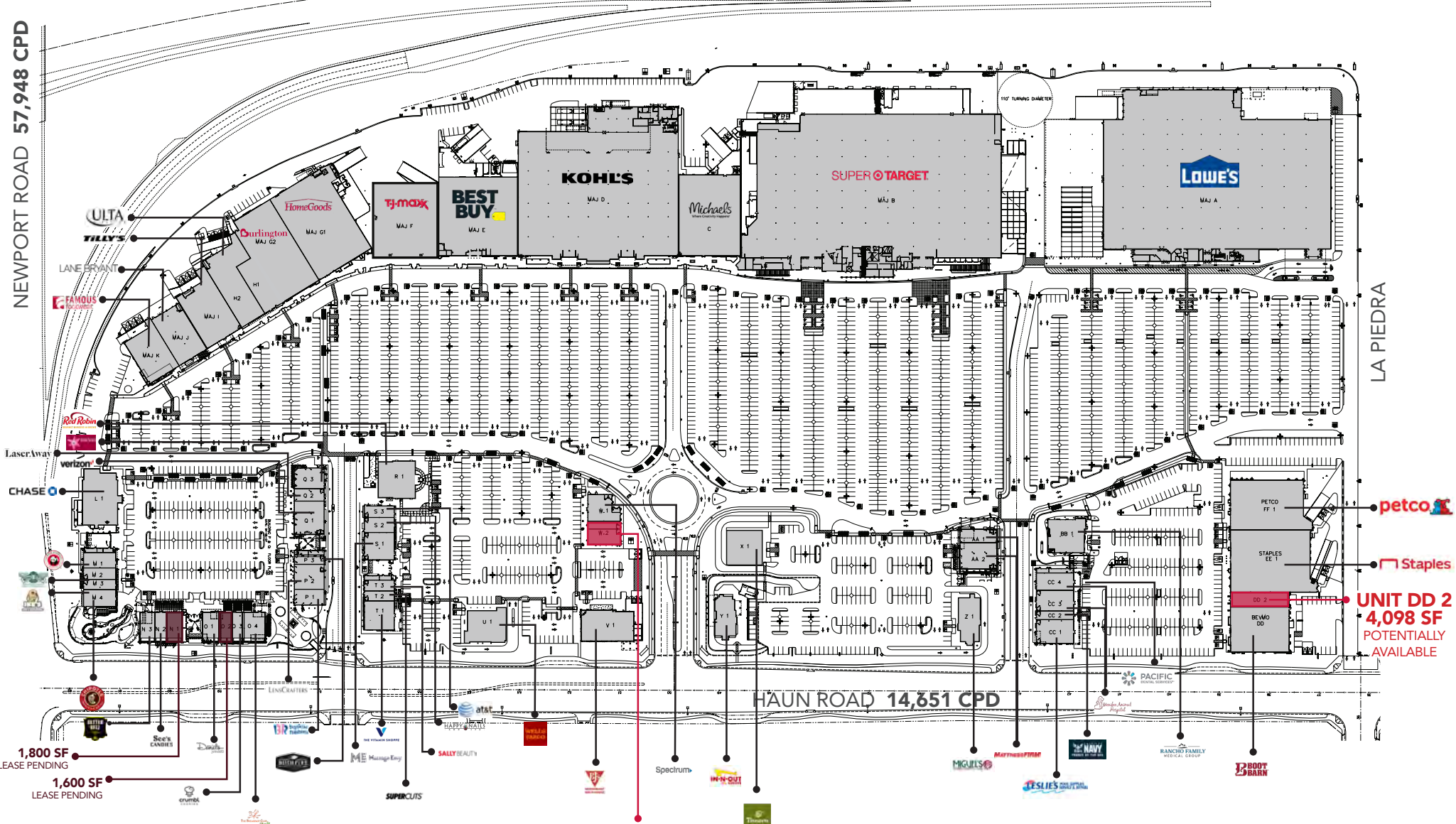
**COUNTRYSIDE
MARKETPLACE**
MENEFEE, CA

SITE PLAN



I-215 FREEWAY 93,343 CPD

NEWPORT ROAD 57,948 CPD



LA PIEDRA

HAUN ROAD 14,851 CPD

1,800 SF
LEASE PENDING

1,600 SF
LEASE PENDING

UNIT W-2
3,048 SF
AVAILABLE W/
30 DAYS NOTICE

UNIT DD 2
4,098 SF
POTENTIALLY
AVAILABLE



FUTURE HOUSING



CITY OF MENIFEE:

The City of Menifee is located along Interstate 215 just north of the City of Murrieta. Incorporated in 2008, Menifee has grown to a January 2024 population of 119,472 within the city boundaries (2024 Population 155,199 in a 5 mile radius per Derrigo Study). Over the 1980s and 1990s, Menifee became a region covered with quality master planned communities and residential tentative tract maps. Affordability and its proximity to employment centers in Orange, Riverside, San Diego and Los Angeles counties make it an attractive location for families looking for a high quality of life region in Southern California.

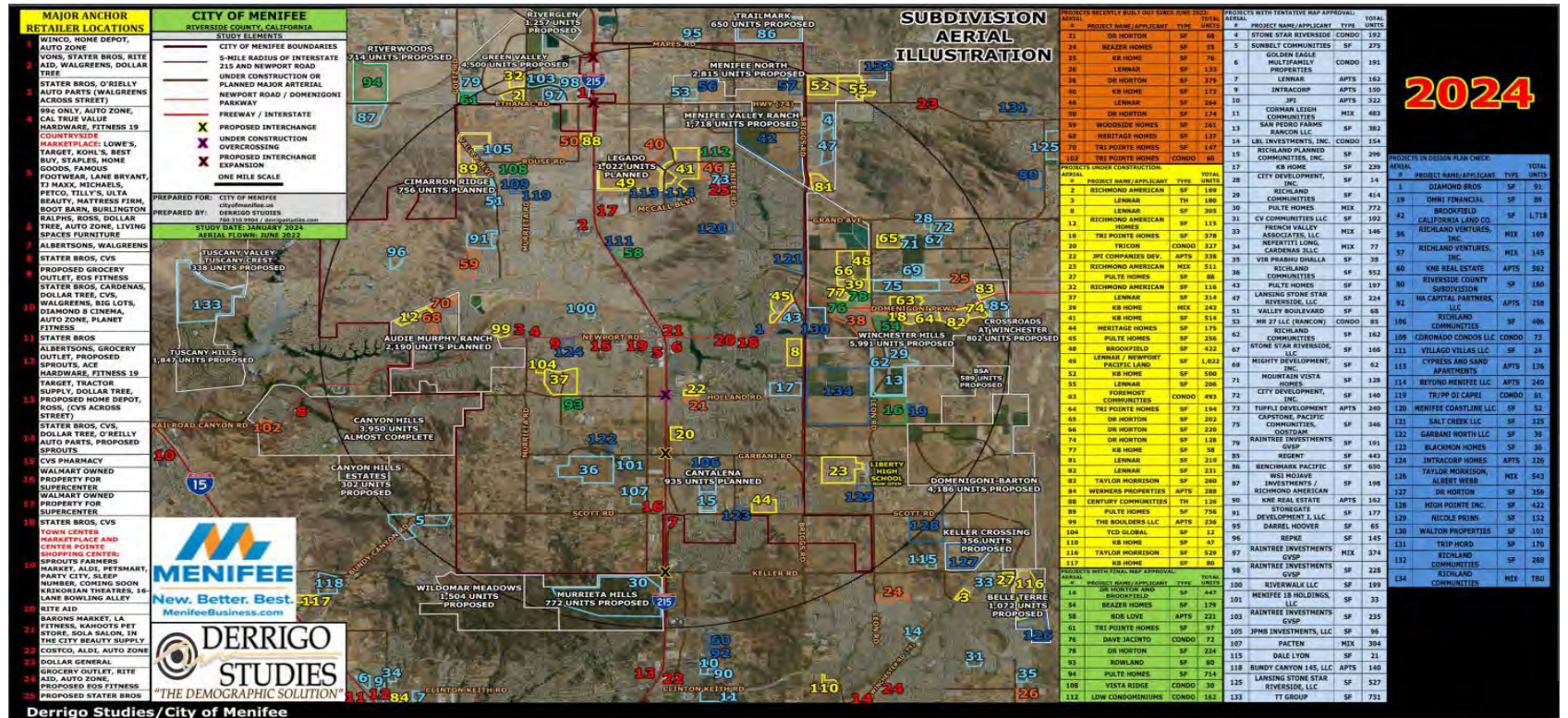
[FOR MORE INFO ABOUT MENIFEE CLICK HERE](#)

HOUSING GROWTH:

The 2024 Derrigo Housing Study which defines Residential activity within the city limits of Menifee is substantial with 11,037 units and 24,812 in a 5 mile radius that are in some phase of the development pipeline from 6 approved specific plans and 52 residential tract maps, 134 tentative tract maps and 22 specific plans active in the study area in the trade area with a total of 42,282 within Countyside Marketplace's drawing radius.

Over the last year, 1,228 units have been completed within the city limits (a 5% annual increase in population). Due to the large number of units under construction, field research concludes that this build out rate will continue with another 2,544 residential units projected to be completed by 1Q2025. A 7.5% increase in population in 2 years to 125,300 residents in the City of Menifee.

[CLICK HERE TO VIEW THE 2024 DERRIGO HOUSING STUDY](#)



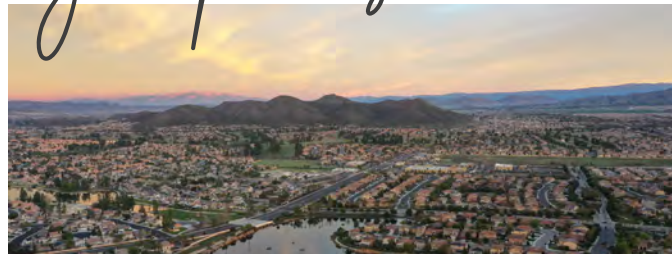
Menifee's Demographics



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



ABOUT THE CITY OF MENIFEE

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



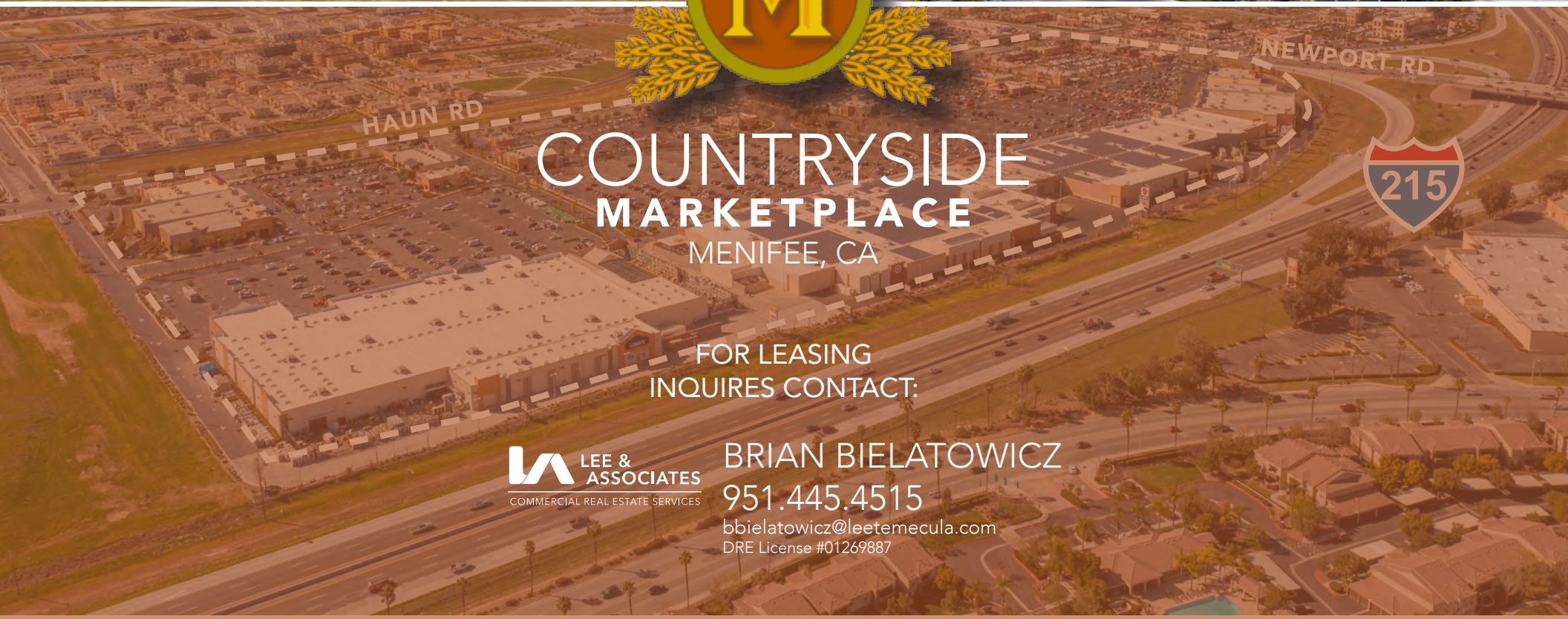


New. Better. Best.

[CLICK HERE TO LEARN MORE
ABOUT THE CITY OF MENIFEE](#)



[CLICK HERE TO VIEW DRONE VIDEO OF
COUNTRYSIDE MARKETPLACE](#)



COUNTRYSIDE MARKETPLACE

MENIFEE, CA

FOR LEASING
INQUIRES CONTACT:



BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
DRE License #01269887