



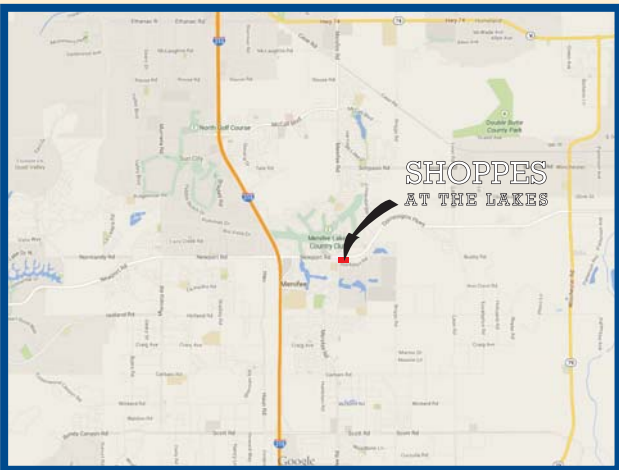
NewMark Merrill

COMPANIES

When you love shopping centers it shows.

SHOPPES AT THE LAKES

LOCATED AT THE SOUTHEAST CORNER OF NEWPORT ROAD & MENIFEE ROAD, MENIFEE, CALIFORNIA



Project Size Approximately 121,277 Sq. Ft. of Retail Space

Demographics



Population*

1 Miles . . . 13,742
3 Miles . . . 55,289



Household Income*

1 Miles . . . \$80,449
3 Miles . . . \$82,211



Traffic Count*

Intersection . . . 26,800 ADT



NewMark Merrill
COMPANIES

For additional information,
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Oceanside, CA 92057

www.newmarkmerrill.com

For Lease • Prime Retail Pad Space Available

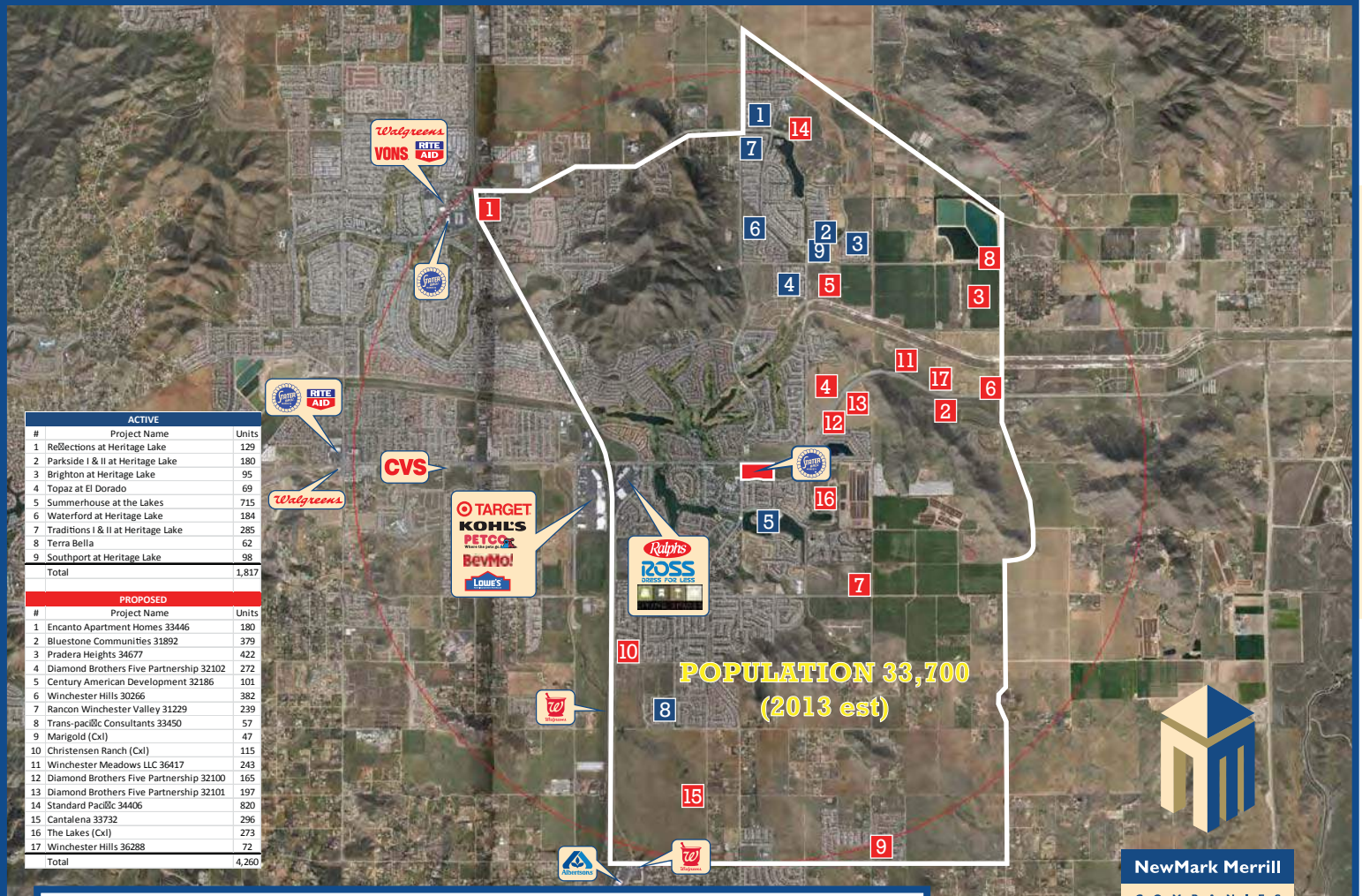
- Brand new Stater Bros. and CVS anchored shopping center NOW OPEN!
- Located just east of Interstate 215 in the heart of the new master-planned community of Menifee Lakes at southeast corner of Newport Road and Menifee Road.
- Menifee boasts a city population of nearly 84,000 with over 30% over the population living within 2 miles of the shopping center.
- There are over 1,800 residential units under construction and another 4,260 planned.

* Estimates are based on 2016 demographics for population and average income per household. Traffic count is based upon Owner's research and calculations. The information herein is not guaranteed and should be independently verified.

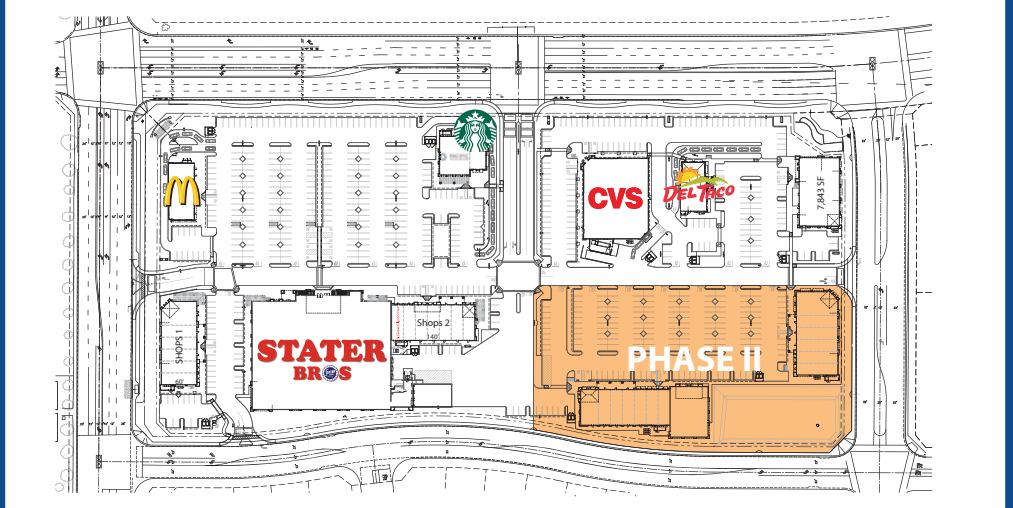
SHOPPES AT THE LAKES

FOR LEASE
PRIME RETAIL
SPACE AVAILABLE

LOCATED AT THE SOUTHEAST CORNER OF NEWPORT ROAD & MENIFEE ROAD, MENIFEE, CALIFORNIA



ACTIVE		
#	Project Name	Units
1	Reflections at Heritage Lake	129
2	Parkside I & II at Heritage Lake	180
3	Brighton at Heritage Lake	95
4	Topaz at El Dorado	69
5	Summerhouse at the Lakes	715
6	Waterford at Heritage Lake	184
7	Traditions I & II at Heritage Lake	285
8	Terra Bella	62
9	Southport at Heritage Lake	98
Total		1,817
PROPOSED		
#	Project Name	Units
1	Encanto Apartment Homes 33446	180
2	Bluestone Communities 31892	379
3	Pradera Heights 34677	422
4	Diamond Brothers Five Partnership 32102	272
5	Century American Development 32186	101
6	Winchester Hills 30266	382
7	Rancon Winchester Valley 31229	239
8	Trans-pacific Consultants 33450	57
9	Marigold (Cxi)	47
10	Christensen Ranch (Cxi)	115
11	Winchester Meadows LLC 36417	243
12	Diamond Brothers Five Partnership 32100	165
13	Diamond Brothers Five Partnership 32101	197
14	Standard Pacific 34406	820
15	Cantalena 33732	296
16	The Lakes (Cxi)	273
17	Winchester Hills 36288	72
Total		4,260



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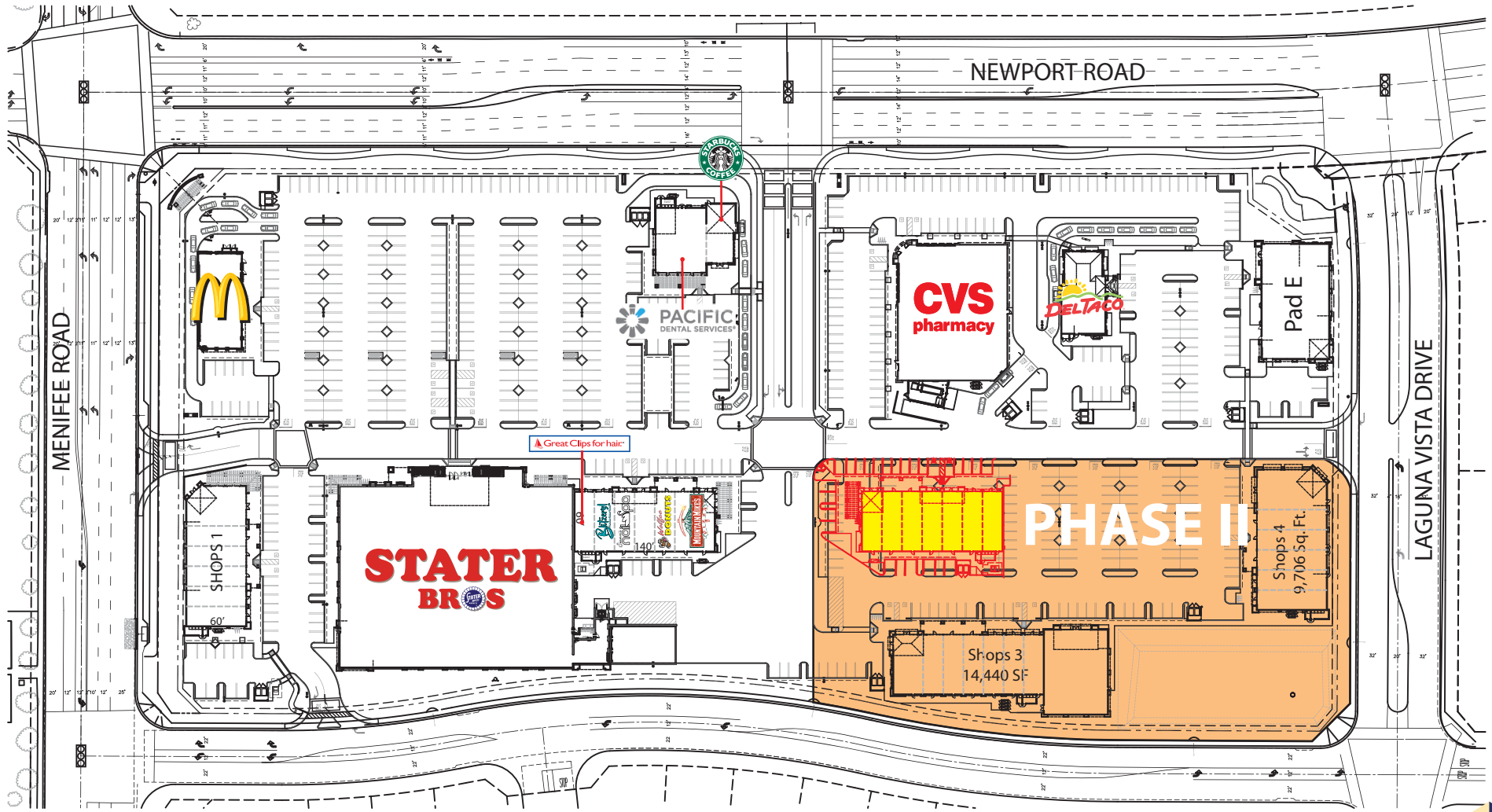
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SHOPPES AT THE LAKES

Located at the Southeast corner of
Newport Road & Menifee Road
Menifee, California



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John Hickman or Jae Chung
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COMPANIES

Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed



Executive Summary

Shoppes at the Lakes
Menifee, California
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 33.68500
Longitude: -117.15392

	1 mile	2 miles	3 miles
Population			
2000 Population	6,109	10,809	22,759
2010 Population	12,259	25,465	46,288
2017 Population	13,708	30,733	56,661
2022 Population	15,121	33,897	62,731
2000-2010 Annual Rate	7.21%	8.95%	7.36%
2010-2017 Annual Rate	1.55%	2.63%	2.83%
2017-2022 Annual Rate	1.98%	1.98%	2.06%
2017 Male Population	47.9%	48.5%	48.2%
2017 Female Population	52.1%	51.5%	51.8%
2017 Median Age	35.6	34.8	36.2

In the identified area, the current year population is 56,661. In 2010, the Census count in the area was 46,288. The rate of change since 2010 was 2.83% annually. The five-year projection for the population in the area is 62,731 representing a change of 2.06% annually from 2017 to 2022. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 35.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	68.5%	66.8%	66.9%
2017 Black Alone	6.5%	6.4%	6.1%
2017 American Indian/Alaska Native Alone	0.6%	0.7%	0.8%
2017 Asian Alone	8.6%	7.9%	7.1%
2017 Pacific Islander Alone	0.5%	0.5%	0.5%
2017 Other Race	9.5%	11.5%	12.7%
2017 Two or More Races	5.8%	6.3%	6.1%
2017 Hispanic Origin (Any Race)	30.4%	33.6%	34.9%

Persons of Hispanic origin represent 34.9% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,078	3,827	8,861
2010 Households	4,220	8,396	15,885
2017 Total Households	4,575	9,789	18,749
2022 Total Households	4,969	10,671	20,503
2000-2010 Annual Rate	7.34%	8.17%	6.01%
2010-2017 Annual Rate	1.12%	2.14%	2.31%
2017-2022 Annual Rate	1.67%	1.74%	1.80%
2017 Average Household Size	3.00	3.14	3.02

The household count in this area has changed from 15,885 in 2010 to 18,749 in the current year, a change of 2.31% annually. The five-year projection of households is 20,503, a change of 1.80% annually from the current year total. Average household size is currently 3.02, compared to 2.91 in the year 2010. The number of families in the current year is 13,892 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Shoppes at the Lakes
 Menifee, California
 Rings: 1, 2, 3 mile radii

Prepared by Esri
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	1 mile	2 miles	3 miles
Median Household Income			
2017 Median Household Income	\$70,342	\$74,195	\$64,390
2022 Median Household Income	\$78,577	\$80,532	\$72,473
2017-2022 Annual Rate	2.24%	1.65%	2.39%
Average Household Income			
2017 Average Household Income	\$80,499	\$87,440	\$82,211
2022 Average Household Income	\$92,627	\$100,959	\$94,895
2017-2022 Annual Rate	2.85%	2.92%	2.91%
Per Capita Income			
2017 Per Capita Income	\$27,158	\$27,602	\$27,204
2022 Per Capita Income	\$30,777	\$31,483	\$30,996
2017-2022 Annual Rate	2.53%	2.67%	2.64%

Current median household income is \$64,390 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$72,473 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$82,211 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$94,895 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$27,204 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$30,996 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,194	4,170	9,509
2000 Owner Occupied Housing Units	1,768	3,188	7,049
2000 Renter Occupied Housing Units	311	639	1,812
2000 Vacant Housing Units	115	343	648
2010 Total Housing Units	4,591	9,298	17,516
2010 Owner Occupied Housing Units	3,181	6,578	12,104
2010 Renter Occupied Housing Units	1,039	1,818	3,781
2010 Vacant Housing Units	371	902	1,631
2017 Total Housing Units	5,097	10,673	20,254
2017 Owner Occupied Housing Units	3,427	7,537	14,020
2017 Renter Occupied Housing Units	1,148	2,252	4,729
2017 Vacant Housing Units	522	884	1,505
2022 Total Housing Units	5,502	11,578	22,055
2022 Owner Occupied Housing Units	3,709	8,200	15,303
2022 Renter Occupied Housing Units	1,261	2,471	5,199
2022 Vacant Housing Units	533	907	1,552

Currently, 69.2% of the 20,254 housing units in the area are owner occupied; 23.3%, renter occupied; and 7.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 17,516 housing units in the area - 69.1% owner occupied, 21.6% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is 6.67%. Median home value in the area is \$295,419, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 4.60% annually to \$369,892.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.