

FOR LEASE

KRIKORIAN CINEMAS | PLAZA AT MENIFEE TOWN CENTER
 SWC NEWPORT ROAD & HAUN ROAD, MENIFEE, CA 92584



PAD OPPORTUNITIES FOR LEASE
 ESTIMATED DELIVERY: Q4 2017

Property Highlights

This proposed entertainment and destination shopping center development will be the cornerstone of the Menifee Town Center Specific Plan. The Specific Plan is designed to create a landmark activity center featuring retail, commercial, residential and civic uses in the heart of Menifee, which is one of the fastest growing communities in California. At full build out, the Trade Area is projected to have over 500,000 people. Some of the key employment generators who have already committed to the Town Center Development, will be Menifee City Hall, the Riverside County Courthouse and the Santa Rosa Academy. This site is strategically located just west of the 215 Freeway on Newport Road and offers excellent accessibility to the surrounding residential communities of Menifee Valley, Sun City, Quail Valley, Canyon Lake and portions of Romoland.



Coming Q4 2017! 110,000 SF Krikorian Theatre
 12 screen cinema, 16 lane bowling alley and Sports Bar & Grill!

Traffic Counts

- Interstate 215: 84,000 ADT
- Newport Road: 48,500 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2016)	9,940	62,914	120,305
AHH Income	\$72,127	\$72,807	\$78,150
Daytime Pop.	3,383	9,404	15,734

Nearby Tenants



Retail:
Chad Iafate, CCIM
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 LIC #01484290

Retail:
Bruce Schiff, CCIM
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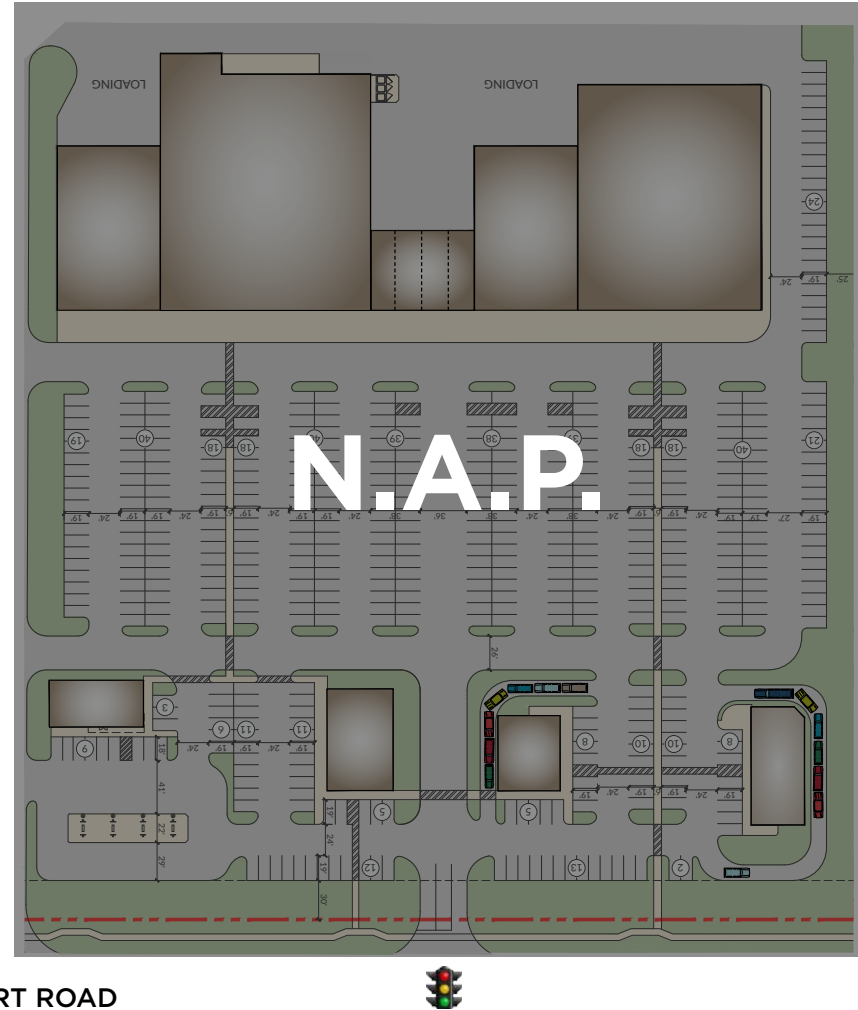
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 cushmanwakefield.com

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Proposed Site Plan



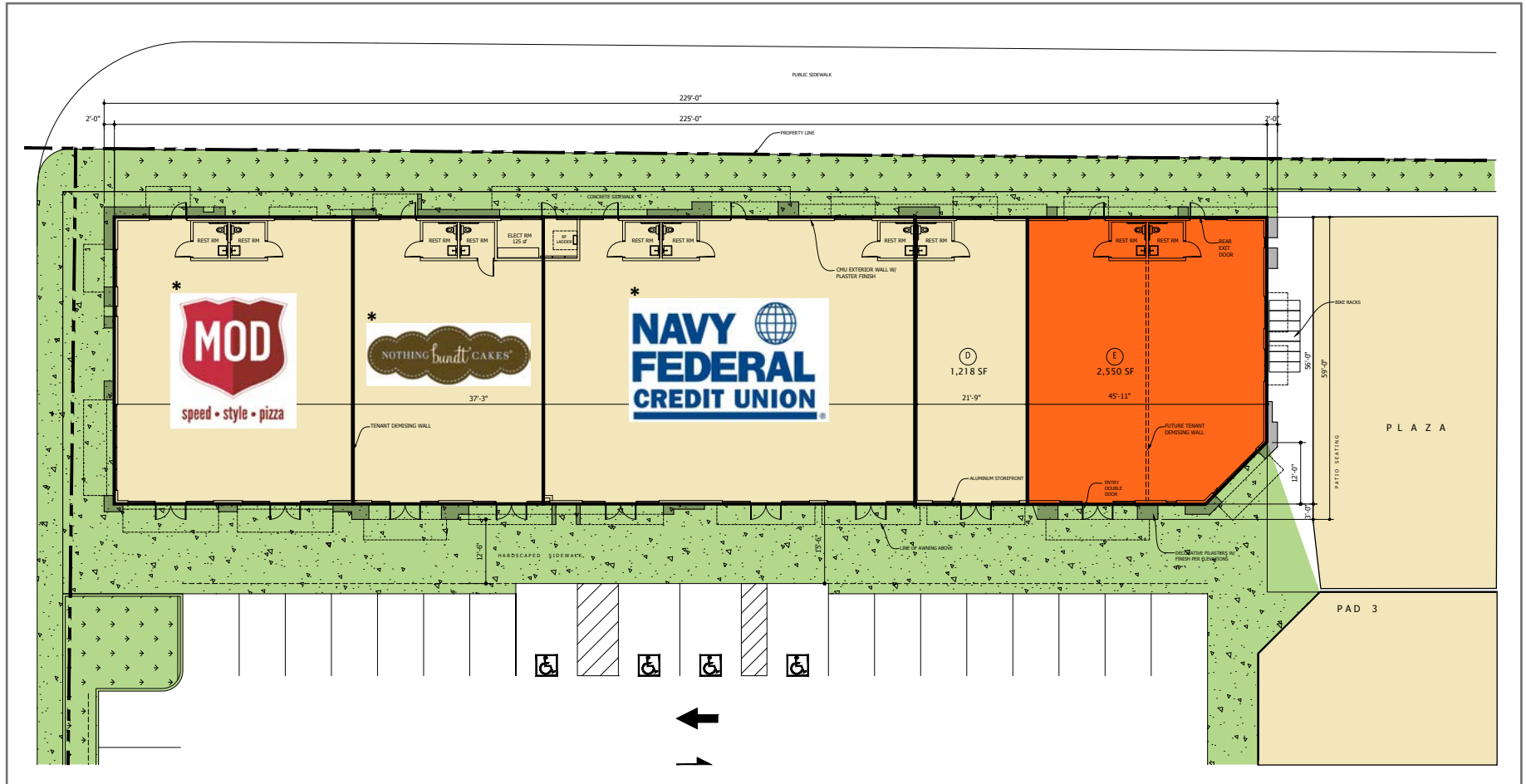
NEWPORT ROAD

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Proposed Site Plan - Pad 4



*Lease Out For Signature

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Proposed Site Plan - Pad 1



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Proposed Site Plan - Pad 2

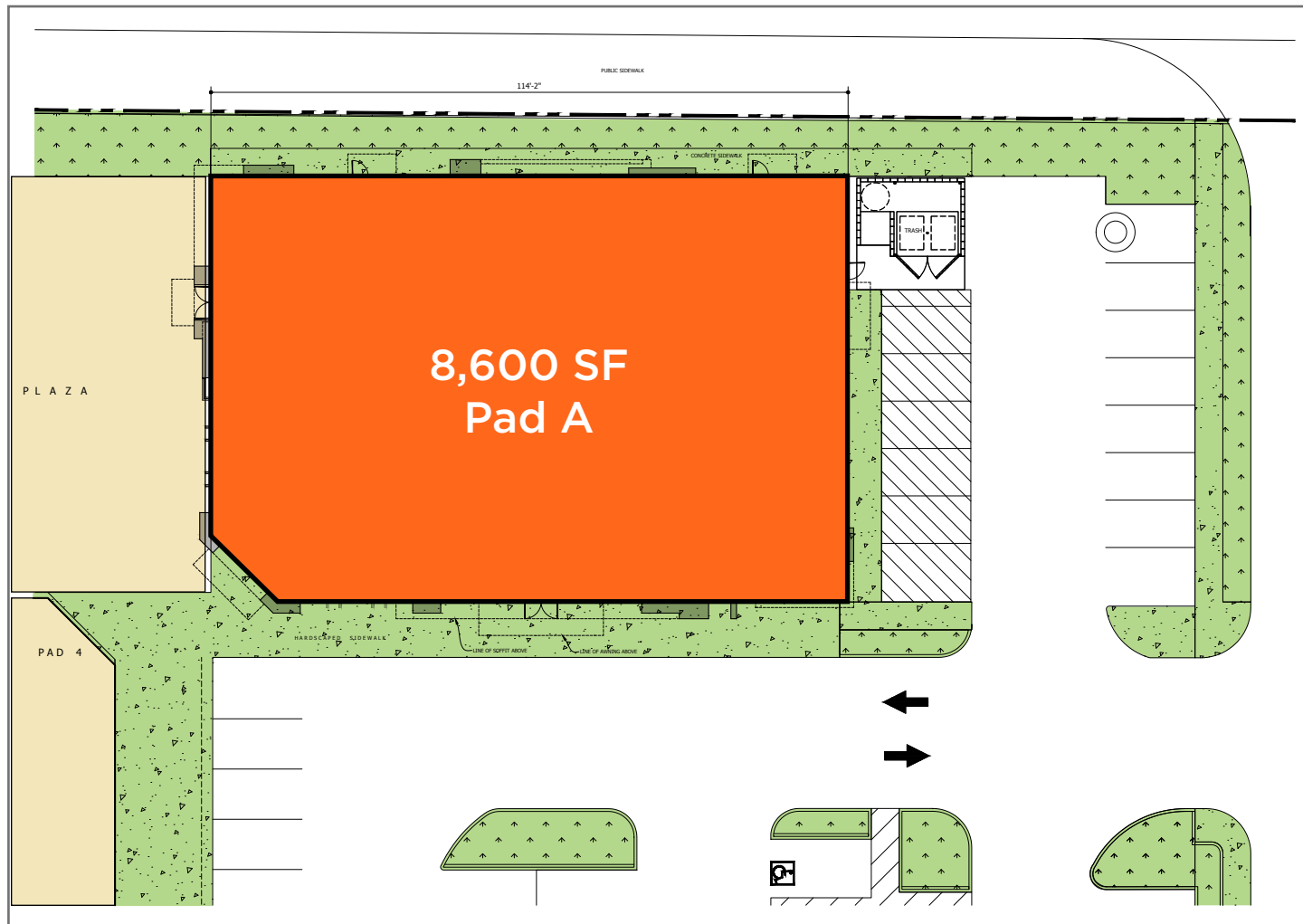


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Proposed Site Plan - Pad 3



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Property Overview | Tentative Parcel Map

MENIFEE TOWN CENTER MASTERPLAN

- 1 TRAIL SYSTEM
- 2 PASEO
- 3 KRIKORIAN ENTERTAINMENT CENTER
- 4 RICH DEVELOPMENT RETAIL CENTER
- 5 MENIFEE COUNTRYSIDE MARKETPLACE
- 6 SANTA ROSA ACADEMY
- 7 URBAN PARK
- 8 CLUBHOUSE
- 9 RECREATIONAL CENTER
- 10 MENIFEE CITY HALL
- 11 RIVERSIDE COUNTY COURTHOUSE
- 12 RETAIL
- 13 NEIGHBORHOOD-1A
- 14 NEIGHBORHOOD-1B
- 15 NEIGHBORHOOD-2
- 16 NEIGHBORHOOD-3
- 17 NEIGHBORHOOD-4
- 18 NEIGHBORHOOD-5A
- 19 NEIGHBORHOOD-5B
- 20 MIXED USE



Master Plan Highlights:

- Over 850 Homes
- 110,000 SF Krikorian Entertainment Venue
- Riverside County Court House
- Menifee City Hall

NEIGHBORHOOD ALLOCATION | 851 TOTAL UNITS

NEIGHBORHOOD ONE

Planning Area:	One A	Range of Homes:	Lot Single Family Homes
Minimum Lot Size:	4600 SF	Width x Depth:	46' x 100'
House SF Range:	2600-3300	Number of Units:	83 Total Units

Planning Area:	One B	Range of Homes:	Lot Single Family Homes
Minimum Lot Size:	3080 SF	Width x Depth:	44' x 70'
House SF Range:	2100-2300	Number of Units:	92 Total Units

NEIGHBORHOOD TWO

Planning Area:	Two	Range of Homes:	Motorcourt 16.8
Gross Acres:	20.3 ±	Net Acres:	±
Minimum Lot Size:	2590 SF	Lot Width x Depth:	Varies
House SF Range:	1900-2200	Number of Units:	151 Total Units

NEIGHBORHOOD THREE

Planning Area:	Gross Three	Range of Homes:	Net Apartments
Acres:	Minimum Lot 11.9 ±	Acres:	10.3 ±
Size:	Apts	Lot Width x Depth:	Apts
SP allows maximum of 5 stories		Required Minimum Number of Units:	250 Units

NEIGHBORHOOD FOUR

Planning Area:	Four	Range of Homes:	Motorcourt 10.4
Gross Acres:	11.3 ±	Net Acres:	±
Minimum Lot Size:	2,840 SF	Lot Width x Depth:	Varies
House SF Range:	1800-2100	Number of Units:	126 Total Units

NEIGHBORHOOD FIVE

Planning Area:	Five A	Range of Homes:	Lot Single Family Homes
Minimum Lot Size:	7019 SF	Width x Depth:	Varies
House SF Range:	3000-3800	Number of Units:	41 Total Units

Planning Area:	Five B	Range of Homes:	Lot Single Family Homes
Minimum Lot Size:	4938 SF	Width x Depth:	Varies
House SF Range:	2300-2600	Number of Units:	108 Total Units

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Demographics

SWC Newport Road & Haun Road, Menifee, CA 92584				Prepared by Esri			
Lat.: 33.681 Long.: -117.179				Latitude: 33.68101			
Ring: 1 mile radius				Longitude: -117.17885			
Summary	Census 2010	2016	2021				
Population	8,624	9,940	10,761				
Households	2,944	3,306	3,542				
Families	2,257	2,530	2,712				
Average Household Size	2.92	3.00	3.03				
Owner Occupied Housing Units	2,162	2,347	2,512				
Renter Occupied Housing Units	782	959	1,029				
Median Age	32.9	33.0	32.6				
Trends: 2016 - 2021 Annual Rate	Area	State	National				
Population	1.60%	0.87%	0.84%				
Households	1.39%	0.79%	0.79%				
Families	1.40%	0.79%	0.72%				
Owner HHs	1.37%	0.69%	0.73%				
Median Household Income	2.87%	2.73%	1.89%				
Households by Income	2016		2021				
	Number	Percent	Number	Percent			
<\$15,000	256	7.7%	290	8.2%			
\$15,000 - \$24,999	295	8.9%	270	7.6%			
\$25,000 - \$34,999	319	9.6%	320	9.0%			
\$35,000 - \$49,999	419	12.7%	444	12.5%			
\$50,000 - \$74,999	529	16.0%	443	12.5%			
\$75,000 - \$99,999	685	20.7%	775	21.9%			
\$100,000 - \$149,999	602	18.2%	740	20.9%			
\$150,000 - \$199,999	169	5.1%	219	6.2%			
\$200,000+	32	1.0%	41	1.2%			
Median Household Income	\$65,190		\$75,085				
Average Household Income	\$72,127		\$77,985				
Per Capita Income	\$23,103		\$24,740				
Population by Age	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	634	7.4%	721	7.3%	798	7.4%	
5 - 9	676	7.8%	660	6.6%	736	6.8%	
10 - 14	768	8.9%	737	7.4%	682	6.3%	
15 - 19	753	8.7%	740	7.4%	686	6.4%	
20 - 24	611	7.1%	853	8.6%	773	7.2%	
25 - 34	1,098	12.7%	1,516	15.3%	2,185	20.3%	
35 - 44	1,205	14.0%	1,224	12.3%	1,255	11.7%	
45 - 54	1,204	14.0%	1,298	13.1%	1,137	10.6%	
55 - 64	718	8.3%	1,001	10.1%	1,139	10.6%	
65 - 74	510	5.9%	647	6.5%	782	7.3%	
75 - 84	317	3.7%	387	3.9%	424	3.9%	
85+	129	1.5%	155	1.6%	165	1.5%	
Race and Ethnicity	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	6,352	73.7%	7,043	70.9%	7,370	68.5%	
Black Alone	377	4.4%	456	4.6%	510	4.7%	
American Indian Alone	55	0.6%	65	0.7%	71	0.7%	
Asian Alone	385	4.5%	485	4.9%	584	5.4%	
Pacific Islander Alone	24	0.3%	30	0.3%	34	0.3%	
Some Other Race Alone	923	10.7%	1,210	12.2%	1,434	13.3%	
Two or More Races	508	5.9%	649	6.5%	757	7.0%	
Hispanic Origin (Any Race)	2,696	31.3%	3,516	35.4%	4,211	39.1%	

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Ring: 3 mile radius				Longitude: -117.17885			
Summary	Census 2010	2016	2021				
Population	54,535	62,914	69,001				
Households	19,788	22,103	23,897				
Families	13,965	15,687	17,016				
Average Household Size	2.75	2.84	2.88				
Owner Occupied Housing Units	15,077	16,460	17,741				
Renter Occupied Housing Units	4,711	5,643	6,157				
Median Age	38.4	38.9	37.8				
Trends: 2016 - 2021 Annual Rate	Area	State	National				
Population	1.86%	0.87%	0.84%				
Households	1.57%	0.79%	0.79%				
Families	1.64%	0.79%	0.72%				
Owner HHs	1.51%	0.69%	0.73%				
Median Household Income	1.99%	2.73%	1.89%				
Households by Income	2016		2021				
	Number	Percent	Number	Percent			
<\$15,000	1,965	8.9%	2,321	9.7%			
\$15,000 - \$24,999	2,276	10.3%	2,046	8.6%			
\$25,000 - \$34,999	2,255	10.2%	2,440	10.2%			
\$35,000 - \$49,999	3,121	14.1%	3,265	13.7%			
\$50,000 - \$74,999	4,046	18.3%	3,194	13.4%			
\$75,000 - \$99,999	3,218	14.6%	3,841	16.1%			
\$100,000 - \$149,999	3,384	15.3%	4,369	18.3%			
\$150,000 - \$199,999	1,205	5.5%	1,604	6.7%			
\$200,000+	634	2.9%	817	3.4%			
Median Household Income	\$56,737		\$62,625				
Average Household Income	\$72,807		\$79,978				
Per Capita Income	\$25,478		\$27,566				
Population by Age	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	3,635	6.7%	4,178	6.6%	4,708	6.8%	
5 - 9	3,794	7.0%	4,083	6.5%	4,528	6.6%	
10 - 14	4,078	7.5%	4,213	6.7%	4,410	6.4%	
15 - 19	3,901	7.2%	3,887	6.2%	3,919	5.7%	
20 - 24	3,055	5.6%	3,920	6.2%	3,541	5.1%	
25 - 34	6,397	11.7%	8,269	13.1%	10,830	15.7%	
35 - 44	6,783	12.4%	7,471	11.9%	8,371	12.1%	
45 - 54	6,666	12.2%	7,146	11.4%	6,682	9.7%	
55 - 64	5,734	10.5%	6,948	11.0%	7,199	10.4%	
65 - 74	5,233	9.6%	6,595	10.5%	7,654	11.1%	
75 - 84	3,845	7.1%	4,332	6.9%	5,082	7.4%	
85+	1,414	2.6%	1,872	3.0%	2,076	3.0%	
Race and Ethnicity	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	39,381	72.2%	43,418	69.0%	45,874	66.5%	
Black Alone	3,074	5.6%	3,719	5.9%	4,204	6.1%	
American Indian Alone	428	0.8%	514	0.8%	567	0.8%	
Asian Alone	3,085	5.7%	4,000	6.4%	4,916	7.1%	
Pacific Islander Alone	229	0.4%	293	0.5%	345	0.5%	
Some Other Race Alone	5,575	10.2%	7,401	11.8%	8,884	12.9%	
Two or More Races	2,763	5.1%	3,570	5.7%	4,210	6.1%	
Hispanic Origin (Any Race)	15,836	29.0%	20,824	33.1%	25,271	36.6%	

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Ring: 5 mile radius		Longitude: -117.17885			
Summary	Census 2010	2016	2021		
Population	104,200	120,305	131,861		
Households	35,841	40,148	43,405		
Families	26,188	29,467	31,936		
Average Household Size	2.90	2.99	3.03		
Owner Occupied Housing Units	27,694	30,276	32,550		
Renter Occupied Housing Units	8,147	9,872	10,854		
Median Age	36.8	37.1	36.2		
Trends: 2016 - 2021 Annual Rate	Area	State	National		
Population	1.85%	0.87%	0.84%		
Households	1.57%	0.79%	0.79%		
Families	1.62%	0.79%	0.72%		
Owner HHs	1.46%	0.69%	0.73%		
Median Household Income	2.76%	2.73%	1.89%		
Households by Income	2016		2021		
	Number	Percent	Number	Percent	
<\$15,000	3,112	7.8%	3,686	8.5%	
\$15,000 - \$24,999	3,704	9.2%	3,400	7.8%	
\$25,000 - \$34,999	3,751	9.3%	3,973	9.2%	
\$35,000 - \$49,999	5,427	13.5%	5,527	12.7%	
\$50,000 - \$74,999	7,885	19.6%	6,206	14.3%	
\$75,000 - \$99,999	5,865	14.6%	7,134	16.4%	
\$100,000 - \$149,999	6,179	15.4%	7,940	18.3%	
\$150,000 - \$199,999	2,711	6.8%	3,611	8.3%	
\$200,000+	1,515	3.8%	1,927	4.4%	
Median Household Income	\$60,454		\$69,276		
Average Household Income	\$78,150		\$86,175		
Per Capita Income	\$26,192		\$28,470		
Population by Age	Census 2010		2016		2021
	Number	Percent	Number	Percent	Number Percent
0 - 4	7,483	7.2%	8,588	7.1%	9,704 7.4%
5 - 9	7,748	7.4%	8,462	7.0%	9,427 7.1%
10 - 14	7,990	7.7%	8,539	7.1%	9,119 6.9%
15 - 19	7,540	7.2%	7,597	6.3%	7,907 6.0%
20 - 24	5,884	5.6%	7,442	6.2%	6,772 5.1%
25 - 34	12,995	12.5%	16,341	13.6%	20,647 15.7%
35 - 44	13,592	13.0%	15,068	12.5%	17,289 13.1%
45 - 54	13,215	12.7%	14,057	11.7%	13,235 10.0%
55 - 64	10,504	10.1%	13,024	10.8%	13,390 10.2%
65 - 74	8,642	8.3%	11,101	9.2%	12,864 9.8%
75 - 84	6,177	5.9%	7,016	5.8%	8,179 6.2%
85+	2,431	2.3%	3,070	2.6%	3,328 2.5%
Race and Ethnicity	Census 2010		2016		2021
	Number	Percent	Number	Percent	Number Percent
White Alone	74,753	71.7%	82,461	68.5%	87,080 66.0%
Black Alone	5,188	5.0%	6,316	5.3%	7,142 5.4%
American Indian Alone	838	0.8%	981	0.8%	1,075 0.8%
Asian Alone	5,509	5.3%	7,127	5.9%	8,747 6.6%
Pacific Islander Alone	394	0.4%	495	0.4%	581 0.4%
Some Other Race Alone	12,346	11.8%	16,251	13.5%	19,383 14.7%
Two or More Races	5,173	5.0%	6,673	5.5%	7,853 6.0%
Hispanic Origin (Any Race)	32,596	31.3%	42,615	35.4%	51,413 39.0%

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