



HIGHLIGHTS:

- Now Pre-Leasing Pads
- Strategically Positioned at the Heart of Menifee With Nearly 19,000 New Residential Units in Various Stages of Development & Planning Based on 8 Specific Plans and 65 Tract Maps
- Strong Traffic Counts with Over 23,000 Cars Per Day That Are Anticipated to Increase Dramatically
- Ideal for Fast Food, Bank, Auto Supply and Many other Retail Uses

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Another Quality Development By:





Property Location:

The McCall Square project has an approved plot plan with the City of Menifee. A revised plan has been submitted to include a self-storage facility (NAP of this offering) as shown in the plot plan above. The neighborhood shopping center is planned for +84,200sf of retail on 11.13+ acres, located at the intersection of McCall Blvd. and Menifee Road in the City of Menifee, CA.

- Property Address** NEC McCall Blvd. & Junipero Rd
Menifee, CA
- APN** 333-070-009
- Lot SF** ±84,200
- Zoning** C-P-S (Scenic Highway Commercial)
- General Plan** CR (Commercial Retail)



DEMOGRAPHICS

DESCRIPTION	1 MILE	3 MILE	5 MILE
Population	5,543	47,491	100,729
Total Households	1,623	18,228	34,870
Median HH Income	\$116,225	\$64,279	\$70,545
Daytime Population	840	8,585	12,418

TRAFFIC COUNTS

±13,000 CPD	±10,000 CPD
AT MCCALL ROAD	AT MENIFEE ROAD



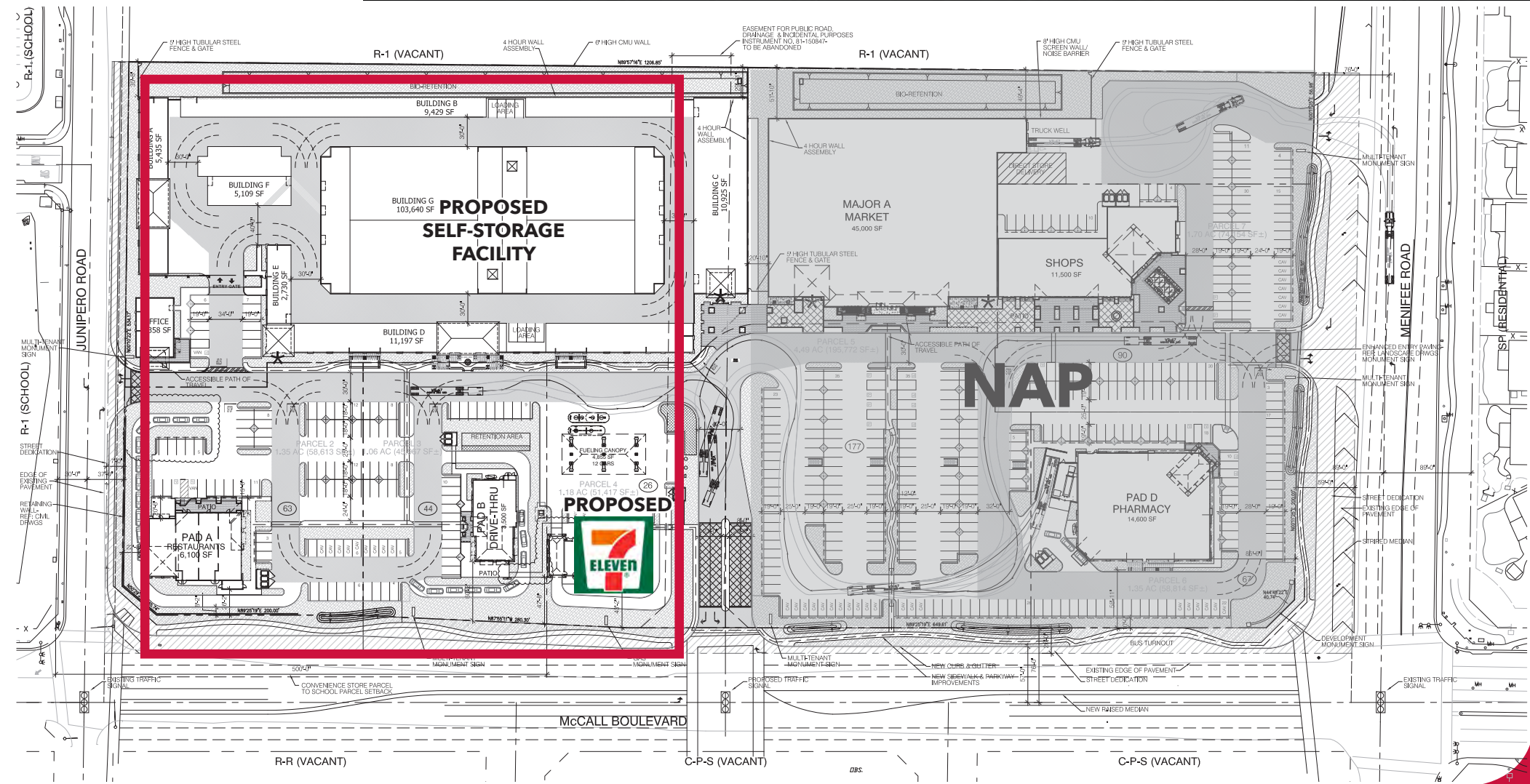
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Conceptual Site Plan



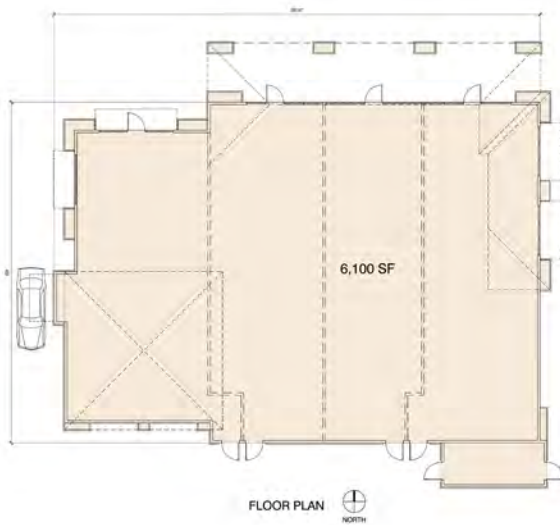
NOW PRE-LEASING

MCCALL SQUARE II

NEC MCCALL BLVD. & JUNIPERO RD. | MENIFEE, CA

Conceptual Elevations

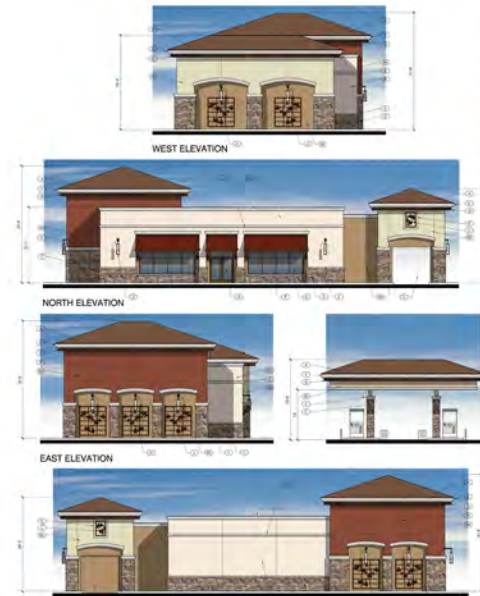
**Pad A
(Restaurant / Drive-Thru)**



**Pad C
(Drive-Thru)**



**Pad C
(Gas/C-Store)**



NOW PRE-LEASING

MCCALL SQUARE II

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Conceptual Elevations

Self Storage



OFFICE - WEST ELEVATION



OFFICE - SOUTH ELEVATION



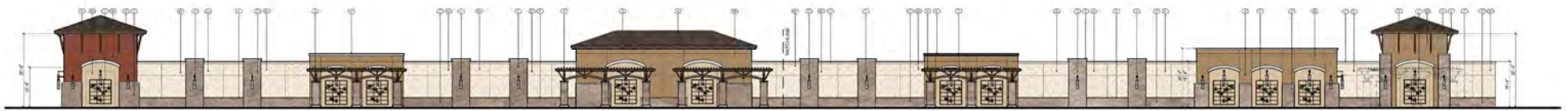
OFFICE - EAST ELEVATION



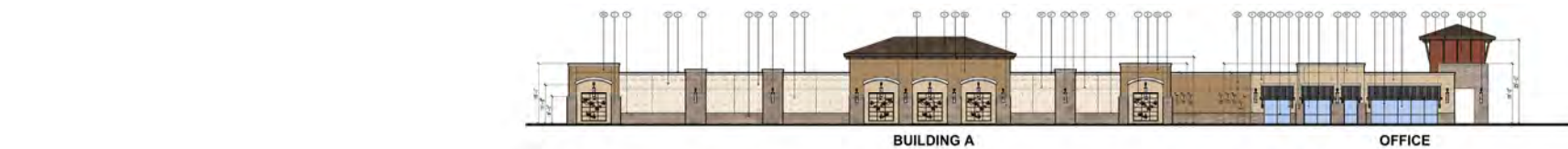
OFFICE - NORTH ELEVATION

ELEVATION KEY NOTES

- (1) EXTERIOR ALUMINUM FINISH: 1/8" x 1/8" x 1/8" ANODIZED ALUMINUM (MATCH EXISTING)
- (2) EXTERIOR STONE: 1/2" x 1/2" x 1/2" (MATCH EXISTING)
- (3) INTERIOR CEMENT PLASTER W/ TROWELED ACRYLIC FINISH COLOR: TO MATCH DUNN EDWARDS DE143 "SALT ROCK"
- (4) INTERIOR CEMENT PLASTER W/ TROWELED ACRYLIC FINISH COLOR: TO MATCH DUNN EDWARDS DE143 "ALMOND LATTE"
- (5) INTERIOR CEMENT PLASTER W/ TROWELED ACRYLIC FINISH COLOR: TO MATCH DUNN EDWARDS DE143 "ROCKY RIDGE"
- (6) INTERIOR CEMENT PLASTER W/ TROWELED ACRYLIC FINISH COLOR: TO MATCH DUNN EDWARDS DE143 "CHERRY COCA"
- (7) MANUFACTURED STONE: VENEER (MATCH CONCRETOX STONE COLOR) FINISH: FAIRBANK (MATCH VENEER (MATCH CONCRETOX STONE COLOR))
- (8) ALUMINUM STOREFRONT SYSTEM COLOR: ANODIZED MEDIUM BRONZE - DARK RANGE
- (9) FOAM CONCRETE W/ TRIM-FINISHED: "SMOOTH CONCRETE"
- (10) PRECAST CONCRETE TRIM (FOAM CORE) W/ TRIM (MATCH EXISTING) FINISH: FINISHED: "SMOOTH CONCRETE"
- (11) WOOD CORNER ROOF SUPPORT: FRAM & TRIM (MATCH TRIM) BARN BRAY: BOLD TRIM COLOR: "SPRUCED" ALTERNATE: CUSTOM FOAM FINISH
- (12) WOOD TRUSS OLIVINE: TRANSPARENT STAIN COLOR: "SPRUCED"
- (13) DECORATIVE FINISH: MATCH EXISTING W/ CUSTOM MOUNTING BRACKET: (MATCH EXISTING) (MATCH EXISTING) (MATCH EXISTING)
- (14) METAL DOORS & FRAMES: PAINTED COLOR: TO MATCH ADJACENT SURFACE
- (15) DECORATIVE METAL GRILL: W/ TONIC CUT (MATCH EXISTING) (MATCH EXISTING) COLOR: METAL PAINT (MATCH EXISTING)
- (16) SIGNAGE AREA (SIGNAGE PROVIDED BY TENANT) PER APPROVED SIGN PROGRAM
- (17) CORRUGATED METAL AWNING: W/ WOOD FRAME SUPPORT: FINISH COLOR: NATURAL GALVANIZED: WOOD FRAME FINISH: TO MATCH ITEM #11
- (18) SPLIT FACE CHALK COLOR: OREGON TRUFFLE
- (19) STANDING BEAM METAL ROOF
- (20) METAL GUTTER AND DOWNSPOUTS: COLOR TO MATCH HBC SIGNATURE 300 "BROWNSTONE"
- (21) JANUS INTERNATIONAL ROLL UP DOOR TIER 3, COLOR "CONTINENTAL BROWN"
- (22) DOOR METAL TRANSOM PANEL: HBC SIGNATURE 300 "BROWNSTONE"
- (23) WINDOW W/ DISCREET GLASS AT OFFICE
- (24) PARAPET BRICK
- (25) VERTICAL: HORIZONTAL: SING AS SHOWN



SOUTH ELEVATION



JUNIPERO ROAD ELEVATION

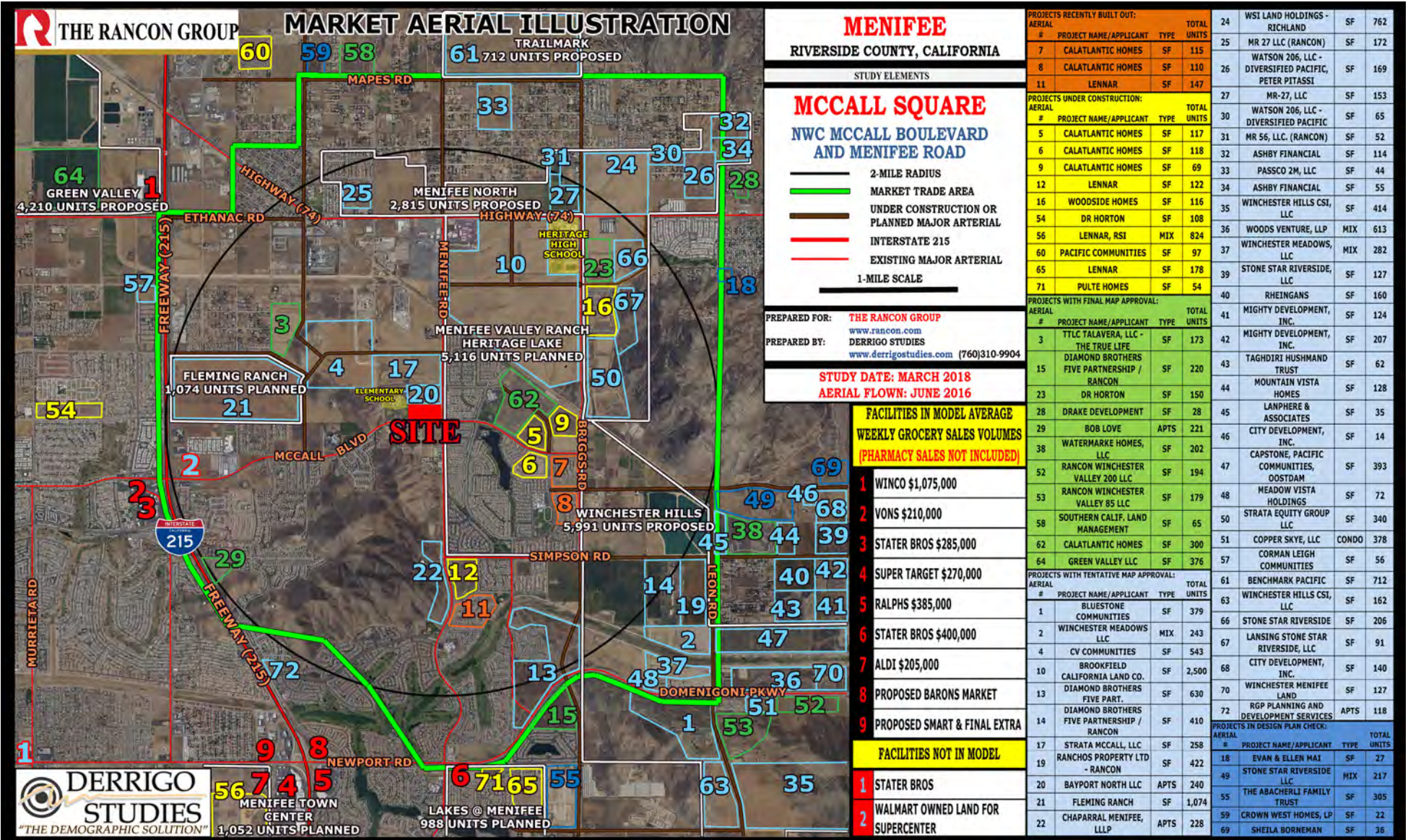
SELF STORAGE

NOW PRE-LEASING

MCCALL SQUARE II

NEC MCCALL BLVD. & JUNIPERO RD. | MENIFEE, CA

Derrigo Study of Menifee



MENIFEE
RIVERSIDE COUNTY, CALIFORNIA

STUDY ELEMENTS

MCCALL SQUARE
NWC MCCALL BOULEVARD AND MENIFEE ROAD

- 2-MILE RADIUS
- MARKET TRADE AREA
- UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL
- INTERSTATE 215
- EXISTING MAJOR ARTERIAL

1-MILE SCALE

PREPARED FOR: THE RANCON GROUP
www.rancon.com

PREPARED BY: DERRIGO STUDIES
www.derrigostudies.com (760)310-9904

STUDY DATE: MARCH 2018
AERIAL FLOWN: JUNE 2016

- FACILITIES IN MODEL AVERAGE WEEKLY GROCERY SALES VOLUMES (PHARMACY SALES NOT INCLUDED)**
- WINCO \$1,075,000
 - VONS \$210,000
 - STATER BROS \$285,000
 - SUPER TARGET \$270,000
 - RALPHS \$385,000
 - STATER BROS \$400,000
 - ALDI \$205,000
 - PROPOSED BARONS MARKET
 - PROPOSED SMART & FINAL EXTRA
- FACILITIES NOT IN MODEL**
- STATER BROS
 - WALMART OWNED LAND FOR SUPERCENTER

PROJECTS RECENTLY BUILT OUT:			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
7	CALATLANTIC HOMES	SF	115
8	CALATLANTIC HOMES	SF	110
11	LENNAR	SF	147
PROJECTS UNDER CONSTRUCTION:			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
5	CALATLANTIC HOMES	SF	117
6	CALATLANTIC HOMES	SF	118
9	CALATLANTIC HOMES	SF	69
12	LENNAR	SF	122
16	WOODSIDE HOMES	SF	116
54	DR HORTON	SF	108
56	LENNAR, RSI	MIX	824
60	PACIFIC COMMUNITIES	SF	97
65	LENNAR	SF	178
71	PULTE HOMES	SF	54
PROJECTS WITH FINAL MAP APPROVAL:			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
3	TTLA TALAVERA, LLC - THE TRUE LIFE	SF	173
15	DIAMOND BROTHERS FIVE PARTNERSHIP / RANCON	SF	220
23	DR HORTON	SF	150
28	DRAKE DEVELOPMENT	SF	28
29	BOB LOVE	APTS	221
38	WATERMARKE HOMES, LLC	SF	202
52	RANCON WINCHESTER VALLEY 200 LLC	SF	194
53	RANCON WINCHESTER VALLEY 85 LLC	SF	179
58	SOUTHERN CALIF. LAND MANAGEMENT	SF	65
62	CALATLANTIC HOMES	SF	300
64	GREEN VALLEY LLC	SF	376
PROJECTS WITH TENTATIVE MAP APPROVAL:			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
1	BLUESTONE COMMUNITIES	SF	379
2	WINCHESTER MEADOWS LLC	MIX	243
4	CV COMMUNITIES	SF	543
10	BROOKFIELD CALIFORNIA LAND CO.	SF	2,500
13	DIAMOND BROTHERS FIVE PART.	SF	630
14	DIAMOND BROTHERS FIVE PARTNERSHIP / RANCON	SF	410
17	STRATA MCCALL, LLC	SF	258
19	RANCHOS PROPERTY LTD - RANCON	SF	422
20	BAYPORT NORTH LLC	APTS	240
21	FLEMING RANCH	SF	1,074
22	CHAPARAL MENIFEE, LLP	APTS	228
PROJECTS IN DESIGN PLAN CHECK:			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
18	EVAN & ELLEN MAI	SF	27
49	STONE STAR RIVERSIDE LLC	MIX	217
55	THE ABACHERL FAMILY TRUST	SF	365
59	CROWN WEST HOMES, LP	SF	22
69	SHEILA BORNEMAN	SF	36