



A DEVELOPMENT BY:



Now Pre-Leasing | Proposed Retail Project  
**+/-15,000 SQ. FT. RETAIL SPACE**  
 SWC Newport Rd & Town Center Dr | Menifee, CA

**PROJECT HIGHLIGHTS:**

- » +/-15,000 sq. ft. New Retail Development within the Menifee Town Center Master Plan
- » Multi-Tenant Shop Space or Single Tenant Freestanding Restaurant
- » Master Plan includes: Krikorian Movie Theater, Hotel, Bowling Alley, Residential, Santa Rosa Academy, an Urban Park, Menifee City Hall, Medical Offices and much more
- » Tremendous Traffic \ Demographics \ Strong Retail Location
- » Off the Signalized Southwest Corner of Newport Rd. & Town Center Dr.
- » Ideal Tenants: Sit Down Restaurants, Fast Food, Banks, Cellular, Insurance, and other In-line Shop Tenants



2016 Demographics	1-Mile	2-Miles	3-Miles	5-Miles
Est. Population:	11,471	43,100	65,763	121,961
Avg. HH Income:	\$72,233	\$73,960	\$72,518	\$77,749
Daytime Population:	3,818	6,465	8,913	14,682

Source: Sites USA

FOR FURTHER INFORMATION, PLEASE CONTACT:



**MATTHEW ARFA**

949-679-7733 Office  
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 DRE #01788637

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**MENIFEE**  
**TOWN CENTER**  
**MASTER PLAN**

STARK MENIFEE LAND, LLC  
**REGENT PROPERTIES**

- LEGEND:**
- 1. Neighborhood One
    - 1a. Neighborhood 1 Product "A"
    - 1b. Neighborhood 1 Product "B"
  - 2. Neighborhood Two
  - 3. Neighborhood Three
  - 4. Neighborhood Four
  - 5. Santa Rosa Academy
    - 6a. Neighborhood 5 Product "A"
    - 6b. Neighborhood 5 Product "B"
  - 7. Commercial Center
  - 8. Recreation Center and Daycare
  - 9. Urban Park
  - 10. Riverside County Courthouse
  - 11. Menifee City Hall
  - 12. Retail
  - 13. Krikorian Entertainment Center
  - 14. Medical Offices
  - 15. Offices
  - 16. Retail Center (Rich Development)
  - 17. Pedestrian Bridge



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.

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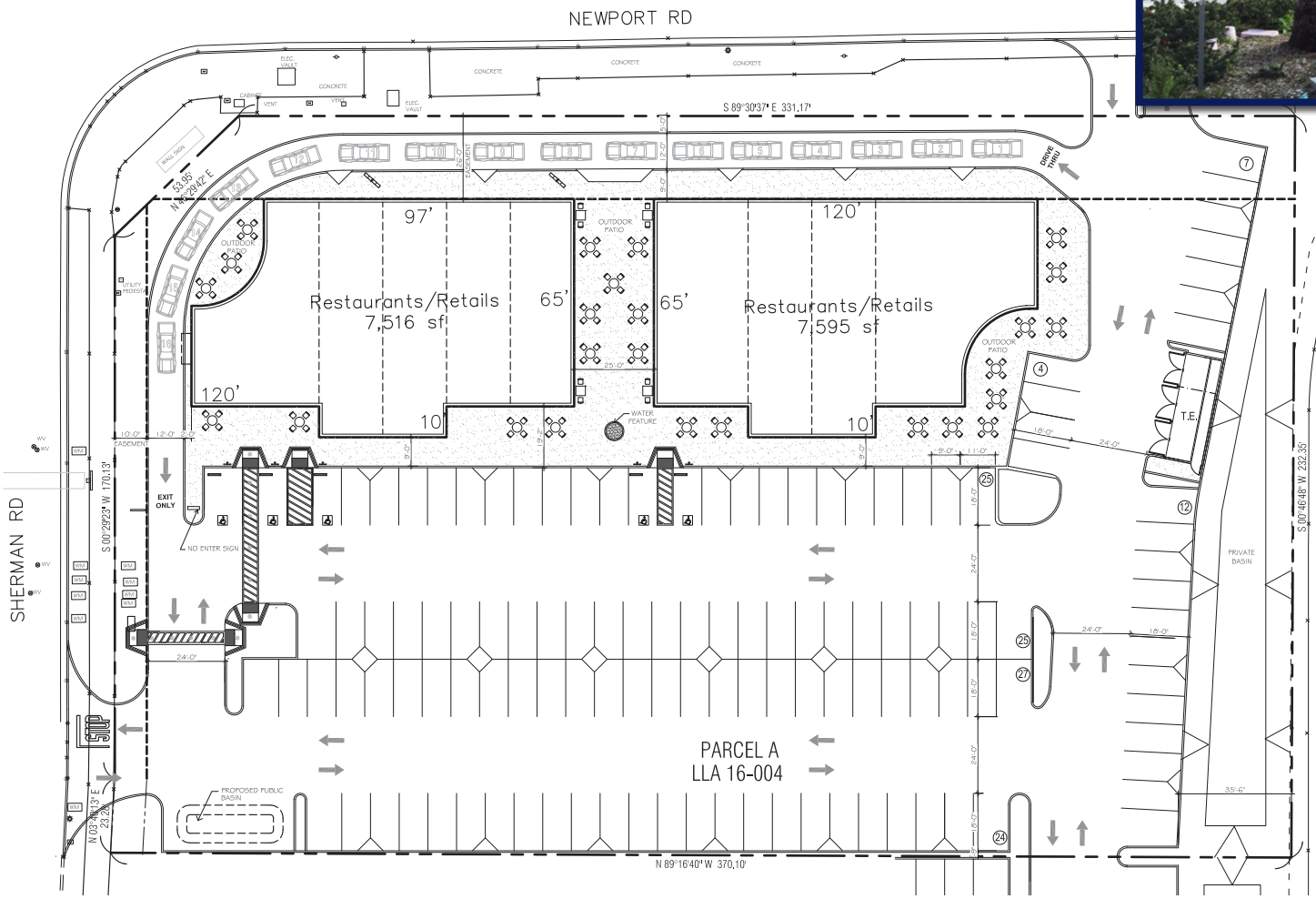
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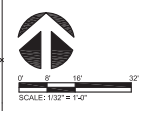
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**PROPOSED MULTI-TENANT SITE PLAN**



**SITE SUMMARY**

<b>SITE AREA:</b>	2.11 ACRES (GROSS) – 91476 S.F.
<b>BUILDING AREA:</b>	15,111 S.F.
<b>BUILDING COVERAGE PERCENTAGE:</b>	16%
<b>PARKING:</b>	
REQUIRED:	124 STALLS
PROVIDED:	124 STALLS
STANDARD STALLS:	119 STALLS
HANDICAPPED STALLS:	5 STALLS



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**CONCEPTUAL +/-8,000 SQ. FT. FREESTANDING RESTAURANT PLAN**

NEWPORT ROAD

TOWN CENTER DRIVE

**+/-8,000 SQ. FT. RESTAURANT**



KRIKORIAN CINEMA COMING SOON TO MENIFEE TOWN CENTER