

The image features a large, modern building with a prominent glass facade and a curved, orange-colored upper section. The building is set against a clear blue sky with light clouds. In the foreground, there are several people walking on a paved area, and a blue car is visible. To the left, there is a stone wall and a lamp post. The overall scene is bright and modern.

MENIFEE
CALIFORNIA

900
New. Better. Best.

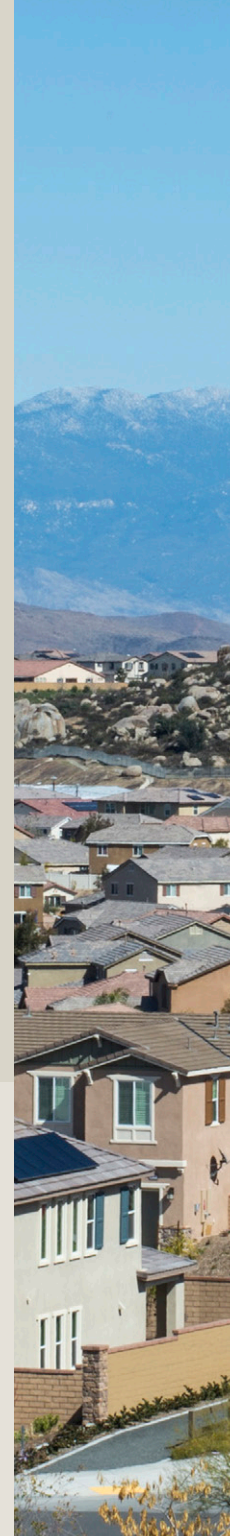
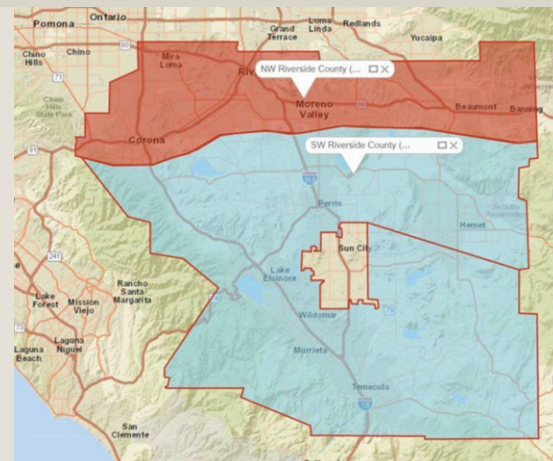


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Perfect Location

- Conveniently situated along burgeoning I-215 Corridor
- Close proximity to 22 colleges and universities
- Just an hour from major Metropolitan Cities and Counties such as Los Angeles, Irvine, Orange and San Diego
- The City is served by 5 international airports (San Diego, Orange County, Ontario, Los Angeles and Palm Springs) and 3 local commuter airports



Welcome to Menifee, California!

Incorporated in 2008, the City of Menifee is already home to over 36,000 households, world-class establishments, award-winning libraries and schools, and over 92,000 residents. Marked as the fastest growing City in Southwest Riverside County, and 7th in SoCal, many residents come to Menifee for room to breathe, while others come for the thrill of participating in the creation of a new and exciting community that is close to everything in California. Menifee’s family-oriented community, natural setting and sweeping vistas make it a fantastic City to live, work and play.

Yet everyone agrees that Menifee is quite unlike any other city in Southern California.

Menifee is the FASTEST growing city in Southwest Riverside County.

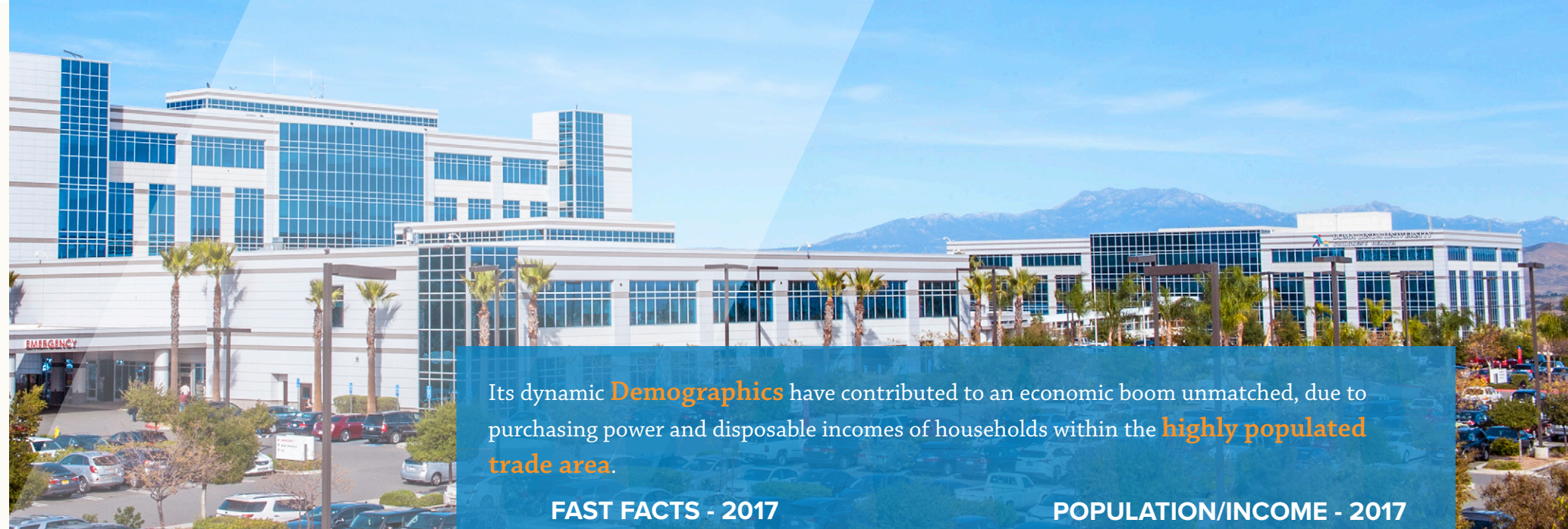
Menifee is a boom town, with a high growth trade area. In fact, since 2017 Menifee growth rates has increased 38% since incorporation 10 short years ago, and is projected to grow 10% more over the next 2 years, pushing Menifee well over 100,000 residents by 2020.*

Paradoxically, Menifee provides a safe quiet suburban feel right in the middle of a large population center—over 450,000 people within a 10 mile-radius of the Center of Menifee. Expand that radius to 15 miles, and the population increases to over 805,000—nearly one-third the entire population of Riverside County.

*Source: 2018 Derrigo Study

WHAT MAKES MENIFEE SO DESIRABLE?

Menifee's 15 miles trade area population of over **805,000** is comprised of a diverse, educated, and youthful population within one of the safest and best places to raise kids in the United States, and a Top City to live in Southern California.



Its dynamic **Demographics** have contributed to an economic boom unmatched, due to purchasing power and disposable incomes of households within the **highly populated trade area**.

New. Economic Boom

Menifee has experienced an immense economic boom over the decade, and has been a popular retail and commercial destination with its:

- **Brand new commercial centers**
- **Booming residential development**

With an eye on commercial, professional office, and business park development, the City is streamlining processes and permitting, to make it **faster, cheaper and easier to do business in Menifee**.

FAST FACTS - 2017

RADIUS	5 MILE	10 MILE	15 MILE
Labor Force	88,479	348,252	684,322
Median Age	37.3	33.9	33.7
Total Households	39,971	135,402	244,498
Average HH Size	2.99	3.31	3.28
Owner-Occupied	69.4%	66.1%	62.6%
Renter-Occupied	23.2%	27.2%	29.5%

POPULATION/INCOME - 2017

RADIUS	5 MILE	10 MILE	15 MILE
Total Population	119,894	450,790	805,647
Total Daytime Pop.	88,479	348,252	684,322
Per Capita Income	\$26,558	\$26,162	\$24,927
Average Household Income	\$79,422	\$86,070	\$81,300

EDUCATION - 2017

RADIUS	5 MILE	10 MILE	15 MILE
Population	111,160	284,736	615,481
Bachelor's Degree +	19.1%	20.6%	19.5%
Associate Degree	9.2%	8.1%	8.1%
Some College, no Degree	30.1%	28.2%	27.5%
Total Employed	49,183	186,814	328,158
White Collar	57.3%	55.2%	54.4%
Blue Collar	22.3%	23.1%	23.8%

RACE - 2017

RADIUS	5 MILE	10 MILE	15 MILE
White Alone	67.6%	61.8%	60.4%
Black Alone	5.4%	6.1%	6.7%
Asian Alone	5.90%	7.0%	6.2%
Other Race Alone	14.3%	17.7%	19.3%
Two+ Races-other	5.6%	6.0%	6.0%
Hispanic Origin	36.9%	42.3%	44.0%



Demographic reports reveal a STRONG leakage for auto sales, food services and restaurants, sporting goods, furniture and home furnishings, health and wellness, retail clothing, and general merchandise needs in Menifee, due to a lack of amenities in the City for a booming population demand.

SALES GAP LEAKAGE - \$812,654,975

	RETAIL GAP	LEAKAGE FACTOR
Motor Vehicle & Parts Dealers	\$238,930,743	71.1
General Merchandise Stores	\$113,301,333	33.5
Food Services & Drinking Places	\$55,087,669	22.9
Restaurants/Other Eating Places	\$51,207,583	22.1
Food & Beverage Stores	\$54,296,026	14.3
Health & Personal Care Stores	\$46,632,462	32.9
Furniture & Home Furnishings Stores	\$44,065,110	74.6

Menifee is changing the way people in Riverside County think about where and how they live. Residents want a home town feel, a sense of community and plenty of shopping, dining and recreational choices.



Better. Quality of Life

A College Town - With a \$700 million regional impact.

Not only is Menifee booming with residential growth, but Menifee is also home to the fastest growing California Community College, Mt. San Jacinto Community College (MSJC). In 2017, MSJC has grown 16% percent year over year, with over 27,000 students and is expect to reach 50,000 students within the next 10 years.

Our Community College is investing in the Menifee Campus, increasing ready access to a motivated and skilled workforce to meet the needs of incoming businesses.

- A planned 5,000 seat stadium for their award-winning athletic program, and for entertainment and concerts
- \$30 million STEM building to house labs, and the science and technology department
- \$11 million in renovations this year alone with campus improvements, technology additions and a new Eagle Makerspace

Incoming Schools

Menifee schools are ranked 2nd in Academic Achievements in Riverside County, and with the record numbers of incoming young families, Menifee school districts are adding three new elementary schools, one middle school, one magnet stem academy, and a high school academy to keep pace with Menifee's booming population.



Safe Community

Public safety is a high priority for the City Council, adding both police and fire services, and opening a new police substation. Menifee has increased public safety and was recently recognized by SafeHome.org as one of the safest cities in California among qualifying cities.



Commitment to Infrastructure

Menifee also understands how circulation and infrastructure plays a vital role in the quality of life of our residents, and the success of our businesses. City Council approved in 2017, a \$102 million-81 project plan that commits funding towards Infrastructure, Road/Maintenance, Facilities, and Park Improvement projects over the next 5 years.

The Scott Road Interchange project, a \$57.8 M investment, along Menifee's second busiest east/west corridor, will begin construction the end of this Summer. This project will reconstruct a new, six-lane bridge, new loop on- and off-ramps, and additional turning lanes. These changes will improve traffic flow in what is becoming Menifee's next hotspot for development.

AN AREA LIKE NO OTHER

- Award-winning business-friendly City
- Strong population growth
- Local Community College and higher education facilities to partner for training, giving your business direct access to a top motivated labor force
- Affordable modern upscale housing
- Available land for commercial, retail, office, and business park
- Over 30 beautifully maintained parks and miles of trails
- Safe city bursting with community pride

Menifee offers businesses the perfect combination of assets -- a new, beautiful evolving infrastructure, smart planning, affordability, room for growth, excellent quality of life, an educated workforce, and a prime location in the heart of the Southern California.

Best. For Business

We're ready for business and we've listened to our residents. That's why we improved the way we do business, with the one goal in mind - getting you opened quickly.

CAN-DO ATTITUDE

Menifee's City Council is committed to making Menifee the BEST it can be and understands how industrial, office, retail and commercial are the cornerstones to any successful city. From fast tracking the development process to unparalleled plan check services, and permitting, it allows businesses to move quickly, and open faster, ultimately saving time and money.



BUSINESS LIAISON SERVICE and SITE SELECTION ASSISTANCE

Whether your business is relocating, expanding, or developing a new project in the City of Menifee, the Office of Economic Development also offers a reliable single point of contact through every stage of the development process.



- Attractive business incentives
- Staff can offer a list of possible sites for locating your business based on development land use and zoning codes
- Provide feedback on permitting processes
- A **Rapid Response Team** serves as your project partner during any and all phases of the site selection, due diligence, entitlement, permitting, construction processes and solving issues
- Workforce *recruitment* and *training* subsidies

As centrally-located as you can get.

Menifee is geographically nestled between the cities of San Diego and Riverside, in Southern California's picturesque Temecula Valley. **Menifee is close to major freeways, bus and commuter rails, freight rail lines and is served by five commercial airports and a brine line.**

Menifee is at the heart of desired transportation arteries, chief among them the I-215 Freeway, which provides easy access to surrounding areas and all of Southern California, which currently carries an average of 89,000 vehicles per day.



WORK FORCE: Home to a trade area exceeding 800,000 and central to a regional population of more than 2.6 million people within the County, Menifee's labor market offers a growing, dedicated and eager workforce.

EMPLOYEE RECRUITMENT ASSISTANCE

Active **WORKFORCE DEVELOPMENT CENTERS** of Riverside County (WDC), **HIRING INCENTIVES** and **CA STATE TAX INCENTIVES** assist businesses with on-the-job training and sales tax credits.

AVAILABLE LAND WITHIN THE ECONOMIC DEVELOPMENT CORRIDOR (EDC):

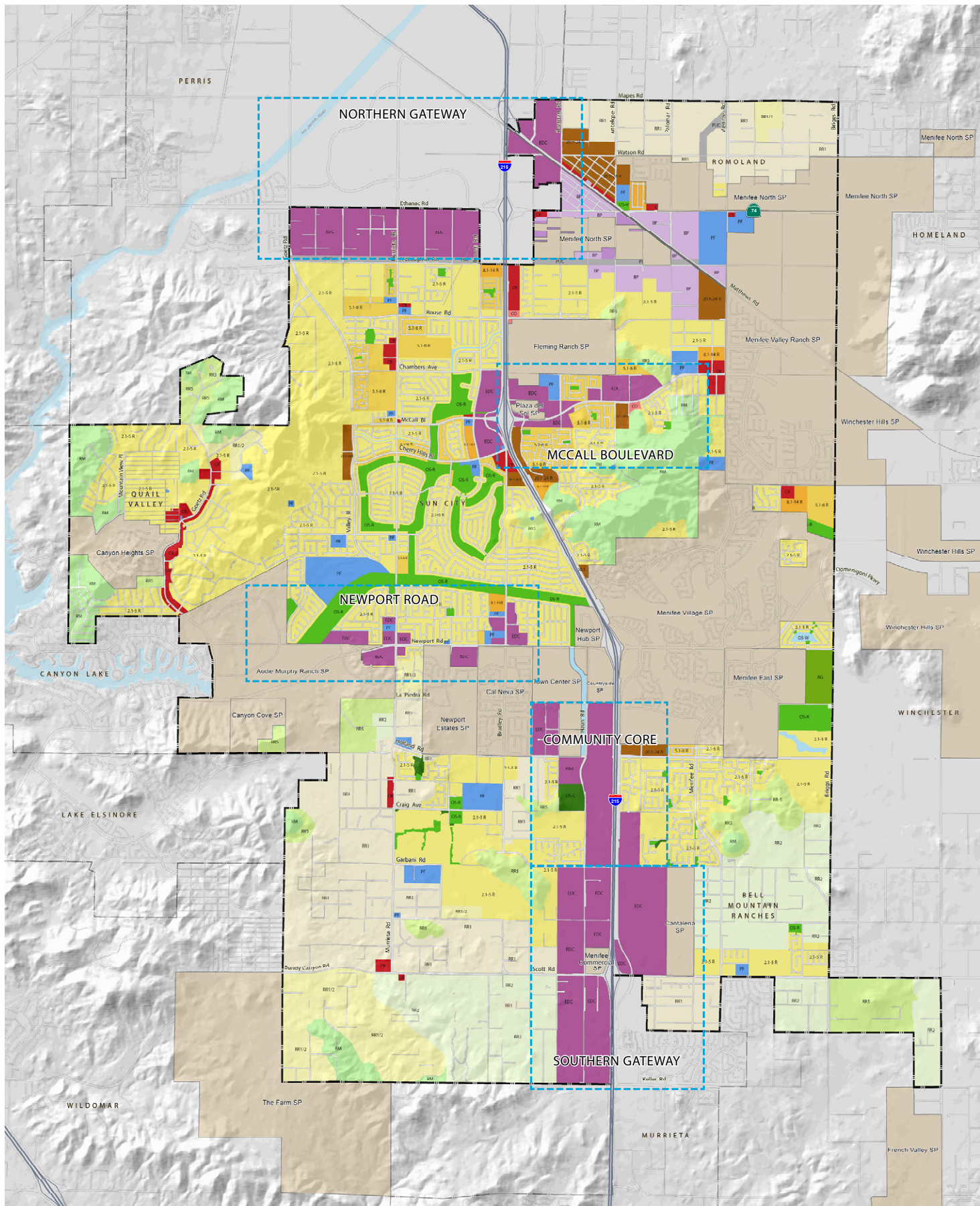
Menifee offers more than 2,000 acres of opportunity for growth with diversified, developable real estate available at affordable rates. This includes more than three miles of vacant available freeway frontage along the burgeoning Interstate I-215.

RETAIL and RESTAURANT SALES: Growing populations mean retail and restaurant sales continue to boom; performance numbers often exceed Statewide averages for the chains!

CENTRALLY LOCATED: Just 68 miles to San Diego, 74 miles to Los Angeles, 60 miles to Orange County and 30 miles to Riverside, the City of Menifee is centrally located along the I-215 corridor and freeways.

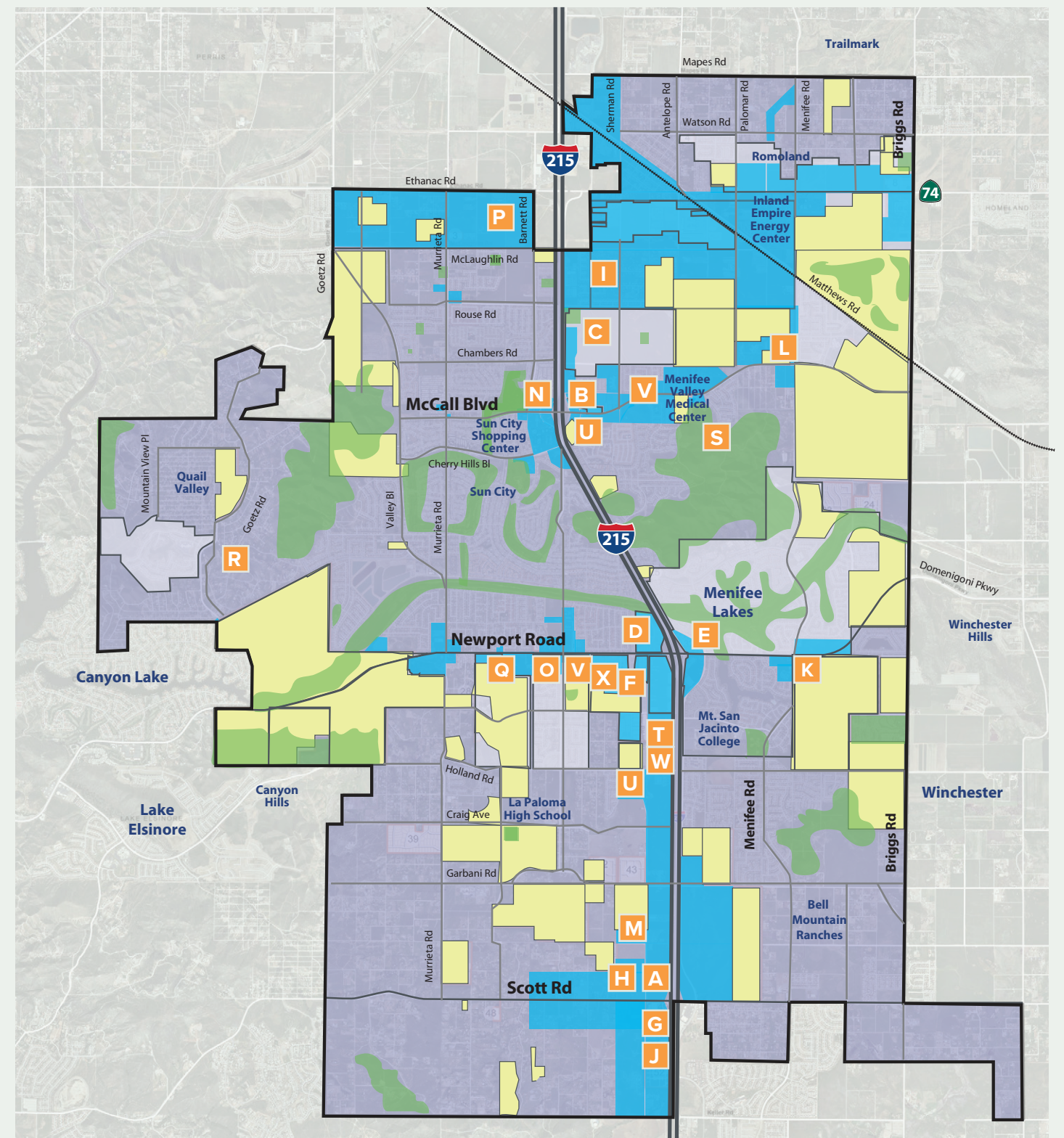
LINE A COMPLETION: This project provides protection from historic flooding, improves water quality, and provides flood control.

BRINE LINE: The City is serviced by a brine line, or non-reclaimable wastewater line, making disposable more affordable and efficient for businesses.



Source: The Planning Center | DC&E, 2013

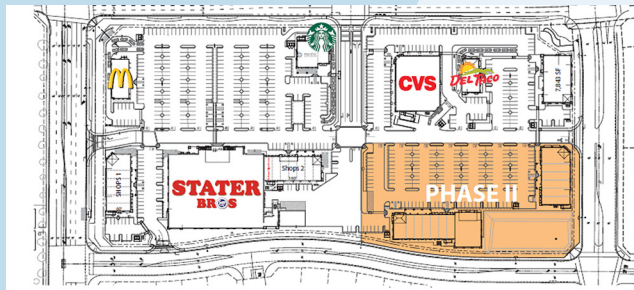
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|--------------------------------------|--------------------------------------|--|-------------------------------------|-------------------------------|
| Rural Mountainous (RM) 10 ac min | 2.1-5 du/ac Residential (2.1-5R) | Commercial Retail (CR) 0.20 - 0.35 FAR | Agriculture (AG) | Public Utility Corridor (PUC) |
| Rural Residential 5 ac min (RR5) | 5.1-8 du/ac Residential (5.1-8R) | Commercial Office (CO) 0.25 - 1.0 FAR | Conservation (OS-C) | Railroad |
| Rural Residential 2 ac min (RR2) | 8.1-14 du/ac Residential (8.1-14R) | Heavy Industrial (HI) 0.15 - 0.50 FAR | Recreation (OS-R) | Specific Plan (SP) |
| Rural Residential 1 ac min (RR1) | 14.1-20 du/ac Residential (14.1-20R) | Business Park (BP) 0.25 - 0.60 FAR | Water (OS-W) | |
| Rural Residential 1/2 ac min (RR1/2) | 20.1-24 du/ac Residential (20.1-24R) | Economic Development Corridor (EDC) | Public/Quasi Public Facilities (PF) | Sub Areas |



COMMERCIAL, BUSINESS AND INDUSTRIAL AREAS

- | | | | | |
|--|------------------------------------|---------------------------|--------------------------------------|---|
| A Walmart | G Shops at Scott | M Millcreek Promenade | S McCall Plaza | City Boundaries |
| B Walmart | H The Junction | N Drive Thru Opportunity | T Menifee Village Center | Specific Plan (SP) |
| C Fleming Ranch Project | I The Trumble Office and Warehouse | O Shops at Newport Rd. | U Menifee Meadows | Economic Development Corridor / retail, commercial, business or industrial park, office |
| D Newport Towne Square II | J Commerce Pointe of Menifee | P Ethanac Square | V Sun City Senior Care | Residential Development |
| E Menifee Lakes Plaza | K Shoppes at the Lakes | Q Newport Commercial Site | W Holland Road/Haun Road Development | |
| F Menifee Plaza at Menifee Town Center | L McCall Square | R Goetz Marketplace | X Krikorian Complex | |

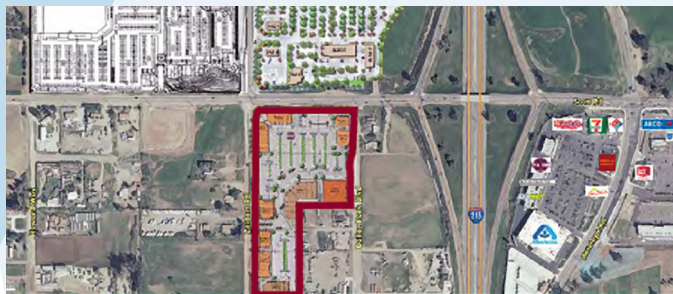
For Lease Upscale Retail Growth



1. SHOPPES AT THE LAKES

NewMark Merrill Companies
Jae Chung (760) 630-8247
jchung@newmarkmerrill.com

Brand new Stater Bros. and CVS anchored shopping center, along with Starbucks, Del Taco, Blitzer's Frozen Yogurt, and Wolfee's Donuts. Located at 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. Phase II Pad opportunities available. See "K" on page 9.



2. SHOPS AT SCOTT ROAD

Lee & Associates
Brian Bielatowicz (951) 445-4515
bbielatowicz@leetemecula.com

Shop space available for lease from 1,277-2,836 sqft along with a junior anchor space of 15,025 sqft. The Shop Space sits directly across the street from a proposed Super Walmart. Drive-thru pads are available. Excellent I-215 visibility and easy access on and off the Scott Road Interchange. See "G" on page 9.



3. NEWPORT CROSSING

Lee & Associates
Brian Bielatowicz (951) 445-4515
bbielatowicz@leetemecula.com

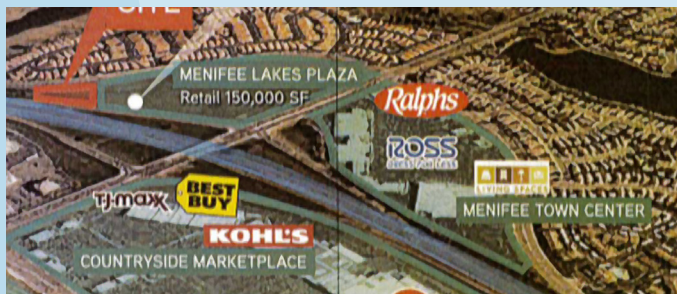
Retail and Restaurant spaces available from 1,595-4,568 sq.ft. This retail center offers a diverse mix of national, regional and local tenants. The tremendous location offers great exposure with over 64,000 cars per day at this intersection. A convenient access to I-215, I-15, and Hwy 74, this retail center is ideal for restaurants, coffee and juice stores, pet stores, hair salons, and other general retail services.



4. FORMER RETAIL BANK BUILDING

DTZ Retail
Chad Lafrate, CCIM (760) 431-4234
Chad.lafrate@dtz.com

This is an excellent location with plenty of daily traffic adjacent to Stater Brothers, Walgreens, and Vons. This is a great revitalization opportunity with incentive opportunities, in the heart of Menifee's downtown, the center of all Menifee's rich history.



5. HOTEL SITE WITHIN MENIFEE LAKES PLAZA

Colliers International
Michelle Schierberl
(949) 724-5574
Michelle.Schierberl@colliers.com

This opportunity is to acquire a rough-graded, improved commercial 1.62 acre of land which is entitled for a 71 room hotel. It can also be acquired or ground leased for a retail or office use. Located close to the on-off ramp to Interstate 215 at the NEC of Newport Road. See "E" on page 9.



6. DRIVE THRU ON MCCALL BLVD

]CBRE
Brandon Beauchemin (909) 418-2213
Brandon.beauchemin@cbre.com

Rare new retail drive thru opportunity in highly desirable trade area of Menifee, right off of the McCall Interchange. This opportunity is located in the heart of Sun City, a community of Menifee. This project is located on a signalized intersection with direct freeway (I-215) access. Entitlements are in place. Incentives available. See "N" on page 9.



7. THE SHOPS AT NEWPORT ROAD

JLL Retail
Shauna Mattis (310) 694-3190
Shauna.mattis@am.jill.com

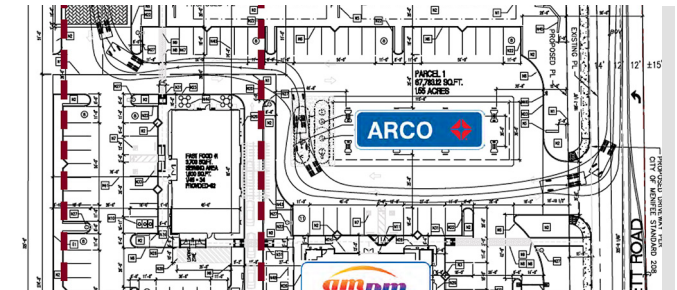
Join Dunkin' Donuts, as this two parcel project located along a major east/west arterial to Interstate 215 Freeway, is under construction now. A drive-thru pad is available, ideally suited for food service or financial use retailers. This future development area can accommodate box anchor tenants. See "O" on page 9.



8. NEWPORT TOWNE SQUARE II

Lee & Associates
Brian Bielatowicz (951) 445-4515
bbielatowicz@leetemecula.com

Join Applebee's, 5 Guys Burgers, Jersey Mike's, Flame Broiler, T-Mobile and America's Tire right on the busy Newport Road corridor. 10,000-30,000 sq.ft. pads available for retail and restaurant uses. See "D" on page 9.



9. ETHANAC SQUARE

Lee & Associates
Brian Bielatowicz (951) 445-4515
bbielatowicz@leetemecula.com

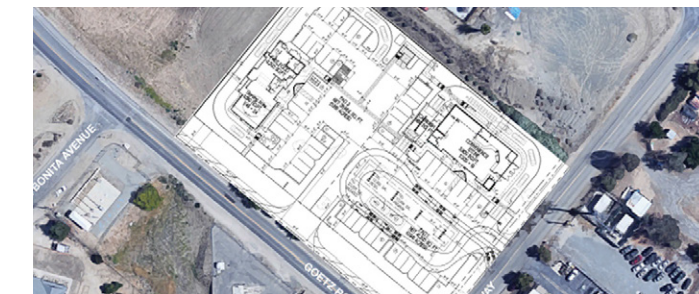
The Ethanac Square project includes a 3,800 sqft convenience store with the opportunity for a gas station. The project also includes the opportunity for a carwash and fast food, near HWY 74 and the I-215 interchange. See "P" on page 9.



10. NEWPORT COMMERCIAL SITE

Tahir Salim (951) 543-8665
Salimtheone@yahoo.com

The planned commercial shopping center will include 2 fast-food pads, 1 gas station and convenience store, one auto-motive lube center pad, 2-retail in-line buildings with a drive through opportunity, one medical office building, one grocery anchor and gym anchor tenant opportunity. See "Q" on page 9.



11. GOETZ MARKETPLACE

Paul Loubet (951) 280-3833 x10
Paul@jntmgmt.com

This center offers opportunity for a convenience store with self-service car wash, and fast food. The project is located on the east side of the City, service nearby communities such as, Canyon Lake, Quail Valley and Lake Elsinore on top of the booming market of Menifee. See "R" on page 9.



12. MENIFEE PLAZA AT MENIFEE TOWN CENTER

AMS Real Estate Services
Matthew Arfa (714) 726-9909
Matthew@amsbrokers.com

Multi-Tenant Shop Space available from 1,200 to 6,500 sq. ft. within the ±14,000 sq. ft. new retail development anchored by a national coffee chain, part of the 172-acre, mixed-use Menifee Town Center Master Plan. Situated at the gateway to Menifee Town Center creating maximum foot and street traffic exposure. See "F" on page 9.



13. THE JUNCTION AT MENIFEE VALLEY

CBRE/ Scott Kaplan (949) 725-8643
Scott.kaplan@cbre.com

The Junction at Menifee Valley is a multi-use, master-planned retail center with +528,000 SF of retail anchors, restaurants and shops directly adjacent to a Walmart-anchored center. The Center is visually unified by rural architectural elements, customized signage and entry monuments and a specifically designed landscape plan. With its extensive public spaces, pedestrian amenities and historic resources, The Junction will provide a unique experience for the community. See "H" on page 9.



14. MENIFEE CROSSROADS

WestMar Commercial Real Estate
Fred D. Grimes (951) 491-6300
fgrimes@WestMarCRE.com

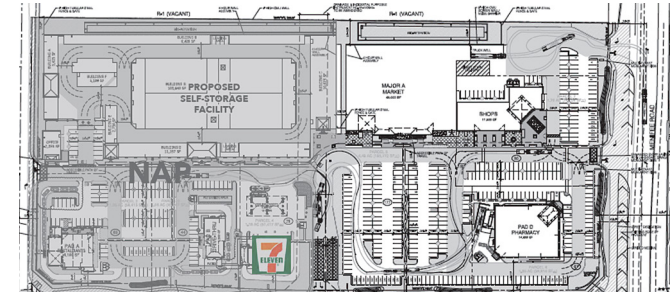
Anchored by Walmart Supercenter, this proposed 30+ acre retail development is host pads and shop space available for lease. This center is located right off of the Scott Road Interchange, expected to be under construction starting Summer 2018. See "A" on page 9.



15. MENIFEE VILLAGE CENTER

Flocke & Avoyer Commercial Real Estate
Steve Avoyer (858) 875-4660
savoyer@flockeavoyer.com

Approximately 27 acre commercial site with freeway visibility to Interstate 215. The proposed development opportunity is adjacent to Countryside Marketplace- Lowe's, Target, Kohl's, and easily accessible from off-ramp Scott Road and Newport Road. Joint-venture, hospitality, entertainment, retail, or restaurant uses welcomed. See "T" on page 9.



16. MCCALL SQUARE

Rancon Real Estate
Jim Lytle (951) 200-2344
jlytle@rancongroup.com

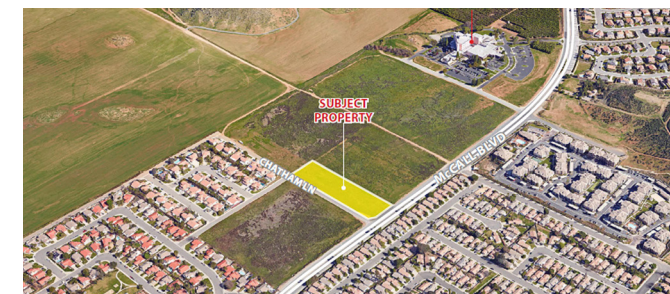
Located in the dynamic Southwestern Riverside County area, McCall Square is in the path of growth in the City of Menifee. The McCall Square is roughly two (2) miles east of Interstate 215 at the busy, signalized intersection of McCall Blvd. and Menifee Road. Surrounded by development, McCall Square sits directly across from the master-planned community of Heritage Lakes, featuring commercial and retail opportunities. See "L" on page 9.



17. MENIFEE MEADOWS

Lee & Associates
Sheri Shoemaker (951) 445-4510
sshoemaker@leetemecula.com

Menifee Meadows development plan includes 160+ unit high end Senior Living Community (Assisted Living, Independent Living & Memory Care) and Future Retail service. This opportunity offers Medical and Professional Office Condo Units For Sale & Lease. Build to suit opportunities. See "U" on page 9.



18. SUN CITY SENIOR CARE

Lee & Associates
Al Apuzzo (760) 448-2442
aapuzzo@lee-associates.com

The Sun City Senior Care project is a 4-story, 42,973 sq.ft. assisted-living facility that includes 92 beds. This opportunity also includes a 3-story, 9,804 sq.ft. Office/retail building ideal for Pharmacy, medical offices, and spa/beauty salon. See "V" on page 9.



19. COMMERCE POINTE OF MENIFEE

Lee & Associates
Gordon Mize (951) 445-4504
gmize@leetemecula.com

Building 1, divisible from 11,624 SF -13,170 SF 3 units (total of 72,835 SF). 5-10 Year Lease Terms available. I-215 Freeway Frontage with easy access from I-215 off-ramp at Scott Road Interchange with close proximity to major commercial and retail services. See "J" on page 9.



20. KRICKORIAN ENTERTAINMENT COMPLEX

Jeff Kristoff (714) 915-2026
jkristoff@earthlink.net

Join the Krikorian Entertainment Complex! The planned regional entertainment destination that features 13 movie theater screens with luxury in-service seating, 16 lane bowling alley, sports bar and restaurant, arcade, laser tag. Construction is expected to begin this Fall. Pad opportunities available at pad 3, and in newly released phase 2 for service, retail and restaurant uses. See "X" on page 9.

Land For Sale Commercial Potential



1. ± 2.30 ACRES COMMERCIAL LAND (SEC WICKERED RD & HAUN)

Lee & Associates
Michael W. Strobe (951) 445-4508
mstrobe@lee-associates.com

This piece of land is zoned for Economic Development Corridor-Southern Gateway in the City of Menifee, which allows various industrial, office, retail and service commercial uses. Lot currently visible from the I-215 Freeway.



2. MENIFEE RETAIL/ COMMERCIAL PROPERTY (NEWPORT & WINTERHAWK)

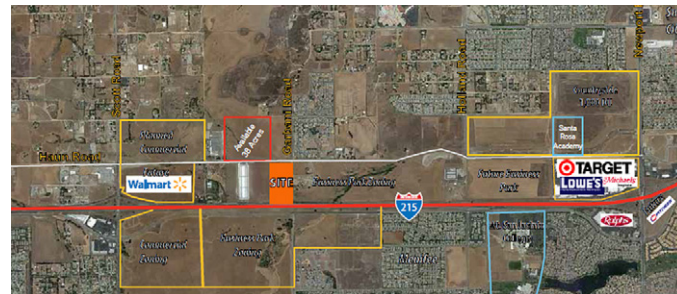
Rancon Real Estate
Mike O'Donnell (951) 501-9491
mikeod@rancongroup.com

± 8.67 acres with Economic Development Corridor (EDC) land use designation, allowing for neighborhood oriented mixed use development.



3. COMMERCIAL PROPERTY IN MENIFEE

Mauricio Gomez (951) 326-7189
2 Parcels available. ± 1.80 Acres (Two ± 40,000 SF lots). This available land is surrounded by developing residential and commercial areas. In addition, ±0.88 Acres Available for Sale near the listed site.



4. I-215 CORRIDOR – MENIFEE (SEC GARBANI & HAUN)

Colliers International
Michelle Schierberl (949) 724-5574
Michelle.schierberl@colliers.com

17 acres of land that is now ready for development. The locale and zoning is for a variety of uses. Located between two freeway off-ramps, Scott Road and Newport Road, adjacent to Interstate 215.



5. SUN CITY DEVELOPMENT (CHERRY HILLS & BRADLEY)

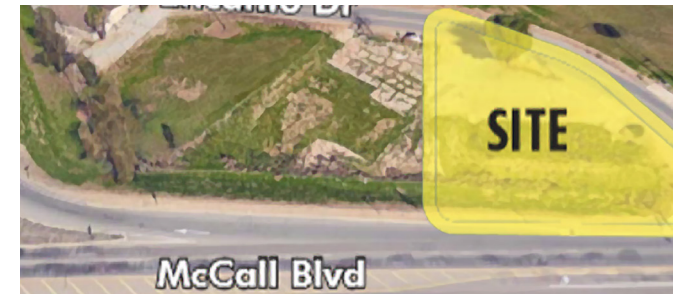
Marcus & Millichap
Lonnie McDermott (818) 212-2745
5.76 Acres of vacant land, this lot has excellent visibility and frontage along Cherry Hills Blvd and Bradley Rd. It is at a proximate distance to the I-215 Freeway and rests within the McCall Blvd. Economic Development Corridor Sub-Area. It has commercial retail land use designation with scenic highway commercial zoning.



6. ±8.8 ACRES OF COMMERCIAL LAND (HWY 74 & TRUMBLE)

Lee & Associates
Gordon C. Mize (951) 445-4504
gmize@lee-associates.com

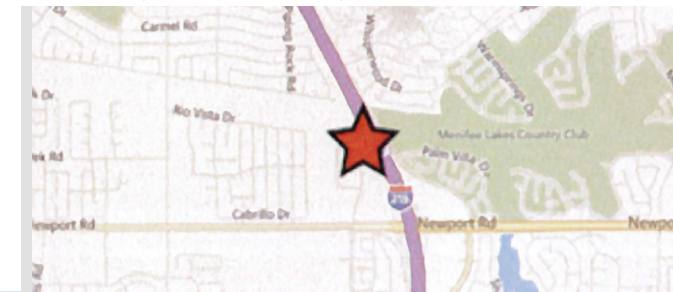
This site has excellent Highway 74 Frontage and is visible from the I-215 Freeway. It is zoned for CPS and M-SC. Utilities are available to the property and there is access to the location from both Highway 74 and Trumble Rd.



7. 1.08 ACRES OF COMMERCIAL LAND (NWC MC CALL & ENCANTO)

Progressive Real Estate Partners
Frank Vora, CCIM (909) 230-4500
Frank@ProgressiveREP.com

This site is adjacent to the I-215 Freeway and is located directly off of the McCall Blvd. exit. The location is ideal for fast food, retail, or gas station use. It is surrounded by national retailers and situated amongst future 270,000 SF community center, Menifee Valley Crossroads.



8. RAW LAND WITH FRONTAGE ALONG I-215 FREEWAY (HAUN- NEW HUB)

Lee & Associates
Mike Hanna (951) 445-4503
mhanna@lee-associates.com

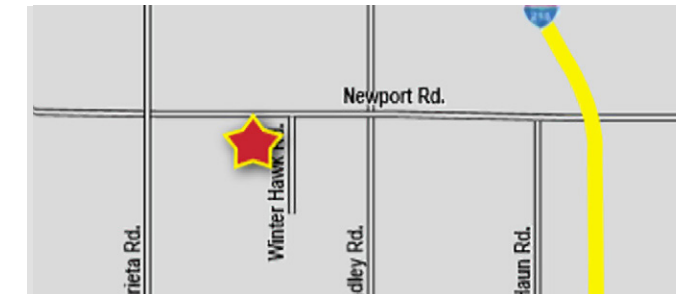
This for sale site is of 1.62 acres of raw land with frontage. It is along the I-215 Freeway in Menifee, CA. The subject property currently is entitled for use of a hotel. It also has a possible freeway pylon signage.



9. HAUN ROAD & HOLLAND ROAD DEVELOPMENT

Cassidy Turley Commercial Real Estate Services
Andy Melzer (760) 431-4205
Andy.melzer@cassidyturley.com

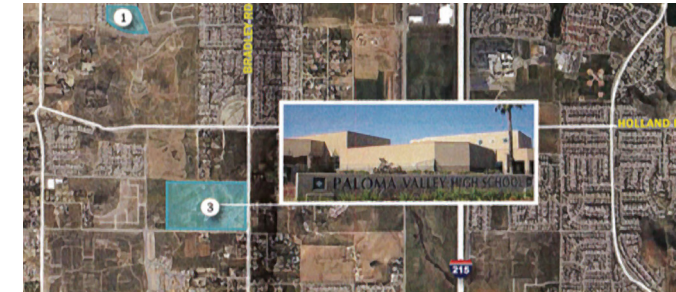
Subject property is of 37 Acres. It has 1,244 feet of frontage on I-215 and is accessed from a recently constructed four lane N.S. Street and is also within 1,000 feet of the 1,000,000 SF Countryside Regional Power Center. Central location with Temecula/ Murrieta to the south and Riverside/ Moreno Valley to the north. Hundreds of homes are planned for the area. Going through entitlement process for commercial/retail uses. Property for sale or lease.



10. SWC NEWPORT & WINTER HAWK

Brian Bielatowicz (951) 445-4515
bbielatowicz@leetemecula.com

±30,928 SF pad for sale. Excellent opportunity in an underserved market for retail, office, restaurant and service related uses. High growth area with approximately 36,657 new residences planned for or under construction in the area.



11. 13 ACRES – ECONOMIC DEVELOPMENT CORRIDOR (EDC)

The Hoffman Company
Graham Gilles (949) 705-0914
ggilles@hoffmanland.com

The 13 acre property is located in the City of Menifee, CA. The site has excellent visibility with frontage on Newport Rd and should be well positioned for development of different potential uses.



12. 1.21 ACRES FOR SALE OR LEASE (PINICATE RD & TRADEWINDS DR)

Voit Real Estate Services
Andy Shirk (909) 545-8009
ashirk@voitco.com

Industrial zoned land, proposed building for Big Box Developer. This lot is located next to the GE Power Plant (Inland Empire Energy Center). It is 1.5 miles from the I-215, via Ethanac Road. with an On/Off Ramp to Antelope Road.

In the News



13. 5 TO 33 ACRES – INDUSTRIAL LAND (SEC MCLAUGHLIN RD & ANTELOPE)

Voit Real Estate Services
Andrew Shirk (909) 545-8009
ashirk@voitco.com

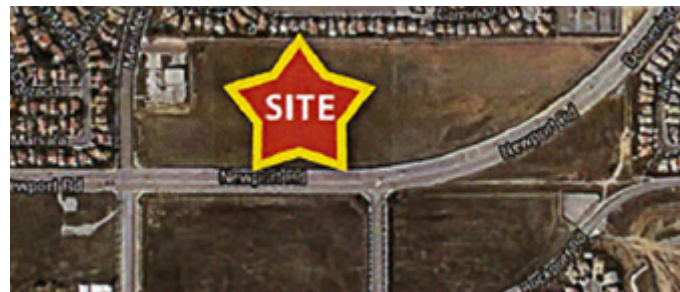
Industrial zoned land, proposed building for Big Box Developer. This lot is located next to the GE Power Plant (Inland Empire Energy Center). It is 1.5 miles from the I-215, via Ethanac Road, with an On/Off Ramp to Antelope Road.



14. VACANT LAND (ETHANAC RD & DAWSON RD)

Lee & Associates
Mario Calvillo (951) 276-3657
mcalvillo@lee-associates.com

This ±9.70 acre site has an immediate access to the I-215 Freeway via Ethanac Road. It has a secured fenced yard and is SP zoned. It is a flat, well graded stoned site.



15. NEC NEWPORT & MENIFEE ROAD

Lee & Associates
Brian Bielatowicz (951) 445-4515
bbielatowicz@leetemecula.com

Trade area highlights: Menifee is on the leading edge of future market growth in the housing cycle due to the available land with 116,566 projected new homes at full built-out. 14.35 acres in the EDC for commercial, retail uses.

Town Center Menifee

Dirt is moving on the Town Center Menifee project in Menifee's Economic Development Corridor. Construction on Central Park, the five-acre park located in the heart of the project is currently underway and will be completed summer 2018. Lennar's condominium project is under construction, along with RSI's luxury apartment housing. When finished, Town Center Menifee will include 218 condominiums, 330 luxury apartments and 277 detached single-family homes, all in the hub of Menifee.

Town Center Menifee will also include an upper mid-scale 62,000-square-foot Marriott Fairfield Inn and Suites Hotel with 99 rooms and a 4,000-square-foot meeting space. Strategic Medical Properties is building a 30,000-square-foot medical office building in the development, which is fully leased, and construction on both of these projects are projected to start end of summer 2018.



Regent Properties, the developer bringing the Krikorian Premiere Entertainment Complex to Town Center Menifee,

completed land purchasing agreements with Krikorian Theaters and is working on construction project plans for City review. Plans feature an 108,000-square foot project, with 13 theater screens (the largest 100-foot movie screen in California), a 16-lane bowling alley, arcade, laser tag, restaurant and a host of other amenities. Construction is expected to begin this fall, for a 2019 fall/winter opening. There are still a few tenant opportunities left for retail, located along near the Krikorian Theater Complex, please see page 13 for more information on leasing opportunities.

This new development situated in the heart of Menifee will eventually include the Mid-County Civil Courthouse, which will house 9 court rooms and house civil and family law investing over \$90M into the City of Menifee, and the future Menifee City Hall.

ALL OF THIS EXCITING GROWTH MENIFEE IS ADDING STAFF

New Businesses Open, growth trend continues

Construction and growth continue to be a strong theme for 2018 as exciting new amenities, shopping destinations and restaurants are opening in Menifee. New stores are opening at Menifee Lakes Plaza and Phase II construction is underway, which is a 16-acre shopping plaza located at Newport and Antelope Roads. Menifee's newest retail center is home to the recently opened spacious, new 38,000-square-foot LA Fitness and Chevron Gas and service center. Other businesses set to open later this year include Kahoots Pet Supply, specialty grocer Barron's Market, and Raising Canes, followed by Jamba Juice, Café Rio, Banner Mattress and Tuesday Morning.



A new sushi restaurant, Sapporo Sushi, along with Blaze Pizza, Waba Grill and The Coffee Bean & Tea Leaf are joining the strong lineup of food offerings at Menifee Lakes Plaza, along with Cosmo Nail Bar.

Under Construction

The 25,000-square-foot Haun Professional Building is almost completed near City Hall on Haun Road. This building will be home to medical and professional-related businesses, bringing hundreds of daytime professionals and jobs to Menifee.



Work is complete on Phase I of Commerce Pointe Menifee, the region's newest business, commercial and light industrial center off of Haun Road, adjacent to Interstate 215. The 72,800 square-foot building is welcoming it's newest tenant Chute Systems this summer. Plans for Phase II, which will complete the next 84,300 square-foot building of a total 800,000 sq ft project, are being completed.

Grading is about to start on Smart & Final "Extra!," Menifee's one-stop shopping experience for household, nonprofit and business customers. This large-scale store is the anchor for Phase II of the Newport Town Square retail center development, conveniently located off of the I-215 at Newport and Haun Roads. One retail opportunity is available, please see 11 for more information.

In eastern Menifee, the 44,000-square-foot Stater Bros. Blue Ribbon anchor store is open along with many of the new businesses at the Shoppes at the Lakes retail plaza. The 14-acre plaza at the corner of Newport and Menifee Roads, also includes a drive-thru Starbucks, CVS Pharmacy, McDonald's and Del Taco and has available restaurant and shopping pads. See page 10 for more information.

Menifee's population growth and housing demand continue to boom

Menifee's welcomes 2.6% population growth for 2017, and according to the most recent Derrigo Study completed in February 2018, Menifee is projected to grow 10% over the next two years from all the new residential projects in the queue, pushing Menifee past 100,000 residents. Within a 5 miles radius, the projected growth in the trade area is 12% with over 4,000 residential units to be completed. Demographics like these, it is no wonder why Menifee is still recognized as the **#1 fastest growing city in Southwest Riverside County, and 7th in Southern California.** Menifee's new, up-scale housing is attractive to incoming younger families or active seniors, looking for quality affordable housing in a safe community, with award-winning schools, programs, parks, and amenities.

With nearly 16,000 new homes approved for construction in Menifee, **there are about 350 new homes under construction each month.** In total, there are currently 39 new residential projects under construction, with 3,000 units to be built in 2 years (13,000 units yet to be built!). The median price of a new, single family home in Menifee is around \$400,000.



Menifee is experiencing a surge in housing and development activity and is responding by hiring new team members in the Engineering and Planning Departments. Our residents, along with the business and development communities, have come to expect high-level customer service and consistent and fast turn-around times. In order to maintain our high standards, Menifee City Council and City Manager are committed towards providing excellent customer services, and providing necessary services to respond to your business or development needs, in order to get your development or business moving as fast as possible! We want to be your BEST business move!

Make Menifee Your “Best” Business Move!



TO FIND OUT MORE PLEASE CONTACT:

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