

NEWPORT CROSSING

RETAIL SHOP SPACE AVAILABLE FOR LEASE

26025-26045 NEWPORT ROAD - MENIFEE, CA



SHOPPING CENTER HIGHLIGHTS:

- **JOIN:** IHOP, Jack in the Box, Chevron, Verizon Wireless, UPS, Great Clips and Submarina.
- ±1,506 sq. ft. Retail Space Available
- Excellent retail center with diverse mix of National, Regional and local Tenants.
- Tremendous location offering great exposure with over 69,000 cars per day at this intersection.
- Convenient ingress/egress and easy access to I-215, I-15 and Hwy 74.
- Ideal for restaurants, coffee / juice store, pet store, hair salon, day spa, florist, gift shop and other general retail or services.
- Medical Uses can be Accommodated
- Over 15,000 housing units proposed within the Menifee trade area.

DEMOGRAPHICS	1 mile	3 mile	5 mile
Average Income	\$93,289	\$84,057	\$93,723
Population	12,246	74,632	140,261

TRAFFIC COUNTS

37,000 CPD

at Newport Rd at Murrieta Rd

*Source: County of Riverside



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26025 Newport Rd

F ±1,506 sq. ft.

26045 Newport Rd

Fully Leased

Rev. 06/09/2021



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Menifee

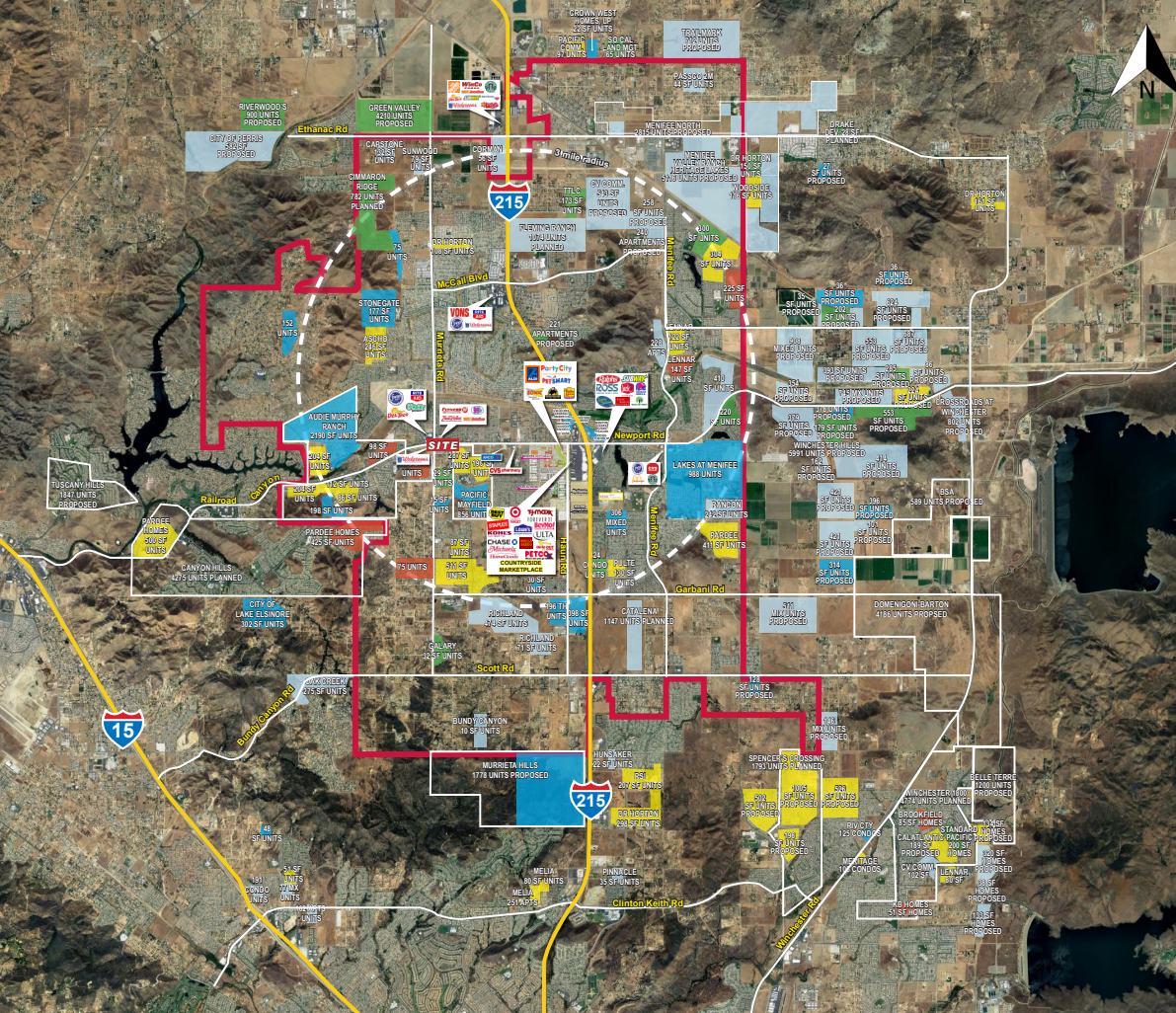
Future Housing Aerial

Polygon Demographics

2020 Total Population	95,745
2025 Total Population	100,699
2020 Total Daytime Pop.	51,607
2020 Avg HH Income	\$84,260
2020 Median HH Income	\$77,774
2020 Households	33,653
2025 Households	35,398

3-mile Demographics

2020 Total Population	79,538
2025 Total Population	83,502
2020 Total Daytime Pop.	43,535
2020 Avg HH Income	\$83,293
2020 Median HH Income	\$77,605
2020 Households	28,889
2025 Households	30,361



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26025 Newport Rd Menifee, CA 92584		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	12,246	74,632	140,261
	2025 Projected Population	12,676	78,170	147,036
	2010 Census Population	8,424	59,370	112,229
	2000 Census Population	5,059	38,371	58,908
	Projected Annual Growth 2020 to 2025	0.7%	0.9%	1.0%
	Historical Annual Growth 2000 to 2020	7.1%	4.7%	6.9%
	2020 Median Age	35.6	41.7	38.7
HOUSEHOLDS	2020 Estimated Households	3,746	27,650	47,650
	2025 Projected Households	3,877	28,998	49,936
	2010 Census Households	2,525	22,313	38,343
	2000 Census Households	1,602	15,694	22,889
	Projected Annual Growth 2020 to 2025	0.7%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	6.7%	3.8%	5.4%
RACE AND ETHNICITY	2020 Estimated White	66.2%	68.6%	65.7%
	2020 Estimated Black or African American	6.6%	6.6%	6.6%
	2020 Estimated Asian or Pacific Islander	7.8%	6.8%	7.5%
	2020 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.8%
	2020 Estimated Other Races	18.4%	17.1%	19.3%
	2020 Estimated Hispanic	42.0%	35.8%	37.9%
INCOME	2020 Estimated Average Household Income	\$93,289	\$84,057	\$93,723
	2020 Estimated Median Household Income	\$87,555	\$75,589	\$83,757
	2020 Estimated Per Capita Income	\$28,559	\$31,155	\$31,855
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	4.5%	4.5%	5.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.8%	6.2%	6.8%
	2020 Estimated High School Graduate	27.9%	25.6%	25.4%
	2020 Estimated Some College	30.3%	31.2%	30.4%
	2020 Estimated Associates Degree Only	10.5%	10.4%	9.4%
	2020 Estimated Bachelors Degree Only	13.4%	13.9%	14.6%
	2020 Estimated Graduate Degree	7.7%	8.3%	8.2%
BUSINESS	2020 Estimated Total Businesses	186	1,368	2,634
	2020 Estimated Total Employees	1,298	9,440	18,193
	2020 Estimated Employee Population per Business	7.0	6.9	6.9
	2020 Estimated Residential Population per Business	65.8	54.6	53.3