

# THE SHOPS AT NEWPORT — MENIFEE —

## SWC OF NEWPORT RD. & BRADLEY RD.



Now Pre-Leasing  
- Pads For  
Ground Lease  
or Build to Suit

Join:



### PROPERTY HIGHLIGHTS:

- Pad Available for Ground Lease or BTS
- Join McDonalds and Arco along busy Newport Rd retail corridor
- Planned development, retail space for lease
- Anchor, Pads and Shop Space Available
- Strong daytime demographics and car counts

DEMOGRAPHICS	1 mile	3 mile	5 mile
Average Income	\$80,841	\$82,891	\$93,610
Population	13,031	75,865	136,500
Daytime Population	3,723	9,675	18,283

TRAFFIC COUNTS	
<b>38,000</b>	<b>80,000</b>
Cars Per Day Bradley at Newport*	Cars Per Day 215 Fwy*

\*Source: Regis



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## SWC OF NEWPORT RD. & BRADLEY RD.

BRADLEY RD.



WINTER HAWK RD.

NEWPORT RD.

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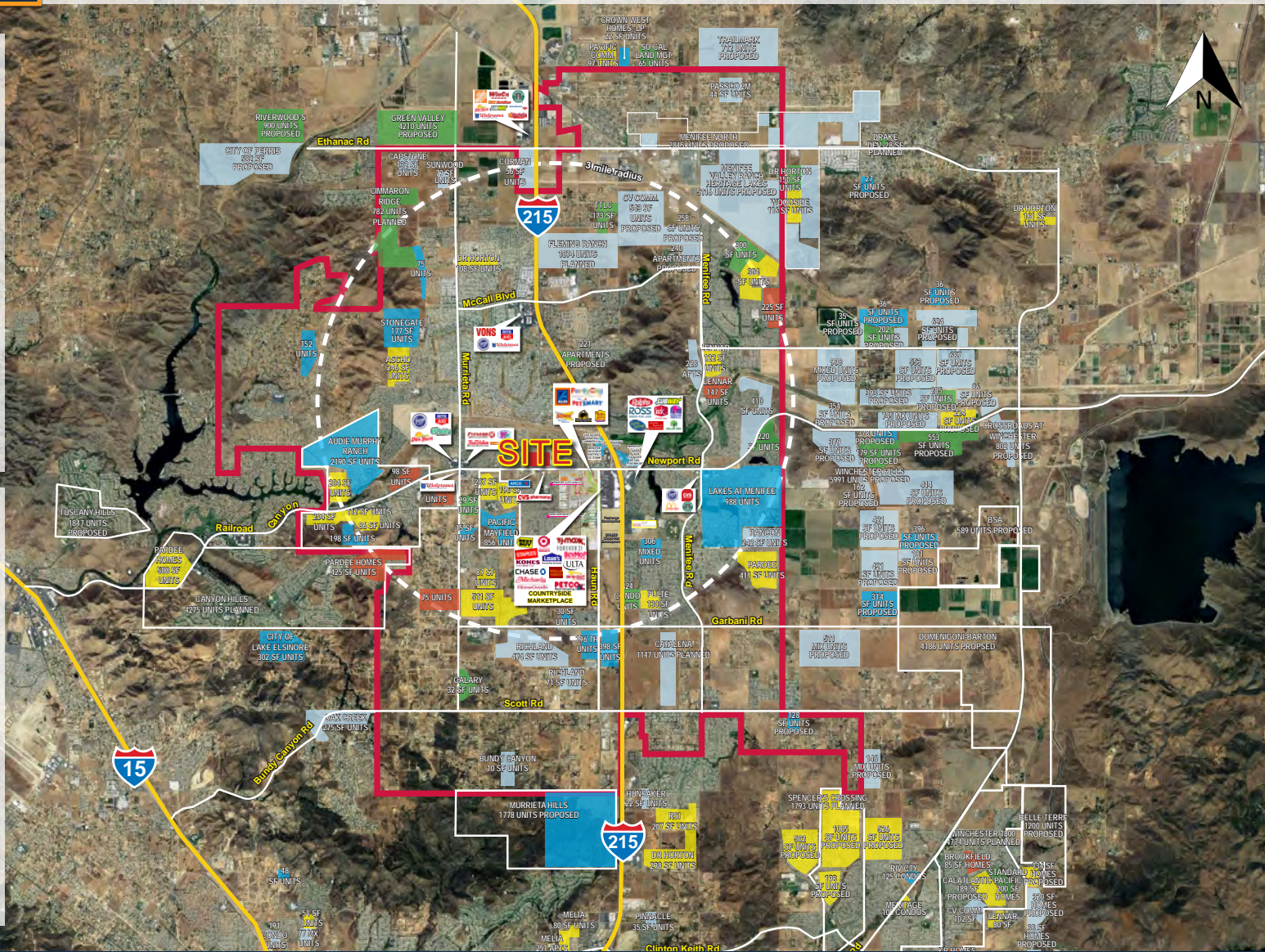
### Future Housing Aerial

#### Polygon Demographics

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

#### 3-mile Demographics

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



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Newport Rd & Bradley Rd				
		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	13,031	75,865	136,500
	2025 Projected Population	13,545	79,541	143,103
	2010 Census Population	10,759	58,218	108,508
	2000 Census Population	6,849	32,910	56,872
	Projected Annual Growth 2020 to 2025	0.8%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	4.5%	6.5%	7.0%
HOUSEHOLDS	2020 Median Age	37.9	41.1	38.8
	2020 Estimated Households	4,237	27,523	46,470
	2025 Projected Households	4,415	28,897	48,701
	2010 Census Households	3,540	21,568	37,179
	2000 Census Households	2,458	13,918	22,235
	Projected Annual Growth 2020 to 2025	0.8%	1.0%	1.0%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	3.6%	4.9%	5.4%
	2020 Estimated White	67.1%	67.0%	65.8%
	2020 Estimated Black or African American	5.2%	7.0%	6.5%
	2020 Estimated Asian or Pacific Islander	6.8%	8.0%	7.4%
	2020 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
	2020 Estimated Other Races	20.1%	17.2%	19.5%
INCOME	2020 Estimated Hispanic	37.9%	35.4%	38.1%
	2020 Estimated Average Household Income	\$80,841	\$82,891	\$93,610
	2020 Estimated Median Household Income	\$77,320	\$77,907	\$83,182
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$26,316	\$30,086	\$31,882
	2020 Estimated Elementary (Grade Level 0 to 8)	4.7%	4.5%	5.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.5%	6.1%	6.9%
	2020 Estimated High School Graduate	30.2%	25.4%	25.5%
	2020 Estimated Some College	31.0%	31.6%	30.2%
	2020 Estimated Associates Degree Only	9.9%	10.2%	9.5%
BUSINESS	2020 Estimated Bachelors Degree Only	12.7%	14.0%	14.6%
	2020 Estimated Graduate Degree	6.0%	8.3%	8.1%
	2020 Estimated Total Businesses	429	1,328	2,609
	2020 Estimated Total Employees	3,723	9,675	18,283
	2020 Estimated Employee Population per Business	8.7	7.3	7.0
	2020 Estimated Residential Population per Business	30.3	57.1	52.3



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