



**NOW
LEASING**

HERITAGE SQUARE

An Opportunity to Belong to a Neighborhood Shopping Center Across From Heritage Lake — Menifee Valley, CA —



Coming in 2009



Heritage Square is located within the northwest quadrant of the intersection of McCall Blvd. and Menifee Road in the Menifee Valley, CA.

Heritage Square

- Anchored by Stater Bros. Market
- Opening scheduled for the first quarter of 2009
- Located at a major intersection serving the growing community of Menifee Valley
- Pad and shop space available
- In the path of growth
- Across from Heritage Lake
- Adjacent to two planned residential projects
- Adjacent to Boulder Ridge Elementary School

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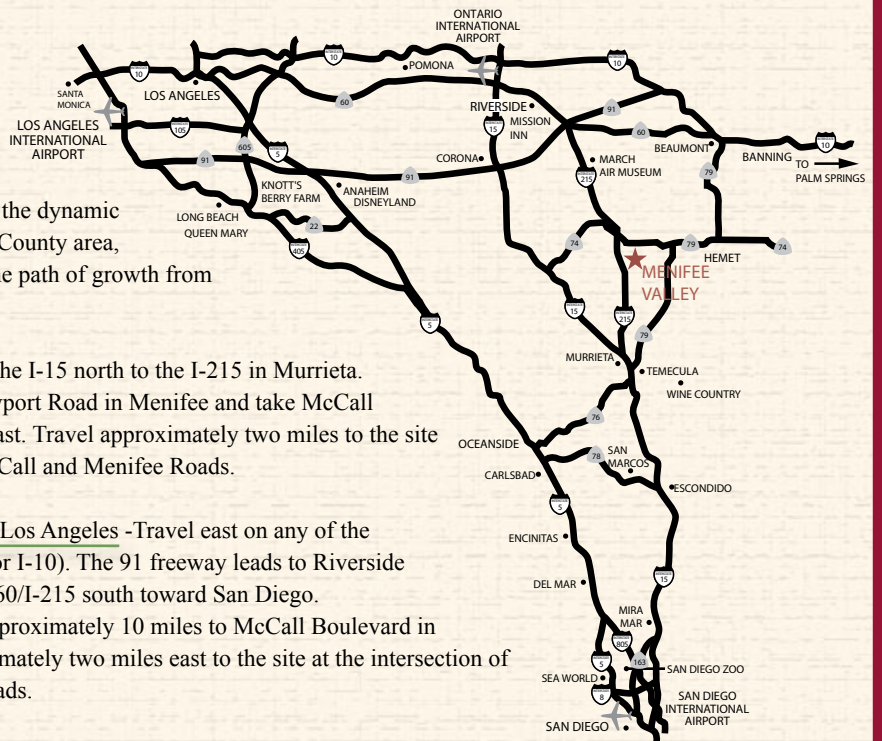
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LOCATION - Located in the dynamic Southwestern Riverside County area, **Heritage Square** is in the path of growth from the Menifee Valley.

From San Diego - Take the I-15 north to the I-215 in Murrieta. Continue north past Newport Road in Menifee and take McCall Boulevard in Sun City east. Travel approximately two miles to the site at the intersection of McCall and Menifee Roads.

From Orange County or Los Angeles - Travel east on any of the major freeways (91, 60 or I-10). The 91 freeway leads to Riverside where you will take the 60/I-215 south toward San Diego. Travel south on I-215 approximately 10 miles to McCall Boulevard in Sun City. Travel approximately two miles east to the site at the intersection of McCall and Menifee Roads.



- Strategically located, 133,000 square food neighborhood shopping center
- Heritage Square is scheduled to open in the first quarter of 2009
- Large pads and shop space available
- Designed to serve the dynamic new community at Heritage Lake and more
- Located at the intersection of McCall Blvd and Menifee Road, the two main arteries serving north Menifee Valley



HERITAGE-SQUARE

Scheduled to come on-line in the first quarter of 2009, **Heritage Square** will be the first integrated shopping center in the Heritage Lake area of rapidly developing Menifee Valley. This neighborhood shopping center will feature more than 133,000 square-feet of mixed retail facilities anchored by a 43,830 square foot Stater Bros. Market.

Strategically located to serve major new residential communities such as Heritage Lake and McCall Mesa, **Heritage Square** will feature a range of retail and restaurant locations designed to meet the area's growing demand for convenient shopping and amenities.

PROJECT OVERVIEW

Ideally located at the intersection of McCall Boulevard and Menifee Road, **Heritage Square** will be anchored by a Stater Bros. supermarket. Stater Bros. is the Inland Empire's premier supermarket chain with a long-standing tradition of quality and service. In addition to the supermarket, plans call for a 15,000 square-foot drug store facility and a 16,433 square-foot mixed use retail space ideal for a large pet store, furniture store, or other retail user requiring significant floor space. The three large retail buildings are connected by two corridors of spacious retail/professional suites.

Total Building Area.....	133,793 sf
Major / Retail Building Area.....	91,520 sf
Shop and Pad Building Area.....	42,273 sf
Parking Spaces.....	732
Approximate Land Area.....	+15.57 Acres

AREA OVERVIEW

The Menifee Valley is located in the vibrant Southwestern Riverside County area of Southern California, which has been one of the fastest growing area's in the nation for more than a decade. The area's growth is defined by the City of Moreno Valley (150,000) to the north, and the cities of Murrieta (85,000) and Temecula (93,900) to the south. These rapidly growing cities are connected by the I-215 Corridor.

Heritage Square is located just two miles east of Interstate 215 at Sun City. This newly developing area includes numerous planned subdivisions including the adjacent Heritage Lake (approximately 4,000 DUs) and McCall Mesa (264 DUs). The area is served by nearby Menifee Valley Medical Center, an 84-bed, full-service acute care hospital, several championship golf courses, a new county library and excellent K-12 schools.



SITE PLAN SUBJECT TO CHANGE

DEMOGRAPHICS

24-HOUR TRAFFIC COUNTS

I-215	72,000
McCall Blvd	34,322
Menifee	5,771

Source: Caltrans

MEDIAN HOUSEHOLD INCOME

Two-Miles	\$46,135
Three-Miles	\$47,336
Five-Miles	\$50,686

Source: Claritas Demographics 2006

POPULATION

Two Miles	7,705
Three Miles	34,322
Five Miles	65,177

Source: Claritas Demographics 2006

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