

Newport Towne Square

100,000 SF Community Center

NWQ of Newport Road & Haun Road ~ Menifee, Ca



JOIN:



PROPERTY HIGHLIGHTS

- ◆ Premier upscale shopping center positioned at the heart of Menifee's regional shopping corridor
- ◆ Over 25,000 new housing units proposed within the Menifee trade area
- ◆ Shop space for lease from ±1,080 SF - Pad for built-to-suit
- ◆ Tremendous visibility and excellent signaled access with Newport Road ingress/egress
- ◆ Delivery Expected 2nd Quarter 2009

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Daytime Pop:	2,288	8,990	12,782
'06 Estimated Pop:	9,520	41,949	71,248
'06 Estimated Household Income	\$61,574	\$53,416	\$56,677

TRAFFIC COUNTS

Newport Road @ Haun Road	21,739 CPD
I-215 @ Newport Road	82,880 CPD

For further information,
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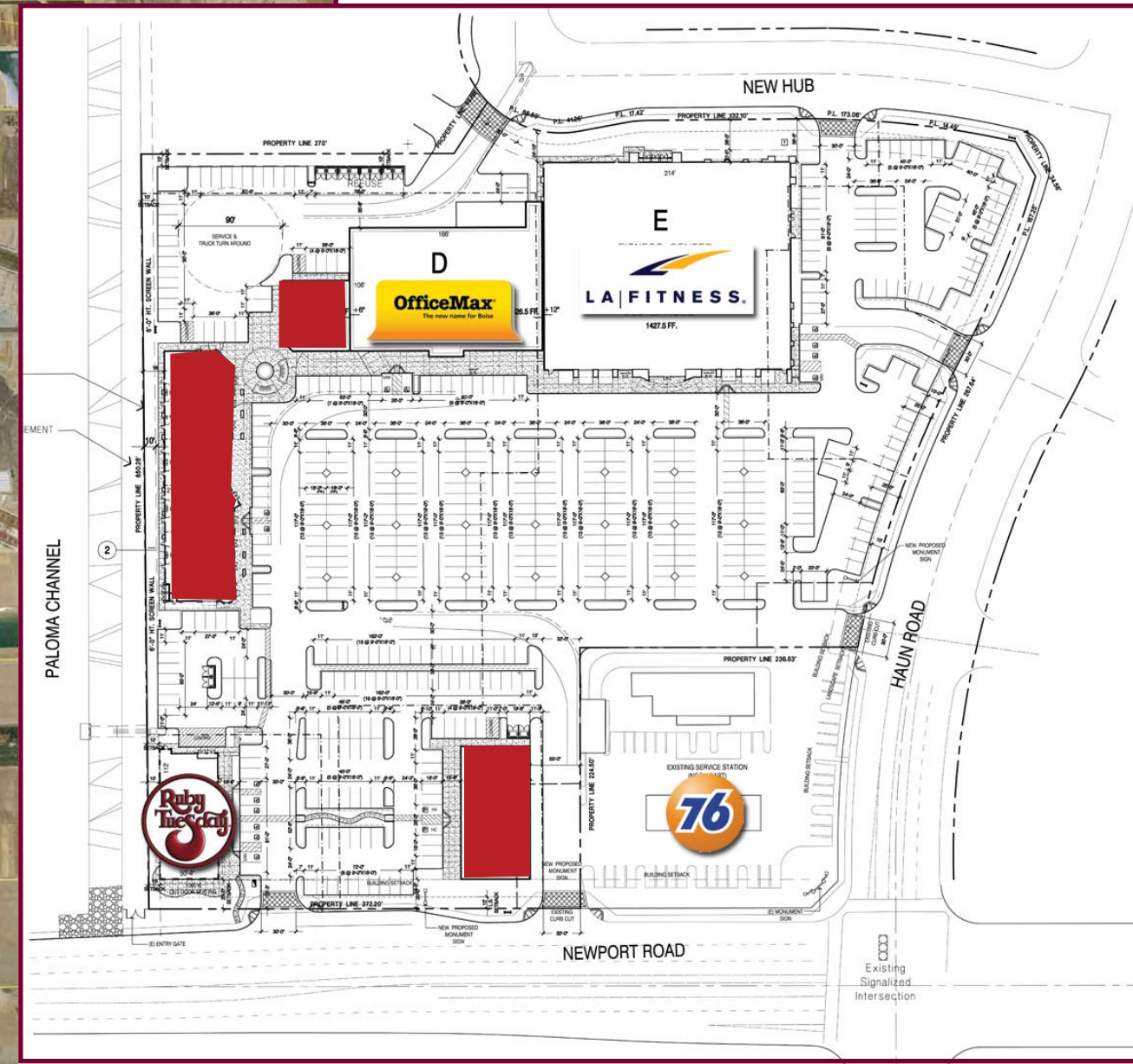
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*Conceptual Site Plan



AVAILABLE
Divisible to 1,080 SF

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Demographics	0.00 - 1.00 Miles		0.00 - 3.00 Miles		0.00 - 5.00 Miles	
	No.	%	No.	%	No.	%
Daytime Population	2,288		8,990		12,782	
Population						
2011 Projection	11,987		50,626		85,139	
2006 Estimate	9,520		41,949		71,248	
2000 Census	6,179		30,060		52,196	
Growth 2000-2006	54.09%		39.55%		36.50%	
Households						
2011 Projection	4,033		19,338		31,305	
2006 Estimate	3,277		16,547		26,895	
2000 Census	2,218		12,630		20,710	
Growth 2000-2006	47.74%		31.02%		29.86%	
2000 Estimated Population by Single Race Classification						
White Alone	7,977	83.79%	34,963	83.35%	57,871	81.22%
Black or African American Alone	186	1.95%	944	2.25%	1,328	1.86%
American Indian and Alaska Native Alone	80	0.84%	309	0.74%	573	0.80%
Asian Alone	298	3.13%	1,115	2.66%	1,706	2.39%
Native Hawaiian and Other Pacific Islander Alone	42	0.44%	93	0.22%	158	0.22%
Some Other Race Alone	609	6.40%	3,046	7.26%	7,034	9.87%
Two or More Races	327	3.43%	1,480	3.53%	2,579	3.62%
2006 Estimated Population Hispanic or Latino	9,520		41,949		71,247	
Hispanic or Latino	1,742	18.30%	8,408	20.04%	16,805	23.59%
Not Hispanic or Latino	7,777	81.69%	33,541	79.96%	54,443	76.41%
2006 Tenure of Occupied Housing Units	3,276		16,547		26,895	
Owner-Occupied	2,781	84.89%	13,513	81.66%	22,128	82.28%
Renter-Occupied	495	15.11%	3,034	18.34%	4,767	17.72%
2006 Average Household Size	2.88		2.52		2.63	
2006 Estimated Households by Household Income	3,276		16,547		26,895	
Less than \$15,000	276	8.42%	2,148	12.98%	3,289	12.23%
\$15,000 to \$24,999	290	8.85%	2,179	13.17%	3,474	12.92%
\$25,000 to \$34,999	288	8.79%	2,147	12.98%	3,361	12.50%
\$35,000 to \$49,999	670	20.45%	3,056	18.47%	4,652	17.30%
\$50,000 to \$74,999	844	25.76%	3,508	21.20%	5,668	21.07%
\$75,000 to \$99,999	468	14.29%	1,729	10.45%	3,003	11.17%
\$100,000 to \$149,999	334	10.20%	1,368	8.27%	2,562	9.53%
\$150,000 to \$249,999	98	2.99%	338	2.04%	717	2.67%
\$250,000 to \$499,999	7	0.21%	68	0.41%	150	0.56%
\$500,000 or more	1	0.03%	6	0.04%	19	0.07%
2006 Estimated Average Household Income	\$61,574		\$53,416		\$ 56,677	
2006 Estimated Median Household Income	\$53,040		\$43,609		\$ 45,716	

Source: Co Star

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