

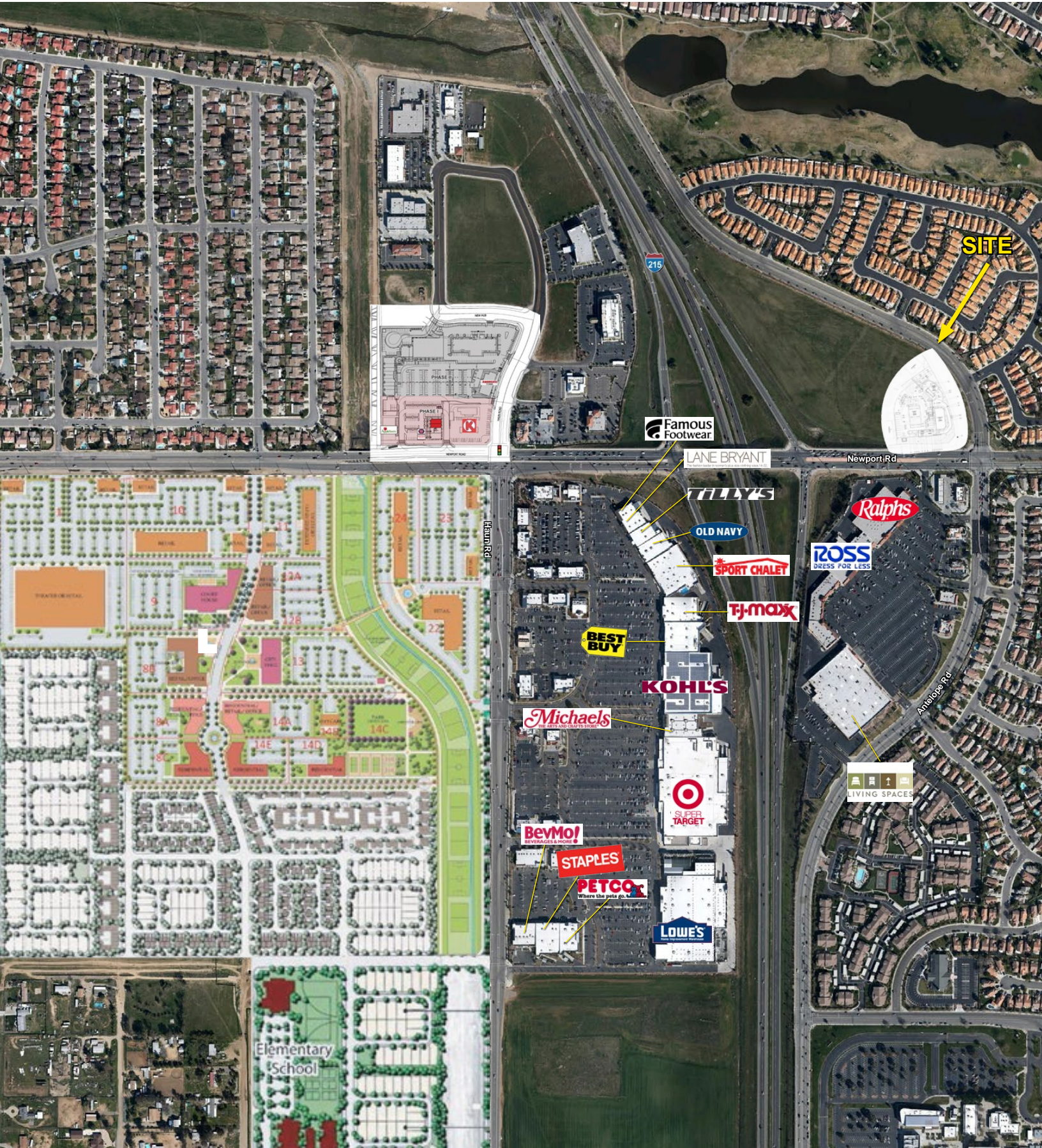
NEC Newport Rd & I-215 Menifee, CA

LUBE & TUNE OR AUTO USE BUILDING | 100% LEASED



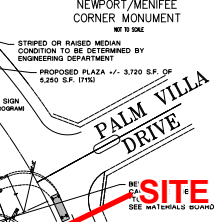
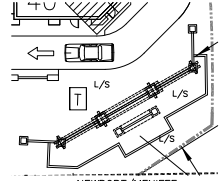
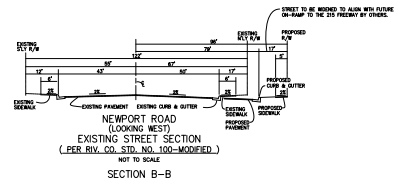
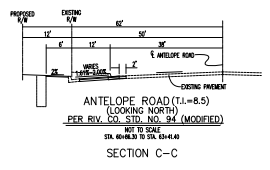
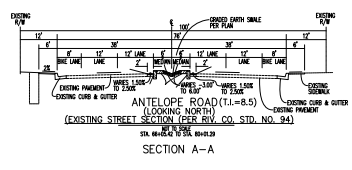
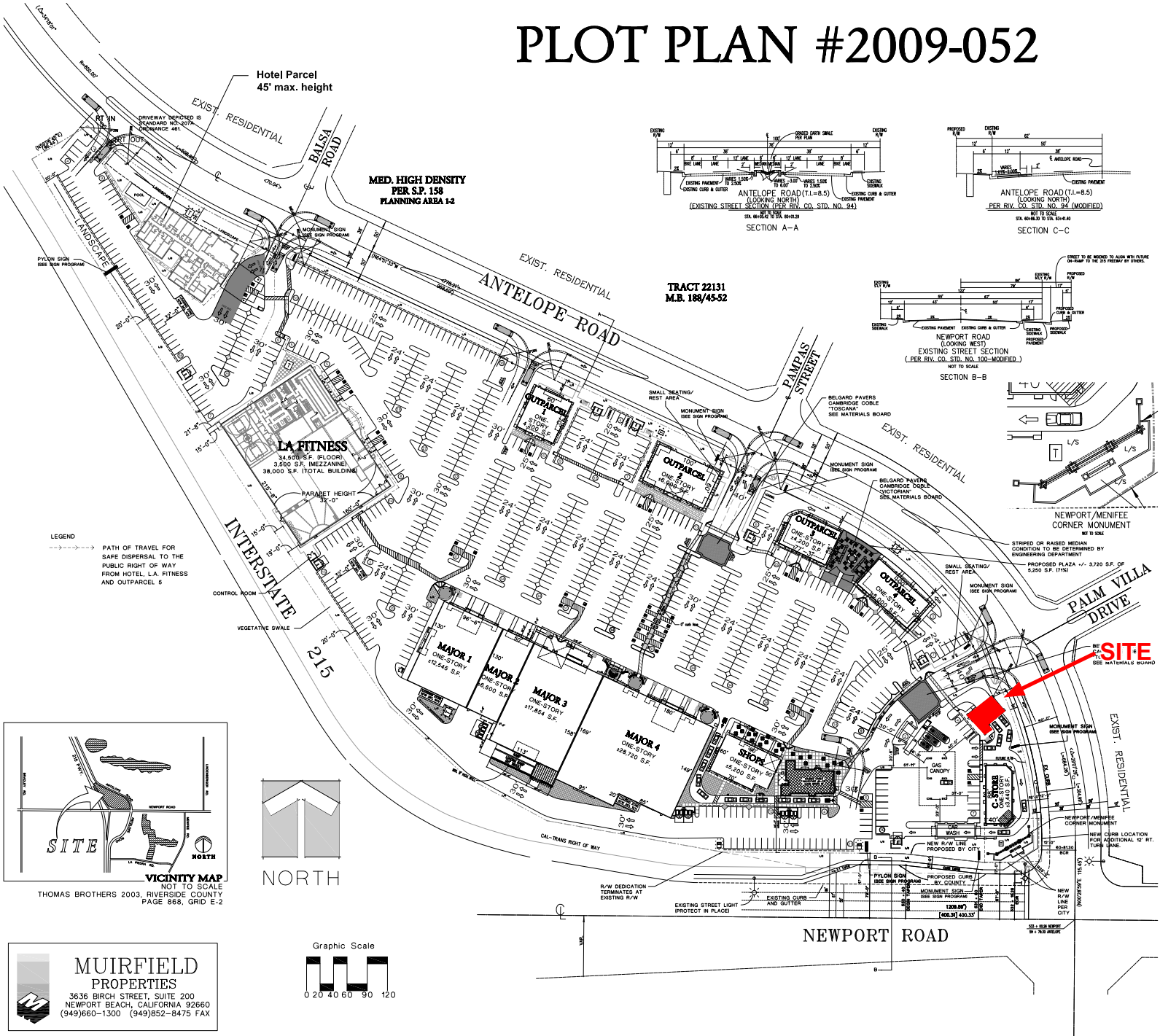
FEATURES

- Automotive Retail Building: 1,459 SF service bay with 1,116 SF basement
- Part of Menifee Lakes Plaza, a 150,000 SF power center
- Across the freeway from Countryside Marketplace, a 735,000 SF power center anchored by Super Target, Lowe's and Kohl's
- Best retail intersection on I-215; fronting the best east-west connector, Newport Road.
- Hard-corner site with excellent visibility

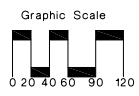
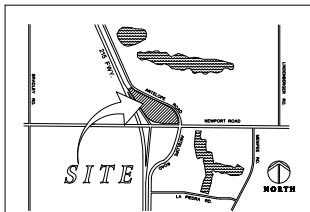




PLOT PLAN #2009-052

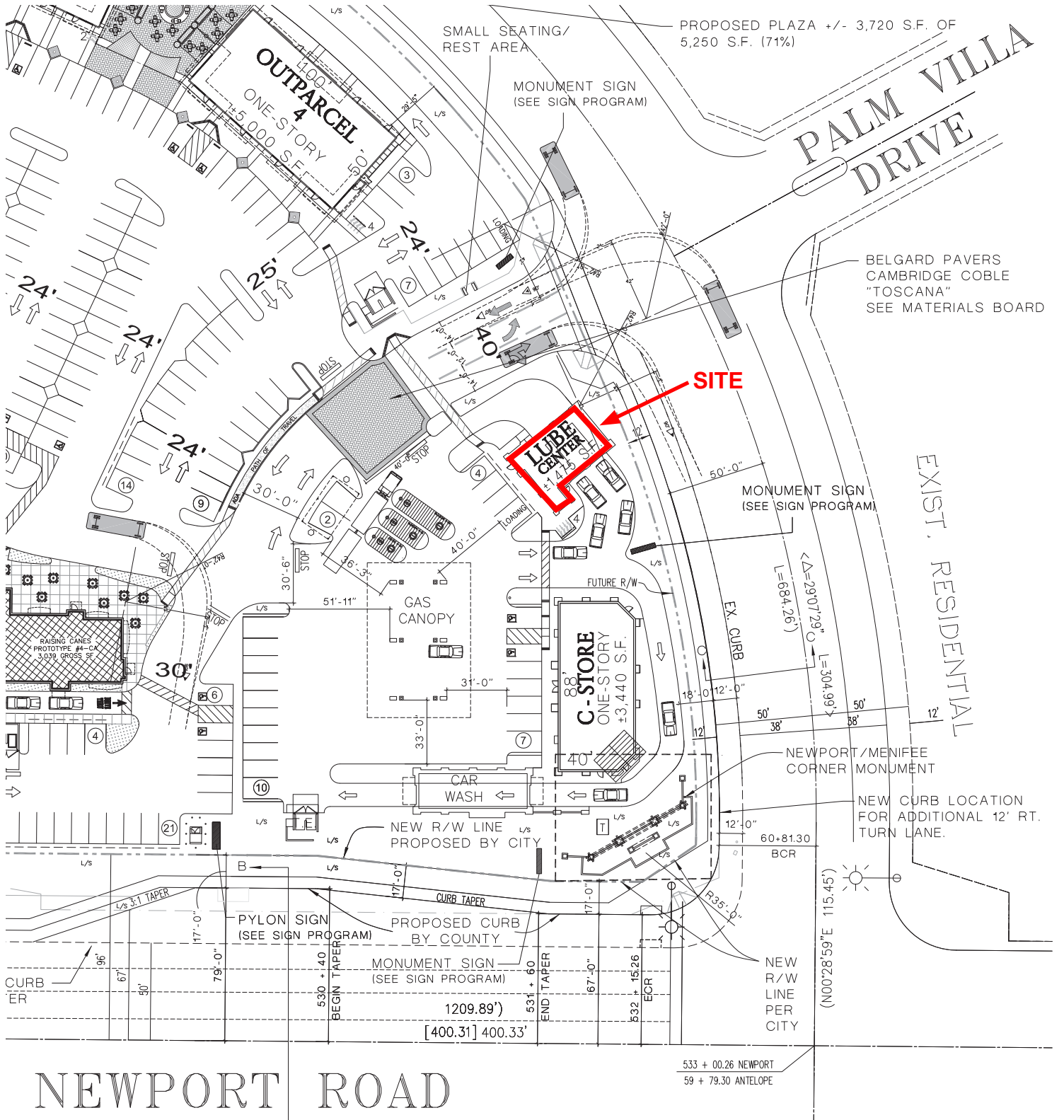


LEGEND
 PATH OF TRAVEL FOR SAFE DISPERSAL TO THE PUBLIC RIGHT OF WAY FROM HOTEL, L.A. FITNESS AND OUTPARCEL 5



MUIRFIELD PROPERTIES
 3636 BIRCH STREET, SUITE 200
 NEWPORT BEACH, CALIFORNIA 92660
 (949)660-1300 (949)852-8475 FAX

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Newport Rd & I-215 | San Diego, CA

 POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	11,865	57,462	114,383
Forecasted Population (2021)	15,642	74,925	150,308

 HOUSEHOLDS

Households	3,693	18,134	33,808
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 AVG HHD INCOME

Estimated Avg Household Income	\$89,122	\$80,477	\$86,427
Avg Family Income	\$83,146	\$78,755	\$83,369

 MEDIAN HH INCOME

Estimated Median Household Income	\$77,249	\$67,703	\$72,321
Median Family Income	\$77,772	\$71,728	\$74,806

 \$\$\$ PER CAPITA INCOME

Est. Proj. Per Capita Income	\$29,294	\$28,655	\$29,424
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 \$\$ OTHER INCOME

Est. Proj. Median Disposable Income	\$61,914	\$54,997	\$58,205
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 DAYTIME DEMOS

Total Number of Businesses	224	786	1,417
Total Number of Employees	1,649	6,339	10,568

 RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	7,384 72.0%	36,676 72.3%	71,585 70.9%
Black or African American	583 5.7%	2,866 5.7%	5,329 5.3%
American Indian & Alaskan Native	62 0.6%	398 0.8%	813 0.8%
Asian	654 6.4%	2,916 5.8%	5,711 5.7%
Hawaiian & Pacific Islander	33 0.3%	202 0.4%	392 0.4%
Other Race	1,036 10.1%	5,262 10.4%	12,137 12.0%
Two or More Races	502 4.9%	2,394 4.7%	5,043 5.0%

 AGE DISTRIBUTION

Median Age	33.09 yrs	31.47 yrs	31.54 yrs
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 HOUSING

Total Housing Units	3,783	20,208	38,291
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NEC NEWPORT RD & I-125, Vista, CA

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