

CENTER POINTE SHOPPING CENTER

RI

For Lease 1,714 SF | SWQ Newport Rd and Town Center Dr, Menifee, CA



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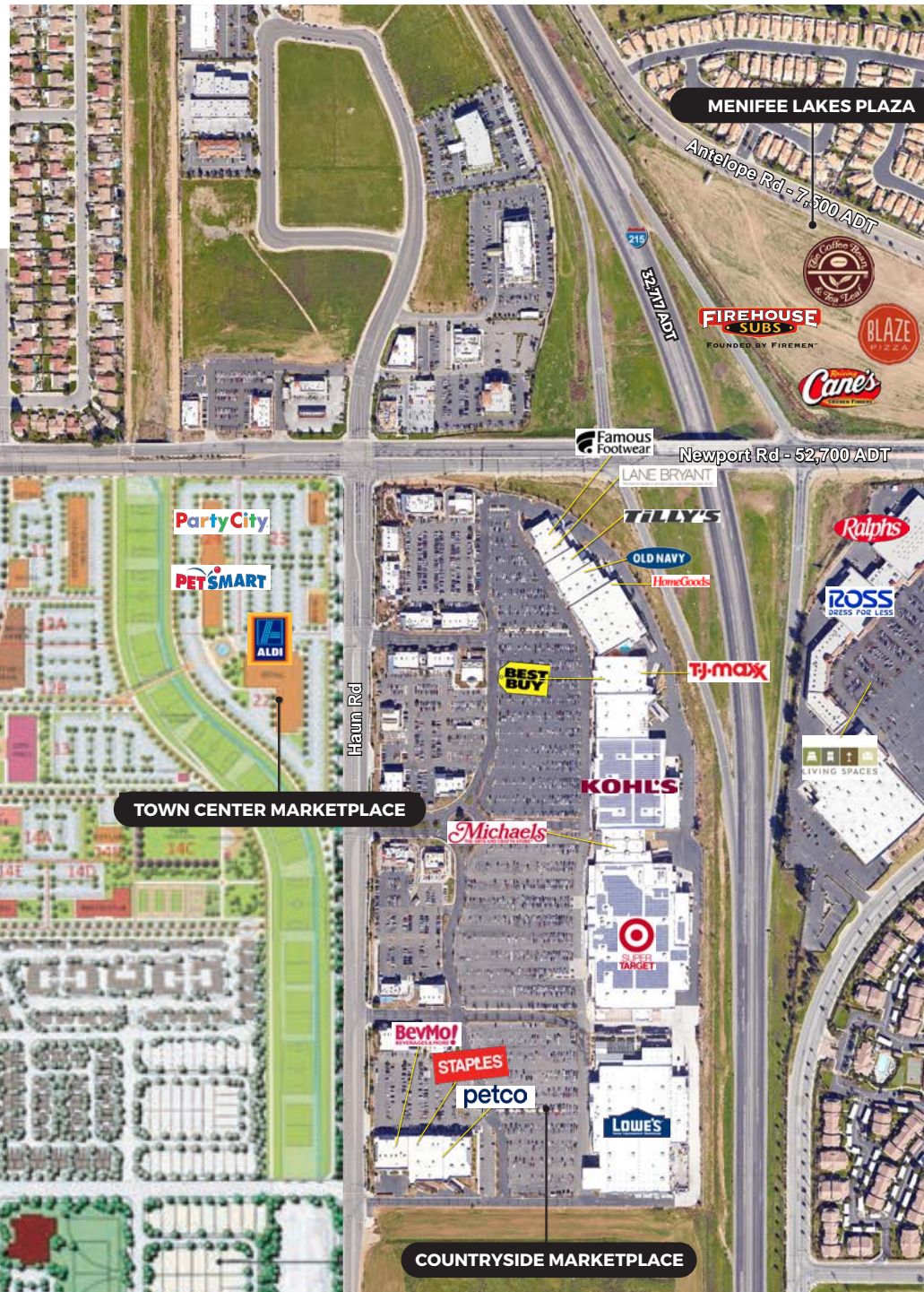
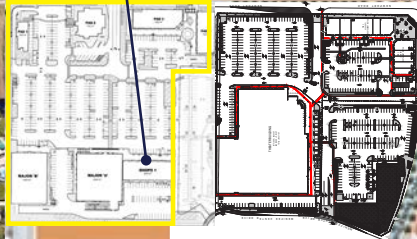
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SITE

CENTER POINTE SHOPPING CENTER



- 75,000 SF +/- Sprouts Anchored center
- Strong leasing activity
- One 1,714 SF space left (non-food only)
- Strategically located in the heart of the strong Meniffee retail area

- Proposed Krikorian theater next door to the site
- Tenants in the area include:



KOHL'S

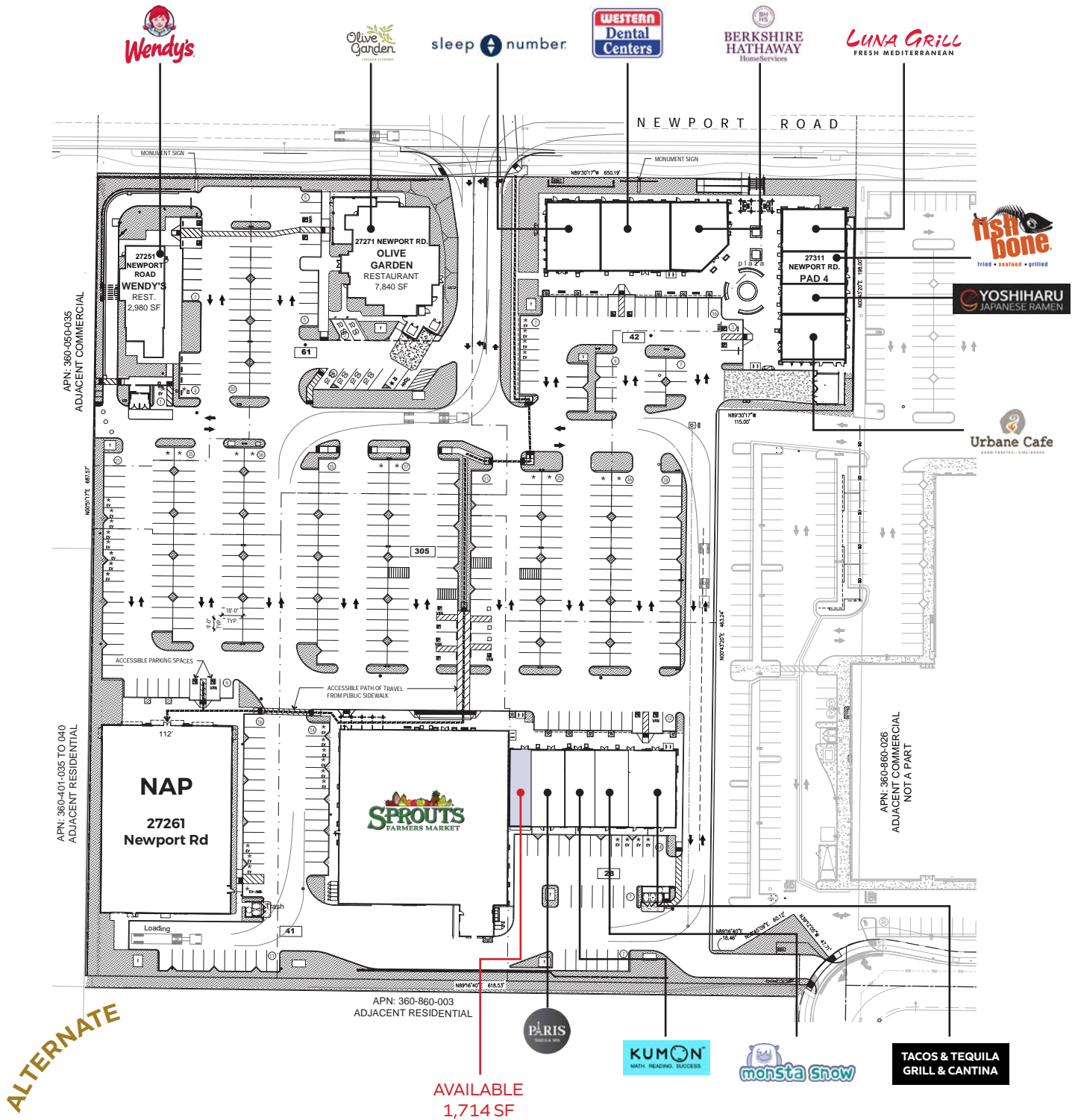
HomeGoods



TJ-maxx

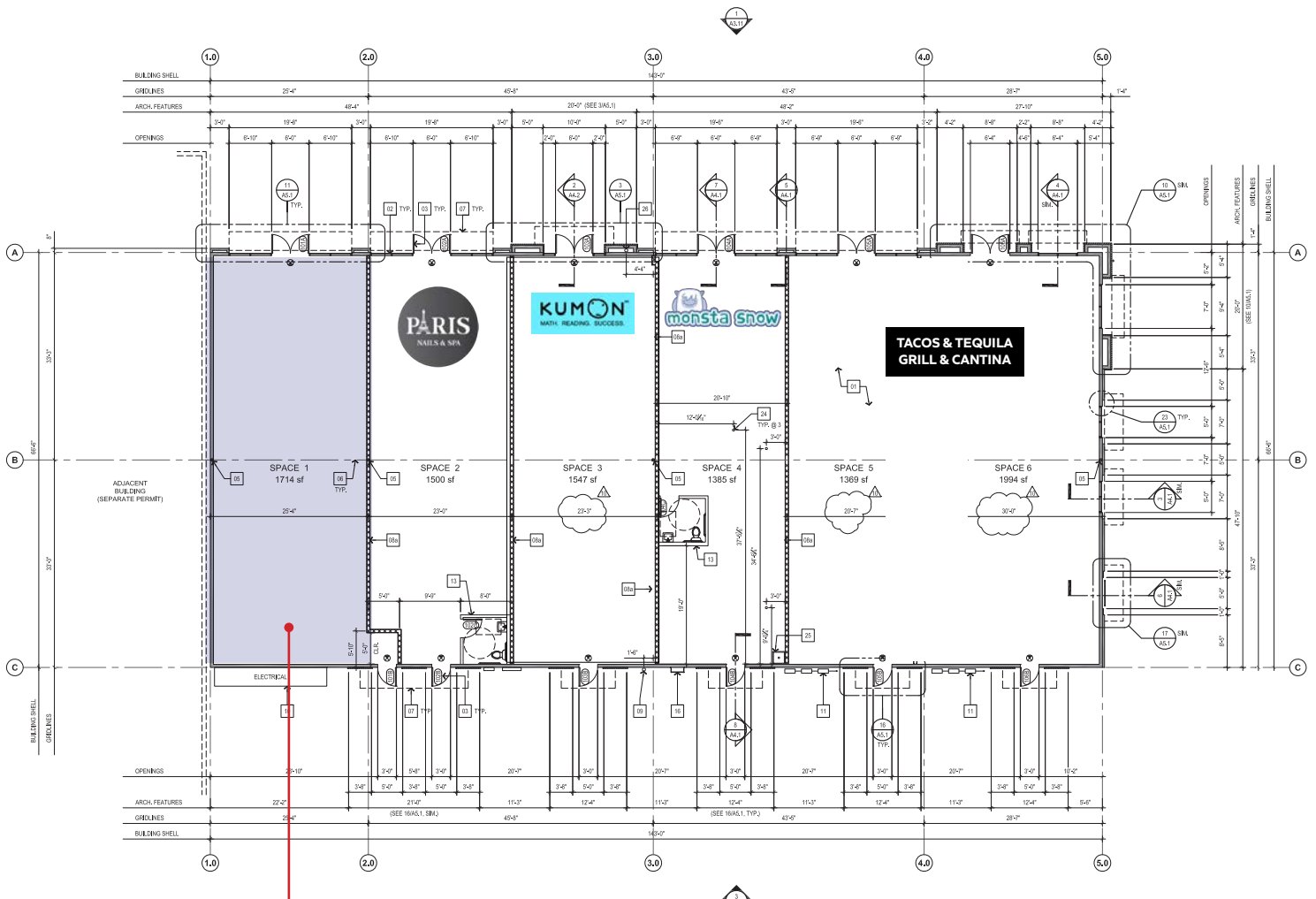

ROSS
DRESS FOR LESS

Ralphs





SHOPS FLOOR PLAN
27301 Newport Rd



AVAILABLE
1,714 SF





Newport Rd & Haun Rd, Menifee, California 92582

27301 Newport Rd		1 mi radius		3 mi radius		5 mi radius	
Menifee, CA 92584							
Population							
Estimated Population (2024)	13,486		84,099		153,990		
Projected Population (2029)	14,426		90,463		167,382		
Census Population (2020)	13,652		79,727		143,329		
Census Population (2010)	10,471		57,277		107,727		
Projected Annual Growth (2024 to 2029)	940	1.4%	6,364	1.5%	13,392	1.7%	
Historical Annual Growth (2020 to 2024)	-166	-0.3%	4,372	1.4%	10,661	1.9%	
Historical Annual Growth (2010 to 2020)	3,181	7.6%	22,450	9.8%	35,601	8.3%	
Estimated Population Density (2024)	4,295	psm	2,976	psm	1,961	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	
Households							
Estimated Households (2024)	4,726		29,240		50,414		
Projected Households (2029)	5,065		31,511		55,063		
Census Households (2020)	4,536		27,817		47,197		
Census Households (2010)	3,599		21,129		36,922		
Estimated Households with Children (2024)	1,652	34.9%	10,004	34.2%	19,437	38.6%	
Estimated Average Household Size (2024)	2.85		2.87		3.05		
Average Household Income							
Estimated Average Household Income (2024)	\$112,044		\$116,605		\$127,235		
Projected Average Household Income (2029)	\$118,873		\$123,139		\$133,911		
Estimated Average Family Income (2024)	\$129,398		\$135,396		\$146,953		
Median Household Income							
Estimated Median Household Income (2024)	\$90,166		\$97,824		\$105,000		
Projected Median Household Income (2029)	\$93,115		\$101,596		\$108,225		
Estimated Median Family Income (2024)	\$102,286		\$113,571		\$118,528		
Per Capita Income							
Estimated Per Capita Income (2024)	\$39,300		\$40,564		\$41,678		
Projected Per Capita Income (2029)	\$41,763		\$42,913		\$44,073		
Estimated Per Capita Income 5 Year Growth	\$2,464	6.3%	\$2,349	5.8%	\$2,395	5.7%	
Estimated Average Household Net Worth (2024)	\$1,120,628		\$1,339,039		\$1,444,666		
Daytime Demos (2024)							
Total Businesses	472		1,483		2,901		
Total Employees	3,705		8,747		16,593		
Company Headquarter Businesses	5	1.0%	22	1.5%	47	1.6%	
Company Headquarter Employees	259	7.0%	405	4.6%	802	4.8%	
Employee Population per Business	7.9		5.9		5.7		
Residential Population per Business	28.6		56.7		53.1		

The information included in this brochure 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.