

# On Deck Shopping Center

## NEQ I-125 & Highway 74, Menifee, CA

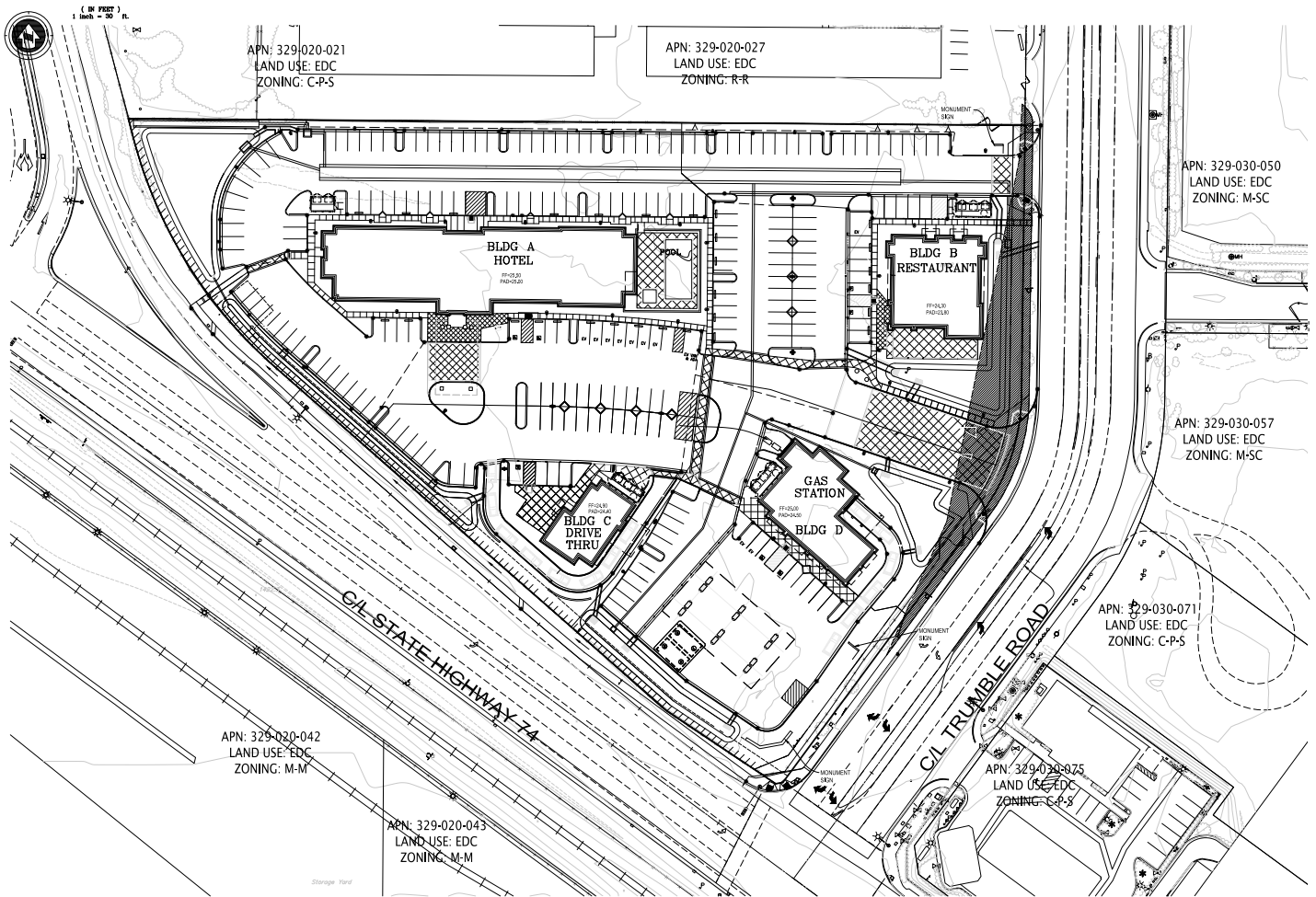
### PAD OPPORTUNITIES AVAILABLE FOR LEASE

IDEAL FOR FAST FOOD WITH DRIVE THRU, FREESTANDING RESTAURANT, AND HOTEL



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## Property Features.

- + Pad Opportunities Available
- + Ideal for Fast Food with Drive Thru, Freestanding Restaurant, and Hotel
- + Excellent access & visibility off the I-215 freeway and Highway 74
- + Located within close proximity to Winco Foods, Home Depot, Starbucks & Carl's Jr
- + Major residential construction area with ~2,500 multifamily/single units proposed
- + The area is home to the new Big League Dreams Sports Park, DropZone Waterpark, Langston Motorsports, Lake Perris & many city parks, which draws visitors & residents alike
- + Less than 4 miles from Heritage High School: 2,800+ students



# NEQ I-125 & Highway 74, Menifee, CA

| 27256 CA-74                                  |  |             |       |             |       |             |       |
|----------------------------------------------|--|-------------|-------|-------------|-------|-------------|-------|
| Menifee, CA 92585                            |  | 1 mi radius |       | 3 mi radius |       | 5 mi radius |       |
| Population                                   |  |             |       |             |       |             |       |
| Estimated Population (2025)                  |  | 2,796       |       | 39,358      |       | 144,571     |       |
| Projected Population (2030)                  |  | 2,913       |       | 43,125      |       | 154,068     |       |
| Census Population (2020)                     |  | 3,023       |       | 34,315      |       | 137,847     |       |
| Census Population (2010)                     |  | 2,639       |       | 29,347      |       | 116,065     |       |
| Projected Annual Growth (2025 to 2030)       |  | 117         | 0.8%  | 3,768       | 1.9%  | 9,497       | 1.3%  |
| Historical Annual Growth (2020 to 2025)      |  | -227        | -1.5% | 5,043       | 2.9%  | 6,724       | 1.0%  |
| Historical Annual Growth (2010 to 2020)      |  | 384         | 2.9%  | 4,968       | 3.4%  | 21,782      | 3.8%  |
| Estimated Population Density (2025)          |  | 890         | psm   | 1,393       | psm   | 1,841       | psm   |
| Trade Area Size                              |  | 3.1         | sq mi | 28.3        | sq mi | 78.5        | sq mi |
| Households                                   |  |             |       |             |       |             |       |
| Estimated Households (2025)                  |  | 770         |       | 13,518      |       | 44,410      |       |
| Projected Households (2030)                  |  | 825         |       | 14,980      |       | 48,228      |       |
| Census Households (2020)                     |  | 815         |       | 12,198      |       | 42,094      |       |
| Census Households (2010)                     |  | 738         |       | 10,776      |       | 36,203      |       |
| Estimated Households with Children (2025)    |  | 379         | 49.2% | 4,681       | 34.6% | 18,254      | 41.1% |
| Estimated Average Household Size (2025)      |  | 3.62        |       | 2.90        |       | 3.25        |       |
| Average Household Income                     |  |             |       |             |       |             |       |
| Estimated Average Household Income (2025)    |  | \$114,308   |       | \$100,247   |       | \$102,204   |       |
| Projected Average Household Income (2030)    |  | \$112,960   |       | \$100,619   |       | \$102,480   |       |
| Estimated Average Family Income (2025)       |  | \$138,767   |       | \$123,791   |       | \$119,011   |       |
| Median Household Income                      |  |             |       |             |       |             |       |
| Estimated Median Household Income (2025)     |  | \$93,002    |       | \$86,054    |       | \$86,439    |       |
| Projected Median Household Income (2030)     |  | \$92,108    |       | \$86,033    |       | \$86,736    |       |
| Estimated Median Family Income (2025)        |  | \$104,057   |       | \$102,362   |       | \$97,772    |       |
| Per Capita Income                            |  |             |       |             |       |             |       |
| Estimated Per Capita Income (2025)           |  | \$31,558    |       | \$34,462    |       | \$31,439    |       |
| Projected Per Capita Income (2030)           |  | \$32,047    |       | \$34,979    |       | \$32,121    |       |
| Estimated Per Capita Income 5 Year Growth    |  | \$489       | 1.5%  | \$517       | 1.5%  | \$681       | 2.2%  |
| Estimated Average Household Net Worth (2025) |  | \$995,975   |       | \$1,093,063 |       | \$1,063,667 |       |
| Daytime Demos (2025)                         |  |             |       |             |       |             |       |
| Total Businesses                             |  | 140         |       | 848         |       | 2,486       |       |
| Total Employees                              |  | 1,672       |       | 6,821       |       | 18,612      |       |
| Company Headquarter Businesses               |  | 3           | 2.1%  | 15          | 1.8%  | 45          | 1.8%  |
| Company Headquarter Employees                |  | 18          | 1.1%  | 156         | 2.3%  | 1,404       | 7.5%  |
| Employee Population per Business             |  | 12.0        |       | 8.0         |       | 7.5         |       |
| Residential Population per Business          |  | 20.0        |       | 46.4        |       | 58.2        |       |

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# On Deck Shopping Center Menifee, CA

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