



FOR LEASE CENTER POINTE MENIFEE

Jr. Anchor & Anchor
Space Available

Outparcel Shops
Space Available:
1,280 SF - 4,500 SF

SWC Newport Rd &
Towne Center Drive



CUSHMAN &
WAKEFIELD

POINT REALTY
ADVISORS

PROPERTY HIGHLIGHTS



The proposed Center Pointe development is one of the region's most anticipated retail developments and will be the cornerstone of the Menifee Town Center Specific Plan. The Town Center Specific plan is the City's landmark activity center featuring over 1,000 newly completed residential units, hotels commercial and civic uses. Menifee is the 5th fastest growing city in California and has grown by 70% since 2008. Over the last year, over 1,200 new residential were completed with over 2,500 new units expected to be completed in 2025. By 2026, the population of Menifee is projected to increase to 125,300 residents. Center Pointe is surrounded by the newly completed 85,000 SF Menifee Justice Center which is projected to have over 120,000 visitors per year, Mt. San Jacinto College (16,500+ students), the acclaimed Santa Rosa Academy and some of the County's best retail and restaurants.



Major Retailers at Newport Rd & 215 Fwy. perform in the top 10% nationwide!

TRAFFIC COUNTS

Interstate 215	113,000 ADT
Newport Road	85,109 ADT
Haun Road	7,380 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
Population (2024)	14,425	86,885	162,515	504,681
AHH Income	\$105,600	\$116,774	\$124,537	\$125,809
Daytime Pop.	5,517	67,435	124,306	404,222



Surrounding Tenants:



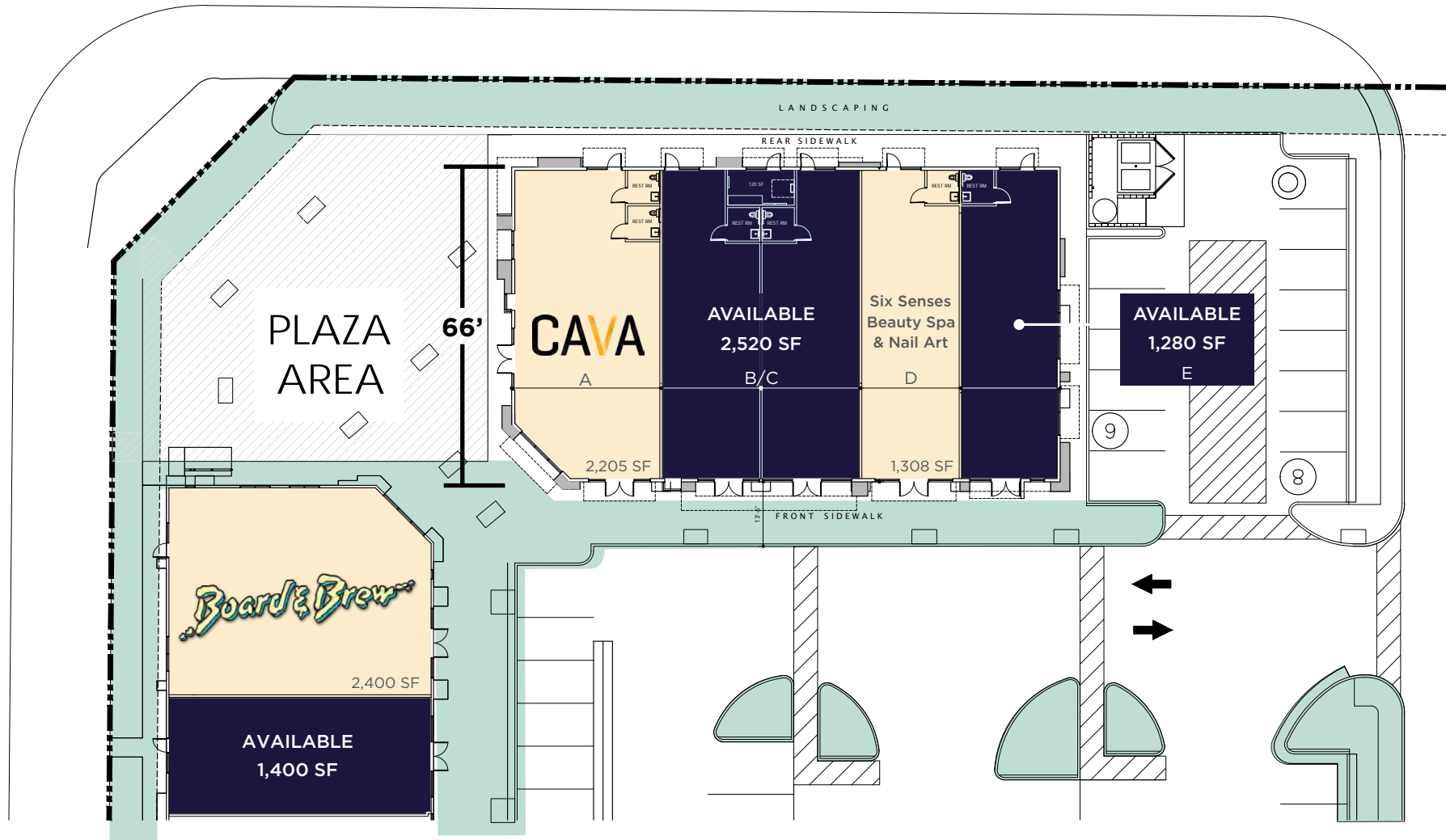
Premier Accessibility. Center Pointe is immediately east of the 215 Freeway at the SWC of Newport Rd. and Towne Center Drive and is positioned in the heart of the Town Center surrounded by a dense residential and daytime office population.



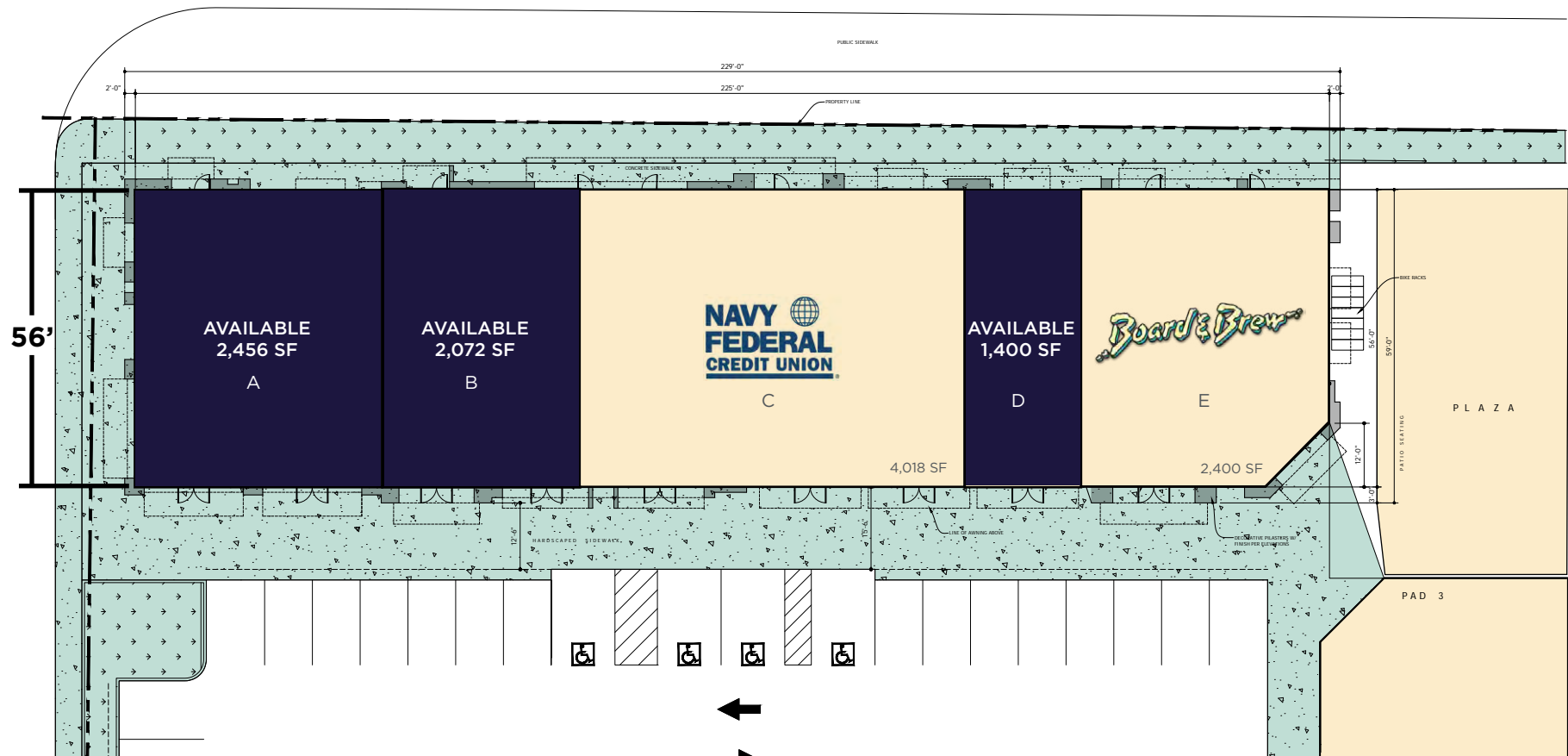


PROPOSED SITE PLAN - PAD 3

TOWN CENTER DRIVE



PROPOSED SITE PLAN - PAD 4



CITY OF MENIFEE:

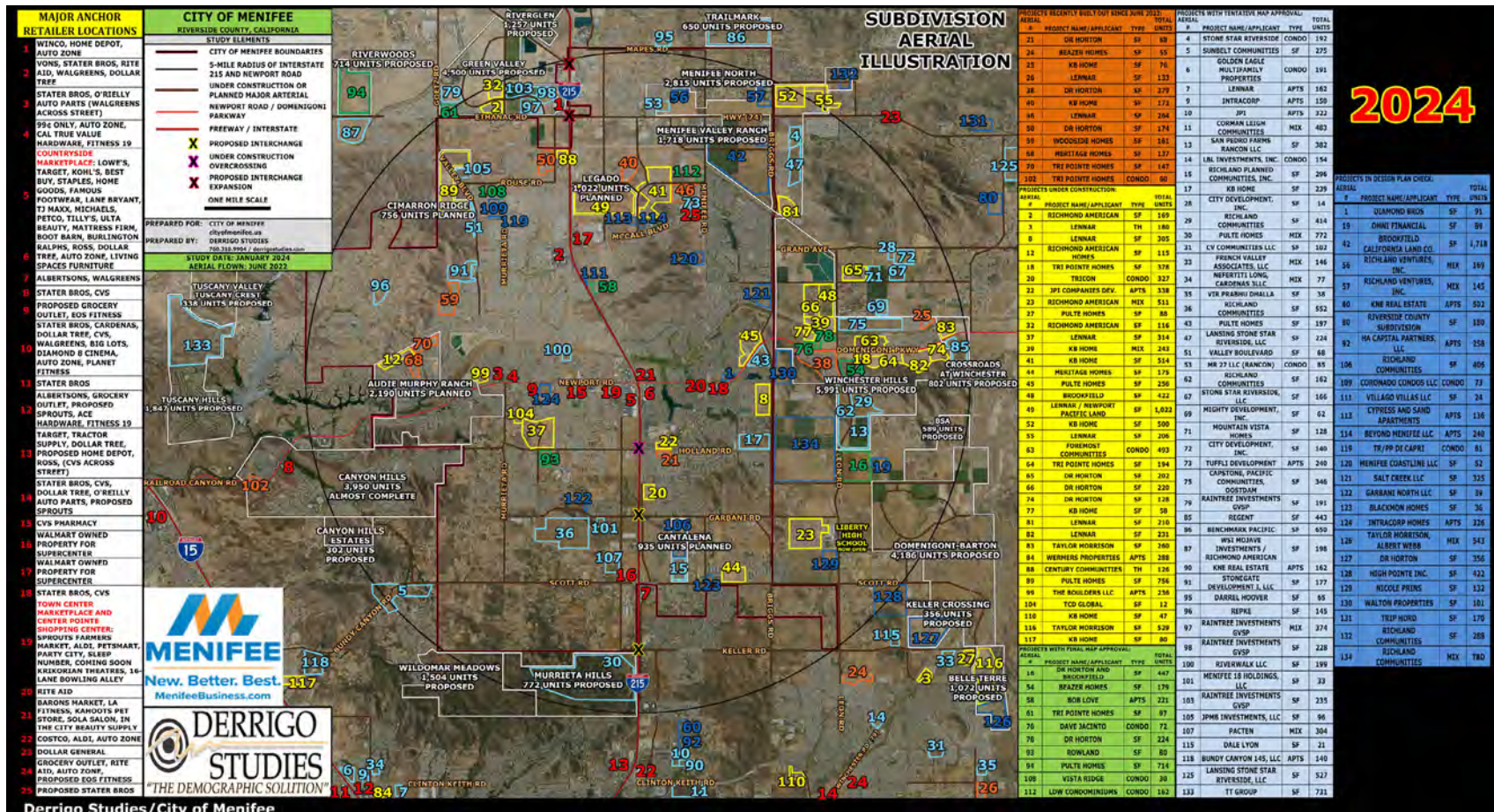
The City of Menifee is located along Interstate 215 just north of the City of Murrieta. Incorporated in 2008, Menifee has grown to a current population of 119,127. Over the last several decades, Menifee became a region covered with quality master planned communities and residential tentative tract maps. Today, the city has approximately 11,037 units in some phase of development within 6 approved specific plans and 52 residential tract maps. Menifee's area affordability and its proximity to employment centers in San Diego, Orange, Riverside and Los Angeles counties make it an attractive location for families looking for a high quality of life region in Southern California.

HOUSING GROWTH:

The 2023 Derrigo Housing Study which defines Residential activity within the city limits of Menifee is substantial with 10,682 units and 25,053 in a 5 mile radius that are in some phase of the development pipeline from 9 approved specific plans and 66 residential tract maps, 138 tentative tract maps and 23 specific plans active in the study area in the trade area with a total of 41,927 within the Property's drawing radius.

Over the last year, 1,228 units have been completed within the city limits (a 5% annual increase in population). Due to the large number of units under construction, field research concludes that this build out rate will continue with another 2,544 residential units projected to be completed by 1Q 2025. A 7.5% increase in population in 2 years to 125,300 residents in the City of Menifee.

[CLICK HERE TO VIEW THE 2024 DERRIGO HOUSING STUDY](#)



AERIAL MAP





Community Profile

Krikorian
30000-30146 Carey Rd, Menifee, California, 92584
Rings: 1, 3 mile radii

Prepared by Esri
Latitude: 33.68359
Longitude: -117.18081

	1 mile	3 miles
Population Summary		
2010 Total Population	9,763	56,253
2020 Total Population	11,531	78,027
2020 Group Quarters	19	120
2024 Total Population	14,307	86,885
2024 Group Quarters	18	102
2029 Total Population	14,539	90,211
2024-2029 Annual Rate	0.32%	0.75%
2024 Total Daytime Population	14,680	67,435
Workers	6,748	16,902
Residents	7,932	50,533
Household Summary		
2010 Households	3,477	20,660
2010 Average Household Size	2.80	2.72
2020 Total Households	4,223	27,058
2020 Average Household Size	2.73	2.88
2024 Households	5,106	29,730
2024 Average Household Size	2.80	2.92
2029 Households	5,226	30,904
2029 Average Household Size	2.78	2.92
2024-2029 Annual Rate	0.47%	0.78%
2010 Families	2,526	14,418
2010 Average Family Size	3.29	3.27
2024 Families	3,688	21,672
2024 Average Family Size	3.31	3.42
2029 Families	3,778	22,599
2029 Average Family Size	3.28	3.40
2024-2029 Annual Rate	0.48%	0.84%
Housing Unit Summary		
2000 Housing Units	2,280	14,036
Owner Occupied Housing Units	82.4%	76.2%
Renter Occupied Housing Units	14.7%	16.7%
Vacant Housing Units	2.9%	7.1%
2010 Housing Units	3,713	22,807
Owner Occupied Housing Units	68.6%	69.1%
Renter Occupied Housing Units	25.0%	21.5%
Vacant Housing Units	6.4%	9.4%
2020 Housing Units	4,458	28,560
Owner Occupied Housing Units	66.7%	72.5%
Renter Occupied Housing Units	28.0%	22.3%
Vacant Housing Units	6.0%	5.2%
2024 Housing Units	5,424	31,439
Owner Occupied Housing Units	65.7%	73.7%
Renter Occupied Housing Units	28.5%	20.8%
Vacant Housing Units	5.9%	5.4%
2029 Housing Units	5,522	32,591
Owner Occupied Housing Units	68.1%	74.6%
Renter Occupied Housing Units	26.6%	20.2%
Vacant Housing Units	5.4%	5.2%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

October 02, 2024

[CLICK TO VIEW FULL REPORT](#)



Community Profile

Krikorian
30000-30146 Carey Rd, Menifee, California, 92584
Rings: 5, 10 mile radii

Prepared by Esri
Latitude: 33.68359
Longitude: -117.18081

	5 miles	10 miles
Population Summary		
2010 Total Population	105,702	392,426
2020 Total Population	142,109	473,663
2020 Group Quarters	231	1,441
2024 Total Population	162,515	504,681
2024 Group Quarters	226	1,392
2029 Total Population	168,716	523,451
2024-2029 Annual Rate	0.75%	0.73%
2024 Total Daytime Population	124,306	404,222
Workers	29,866	115,664
Residents	94,440	288,558
Household Summary		
2010 Households	36,131	120,112
2010 Average Household Size	2.92	3.25
2020 Total Households	46,460	144,484
2020 Average Household Size	3.05	3.27
2024 Households	52,640	154,519
2024 Average Household Size	3.08	3.26
2029 Households	54,825	161,138
2029 Average Household Size	3.07	3.24
2024-2029 Annual Rate	0.82%	0.84%
2010 Families	26,486	94,042
2010 Average Family Size	3.41	3.64
2024 Families	39,876	120,338
2024 Average Family Size	3.52	3.62
2029 Families	41,604	125,530
2029 Average Family Size	3.50	3.60
2024-2029 Annual Rate	0.85%	0.85%
Housing Unit Summary		
2000 Housing Units	22,958	74,861
Owner Occupied Housing Units	76.4%	71.8%
Renter Occupied Housing Units	15.9%	20.8%
Vacant Housing Units	7.7%	7.4%
2010 Housing Units	39,851	131,538
Owner Occupied Housing Units	70.3%	66.1%
Renter Occupied Housing Units	20.4%	25.2%
Vacant Housing Units	9.3%	8.7%
2020 Housing Units	48,742	150,675
Owner Occupied Housing Units	74.9%	69.7%
Renter Occupied Housing Units	20.4%	26.2%
Vacant Housing Units	4.8%	4.1%
2024 Housing Units	55,312	161,442
Owner Occupied Housing Units	76.7%	71.2%
Renter Occupied Housing Units	18.4%	24.5%
Vacant Housing Units	4.8%	4.3%
2029 Housing Units	57,482	168,025
Owner Occupied Housing Units	77.7%	72.1%
Renter Occupied Housing Units	17.6%	23.8%
Vacant Housing Units	4.6%	4.1%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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October 02, 2024

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CENTER POINTE MENIFEE

27387 NEWPORT RD., MENIFEE, CA 92584
SWC NEWPORT RD & TOWNE CENTER DRIVE

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POINT REALTY
ADVISORS

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