

NOW PRE-LEASING PROPOSED RETAIL PROJECT

# MENIFEE PLAZA

THE GATEWAY TO MENIFEE TOWN CENTER

SEC NEWPORT RD & TOWN CENTER DR  
MENIFEE, CALIFORNIA 92584



Contact:

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(888) 215-TEAM (8326)

www.amsbrokers.com

DRE #01788637

A Development by:

**GS** INVESTMENT  
PROPERTIES



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## MENIFEE PLAZA

- ◆ ±13,000 sq. ft. New Retail Development Anchored by a National Coffee chain part of the 172-acre, mixed-use Menifee Town Center Master Plan.
- ◆ Multi-Tenant Shop Space available from 1,200 to 6,500 sq. ft.
- ◆ Situated at the gateway to Menifee Town Center creating maximum foot and street traffic exposure.
- ◆ Located along Newport Road, the primary east/west thoroughfare in the region at the Signalized Southwest Corner of Newport Rd. & Town Center Dr.
- ◆ Tremendous traffic counts with over 93,000 cars per day on I-215 Fwy & Newport Rd and over 44,000 cars per day on Newport Rd.
- ◆ Menifee Town Center Master Plan includes: Krikorian Movie Theater, Marriott Fairfield Hotel, Bowling Alley, Residential, Santa Rosa Academy, an Urban Park, Menifee City Hall, Riverside County Courthouse, Medical Offices and much more.
- ◆ Ideal Tenants: Sit Down Restaurants, Fast Food, Banks, Cellular, Insurance, and other In-line Shop Tenants.

2017 Demographics	1-Mile	2-Miles	3-Miles	5-Miles
Est. 2017 Population:	11,182	41,851	66,895	124,859
Est. 2022 Population:	11,929	44,795	71,690	133,795
Avg. HH Income:	\$74,633	\$72,532	\$70,542	\$75,672

Source: Sites USA

NATIONAL  
COFFEE  
TENANT

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.





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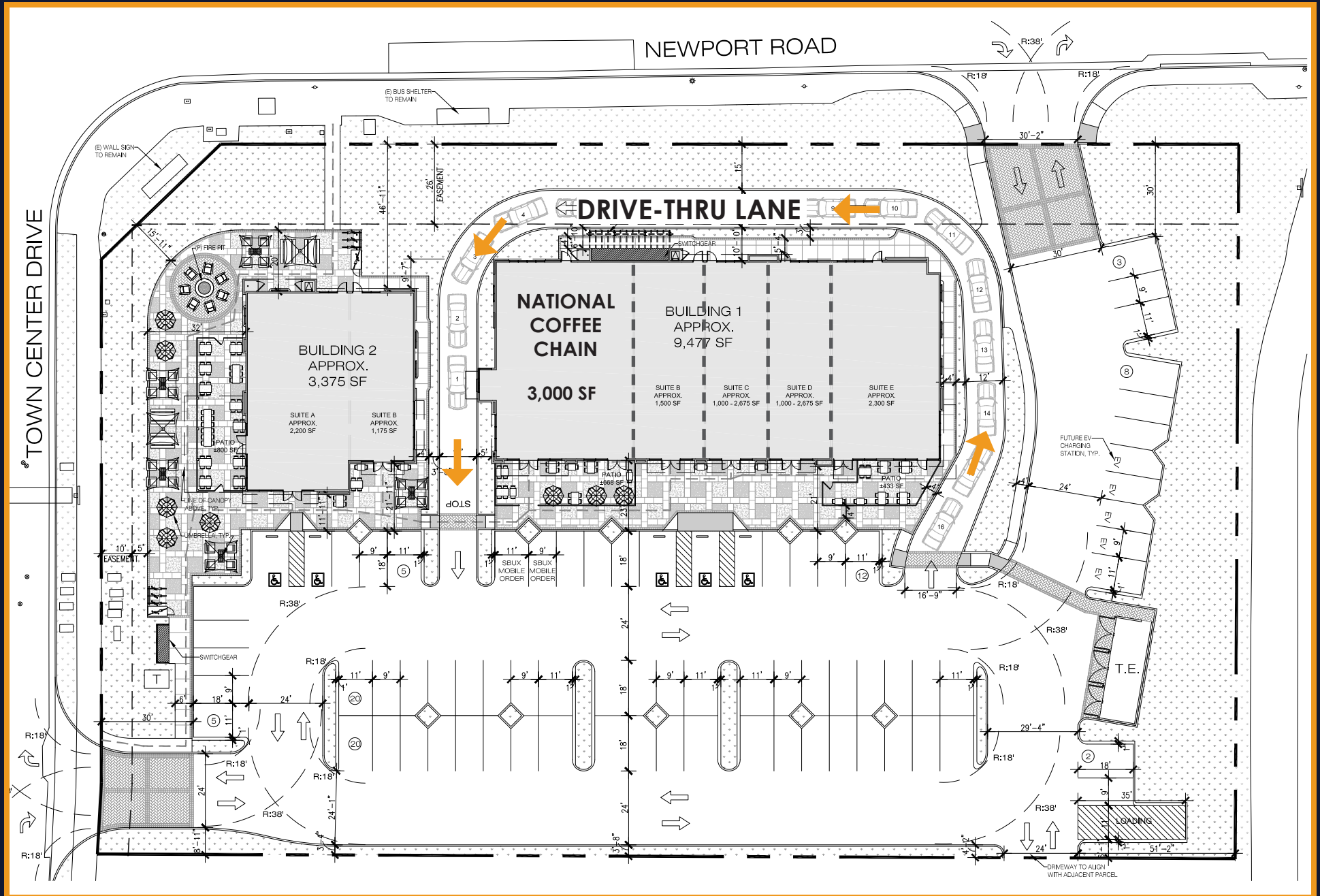
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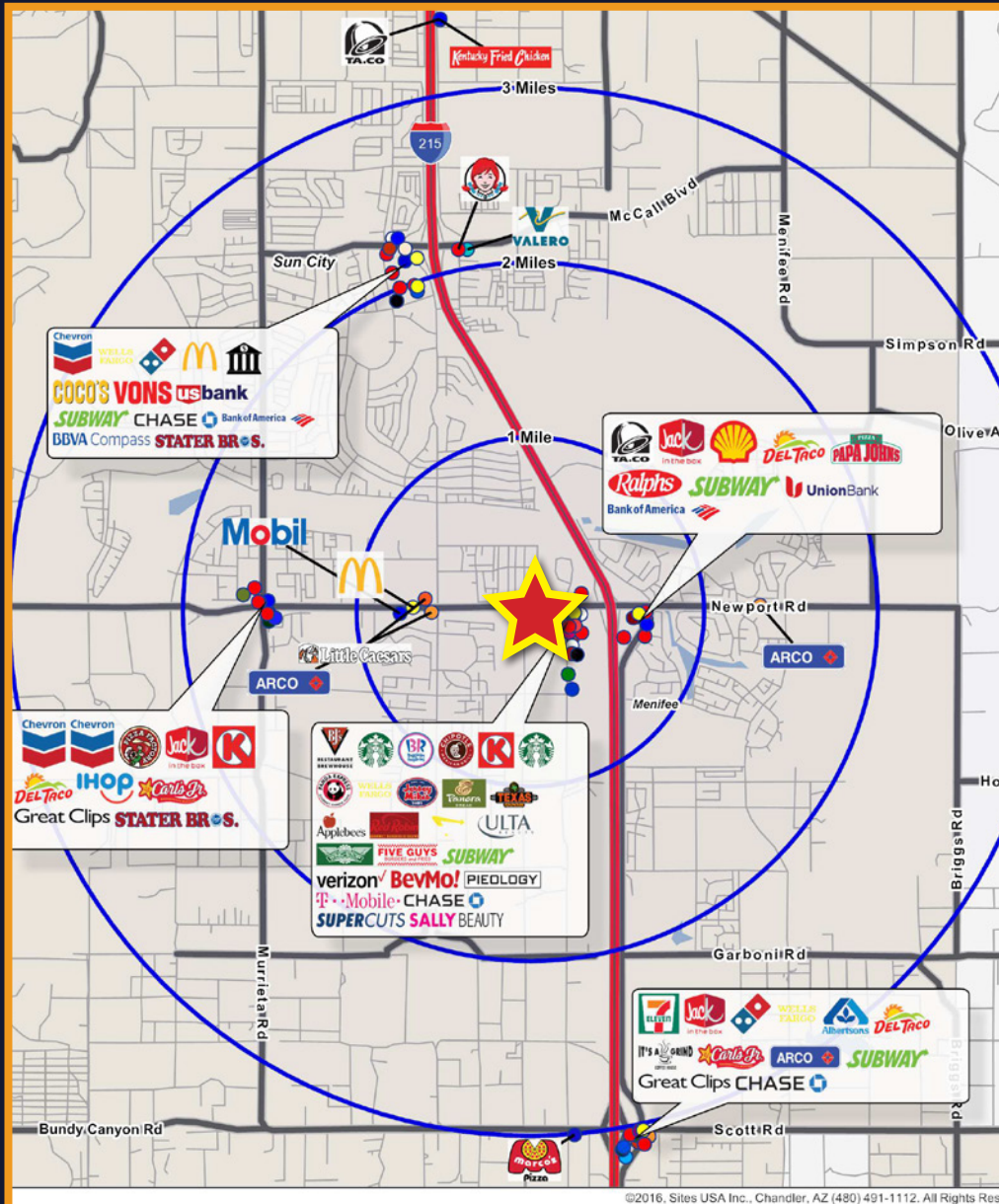


# MENIFEE PLAZA - SITE PLAN

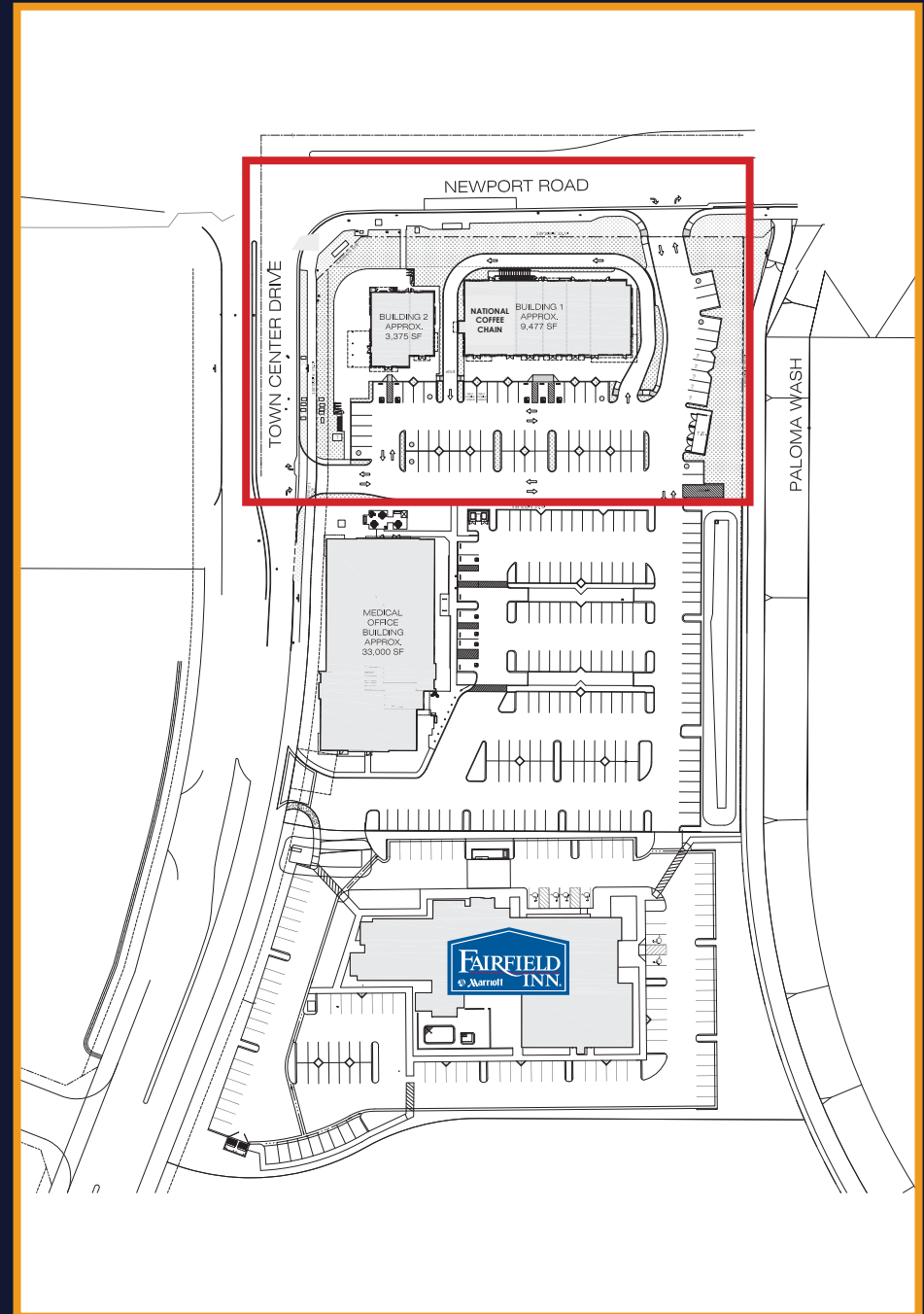




# MENIFEE PLAZA - RETAILERS & OVERALL PLAN



**Menifee Town Center**  
**Menifee, California**  
 Select Retailers and Restaurants





Krikorian Premiere Theaters' plan calls for the installation of more than 177,000 square feet of space for theaters, bowling lanes, games, restaurants and bars on 13 acres at Newport Road and Town Center Drive.



Marriott Fairfield Inn & Suites (99 Rooms) Conceptual Rendering. Schedule to break ground 2nd Qtr of 2018 and open late 2018.

The new Mid-County Civil Courthouse will house nine courtrooms in over 89,000 square feet and replace the aging Hemet Courthouse. Construction of the new courthouse is currently scheduled to begin in 2018, subject to change.



33,800 Square feet, two-story general service, multi-tenant medical office building providing healthcare services such as, urgent care with imaging, family practice, specialties and sub-specialty physician office (i.e. orthopedics, pediatric sub-specialties, etc.) and potential healthcare related retail such as a pharmacy and durable medical equipment. and employing approximately 75 employees.

Menifee Town Center will be the new home of the Menifee City Hall and the Riverside County Courthouse. Located along Town Center Dr. Groundbreaking is anticipated in late 2018 with completion in the second quarter of 2021.







# MENIFEE TOWN CENTER MASTER PLAN

STARK MENIFEE LAND, LLC



1. Neighborhood 1
  - 1a. Neighborhood 1 Product "A"
  - 1b. Neighborhood 1 Product "B"
2. Neighborhood 2
3. Neighborhood 3
4. Neighborhood 4
5. Santa Rosa Academy
6. Neighborhood 5
  - 6a. Neighborhood 5 Product "A"
  - 6b. Neighborhood 5 Product "B"
7. Commercial Center
8. Recreation Center & Daycare
9. Urban Park
10. Riverside County Courthouse
11. Menifee City Hall
12. Retail
13. Krikorian Entertainment Center
14. Medical Offices
15. **MENIFEE PLAZA**
16. Retail Center (Rich Development)
17. Pedestrian Bridge







### NEIGHBORHOOD ONE

Planning Area:	One A	Range of Homes:	Lot Single Family Homes
Minimum Lot Size:	4,600 sq. ft.	Width x Depth:	46' X 100'
House Sq. Ft. Range:	2,600 -3,300	Number of Units:	83 Total
Planning Area:	One B	Range of Homes:	Lot Single Family Homes
Minimum Lot Size:	3,080 sq. ft.	Width x Depth:	46' X 70'
House Sq. Ft. Range:	2,100-2,300	Number of Units:	92 Total



### NEIGHBORHOOD TWO

Planning Area:	Two	Range of Homes:	Motor court 16.8
Gross Acres:	±20.3	Width x Depth:	Varies
House Sq. Ft. Range:	1,900-2,200	Number of Units:	151 Total



### NEIGHBORHOOD THREE

Planning Area:	Three	Range of Homes:	Net Apartments
Gross Acres:	±11.9	Net Acres:	±10.3
SP allows maximum of 5 stories		Min. Number of Units:	250 Total



### NEIGHBORHOOD FOUR

Planning Area:	Four	Range of Homes:	Motor court 10.4
Gross Acres:	±11.3	Minimum Lot Size:	2,840 sq. ft.
House Sq. Ft. Range:	1,800-2,100	Number of Units:	126 Total



### NEIGHBORHOOD FIVE

Planning Area:	Five A	Range of Homes:	Lot Single Family Homes
Minimum Lot Size:	7,019 sq. ft.	Width x Depth:	Varies
House Sq. Ft. Range:	3,000-3,800	Number of Units:	41 Total
Planning Area:	Five B	Range of Homes:	Lot Single Family Homes
Minimum Lot Size:	4,938 sq. ft.	Width x Depth:	Varies
House Sq. Ft. Range:	2,300-2,600	Number of Units:	108 Total



# TRADE AREA









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