



Retail that resonates





NewMark Merrill
COMPANIES



SHOPPES
AT THE LAKES

Located at the southeast corner of Newport Rd. & Menifee Rd. • Menifee Lakes, CA
www.newmarkmerrill.com

Prime Retail Space Available









STATER BROS. markets

CVS pharmacy

DEL TACO



at the southeast corner of Newport Rd. & Menifee Rd.

Ideally located just east of Interstate 215, The Shoppes at the Lakes is anchored by Stater Bros. and CVS with ground lease, BTS, and shop opportunities with 1,000 SF and more. The city of Menifee, has approximately 10,610 units in some phase of development within 9 approved specific plans and 66 residential tract maps.

60,213
POPULATION IN 3-MILE RADIUS*

$96,457
AVERAGE HH INCOME IN 3-MILE RADIUS*

26,800
AVERAGE DAILY TRAFFIC

2,000,000
ANNUAL VISITS

96,049
SF OF RETAIL SPACE





*Estimates are based on 2021 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



SHOPPES AT THE LAKES

NMC

#	TENANT	SF
1	AVAILABLE SHOP SPACES	1,000 - 8,400
2	McDonald's	1,080
3	Stater Bros.	45,112
4	Great Clips	1,200

#	TENANT	SF
5	Blitzer's Premium Frozen Yogurt	1,200
6	Swan's Nail Spa	1,200
7	Zesty Shawarama & Grill	1,200
8	Wolfee Donuts	1,200
9	Mountain Mike's Pizza	2,400

#	TENANT	SF
10	Menifee Lakes Dental Group	3,200
11	Starbucks	1,800
12	CVS Pharmacy	14,576
13	Del Taco	2,418
14	AVAILABLE PAD SPACES	1,000 - 7,843

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When you love shopping centers, it shows.

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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.

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