



# 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](http://www.newmarkmerrill.com)



# Prime Retail Space Available

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 2022 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



**STATER BROS.**  
markets

**CVS**  
pharmacy





#	TENANT	SF
1	AVAILABLE	1,200 - 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	AVAILABLE RESTAURANT	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
PAD-E	AVAILABLE	1,200 - 7,843

## SHOPPES AT THE LAKES

For Leasing Information  
please contact:

Greg Giacomuzzi  
Vice President, Leasing & Development  
Tel: 818.710.6100, x5798  
ggiacomuzzi@newmarkmerrill.com  
DRE LIC# 01906640



NewMark Merrill  
COMPANIES

## When you love shopping centers, it shows.

24025 Park Sorrento., Ste. 300 • Calabasas, CA 91302 • 818.710.6100 • [www.newmarkmerrill.com](http://www.newmarkmerrill.com)

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.