















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.







NEWPORT RD.

26,800
AVERAGE DAILY
TRAFFIC

SHOPPES AT THE LAKES





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.













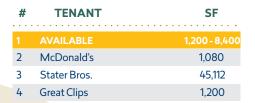












#	TENANT	SF
5	Blitzer's Premium Frozen Yogurt	1,200
6	Swan's Nail Spa	1,200
7	Zesty Shawarama & Grill	1,200
8	AVAILABLE RESTAURANT	1,200
9	Mountain Mike's Pizza	2,400

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

Ground lease or build to suit opportunities

## SHOPPES AT THE LAKES

For Leasing Information please contact:

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## When you love shopping centers, it shows.

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