NewMark Merrill
COMPANIES
When you love shopping centers it shows.

CAL OAKS PLAZA

SOUTHWEST CORNER OF CAL OAKS ROAD AND MONROE AVENUE IN MURRIETA, CALIFORNIA

Project Size 313,083 Sq. Ft. of Retail Space

Demographics

Population*
1 Mile. 11,335
3 Miles 89,553

Household Income*
1 Mile. . . .$ 89,105
3 Miles . .$107,528

Traffic Count*
California Oaks Road: 44,100 ADT
I-15: 190,000 ADT

For Lease • Prime Retail Space Available

- Located along Monroe Avenue, which is the future extension from Los Alamos Road
- Regional daily needs center located in the City of Murrieta on the southwest corner of Monroe Avenue and Cal Oaks Road which is a primary east/west thoroughfare giving exposure to an additional 44,100 cars daily
- Suites available from 900 to 4,675 square feet
- Strong mix of national and regional tenants, including Target, Albertsons, Chipotle Mexican Grill, Auto Zone, Carl's Junior, Hallmark, Super Cuts, Starbucks, Navy Federal Credit Union, Chili's, Reading Cinemas and more.

* Estimates are based on 2020 demographics for population and average income per household. Traffic count is based upon Owner's calculations. The information herein is not guaranteed and should be independently verified.

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For additional information, please contact:

John Hickman
jhickman@newmarkmerrill.com
(Lic #00950529)

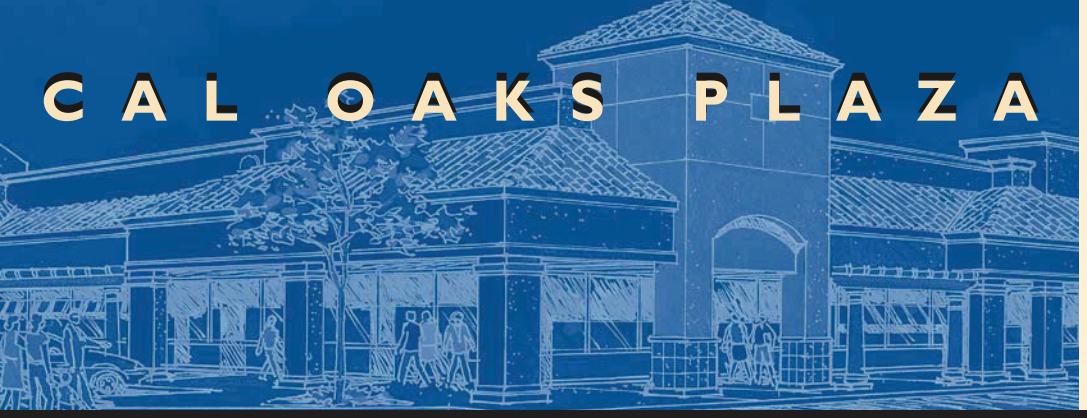
or **Jae Chung**
jchung@newmarkmerrill.com
(Lic #01504403)

Tel: (760) 630-8247
Fax: (760) 630-4693

427 College Blvd
Suite K
Oceanside, CA 92057

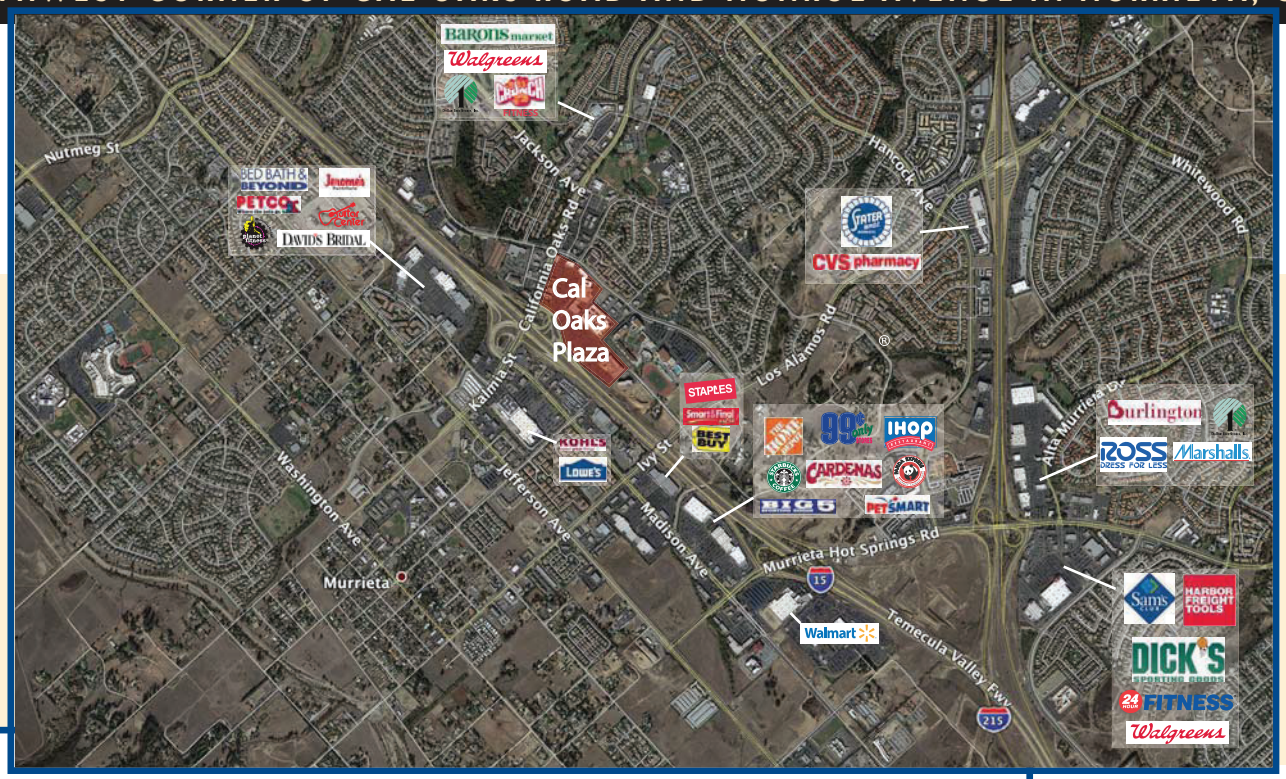
www.newmarkmerrill.com

CAL OAKS PLAZA



FOR LEASE
PRIME RETAIL SPACE AVAILABLE

SOUTHWEST CORNER OF CAL OAKS ROAD AND MONROE AVENUE IN MURRIETA, CALIFORNIA



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CAL OAKS PLAZA

Located at the SWC Cal Oaks Road & Monroe Avenue
Murrieta, CA

Unit	Tenant	SF
24703	Dr. Na'Imah Powell	0
40920	76 Gas Station	0
40930	Jamba Juice	1,325
40932	Available	4,675
40940A	Chipotle	2,200
40940-A1	Available	1,458
40940B	Hana Sushi	2,342
40942	Epic Wings	3,000
40950	AutoZone Inc 5566	5,400
40952	Churned Creamery	900
40954	Threading Palace	900
40956	Lex Salon	1,574
40960	Postal Annex	1,514
40962	Nail City	900
40964	Spectrum Cleaners	1,500
40970	Available	1,430
40972	Riff's Music	1,430
40974	Available	2,364
40978	Available	1,340
40980	Carl's Jr	3,025
40982	Jade Chinese Cuisine	1,430
40984	Crumbl Cookies	1,430
40986	TLC Dental	2,625
41000	Albertsons	50,245
41020	Hallmark	4,550
41024	Supercuts	1,400
41030A	Alan's Bike Shop	3,794
41030B	Navy Federal Credit Union	4,126
41032	Starbucks	1,406
41034A	Hear USA	875
41034B	European Wax	1,331
41036	Leslie's Poolmart	2,990
41038	Available	3,080
41040	Target	0
41070	Chili's	6,163
41080	Sola Salons	0
41090	Reading Theaters	53,398
Parking	Recycling America's Future	0

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Jae Chung
(DRE #01504403)
NewMark Merrill Companies
Tel: 760.630.8247 Fax: 760.630.4693
jchung@newmarkmerrill.com

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Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed

Executive Summary

916 Cal Oaks Plaza
Murrieta, California
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 33.56629
Longitude: -117.20381

	1 mile	2 miles	3 miles
Population			
2000 Population	7,702	32,602	45,684
2010 Population	10,091	46,420	80,836
2020 Population	11,335	49,064	89,553
2025 Population	11,964	51,158	94,121
2000-2010 Annual Rate	2.74%	3.60%	5.87%
2010-2020 Annual Rate	1.14%	0.54%	1.00%
2020-2025 Annual Rate	1.09%	0.84%	1.00%
2020 Male Population	47.0%	48.1%	48.5%
2020 Female Population	53.0%	51.9%	51.5%
2020 Median Age	34.3	35.3	34.9

In the identified area, the current year population is 89,553. In 2010, the Census count in the area was 80,836. The rate of change since 2010 was 1.00% annually. The five-year projection for the population in the area is 94,121 representing a change of 1.00% annually from 2020 to 2025. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 34.3, compared to U.S. median age of 38.5.

Race and Ethnicity			
2020 White Alone	68.9%	67.4%	66.3%
2020 Black Alone	5.3%	5.3%	5.6%
2020 American Indian/Alaska Native Alone	0.7%	0.7%	0.7%
2020 Asian Alone	6.4%	7.6%	9.6%
2020 Pacific Islander Alone	0.3%	0.5%	0.4%
2020 Other Race	11.9%	11.4%	10.3%
2020 Two or More Races	6.5%	7.0%	7.1%
2020 Hispanic Origin (Any Race)	34.6%	33.1%	31.7%

Persons of Hispanic origin represent 31.7% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households			
2020 Wealth Index	90	106	119
2000 Households	2,756	10,638	14,879
2010 Households	3,938	15,590	26,001
2020 Total Households	4,490	16,556	28,686
2025 Total Households	4,725	17,182	29,977
2000-2010 Annual Rate	3.63%	3.90%	5.74%
2010-2020 Annual Rate	1.29%	0.59%	0.96%
2020-2025 Annual Rate	1.03%	0.75%	0.88%
2020 Average Household Size	2.51	2.95	3.11

The household count in this area has changed from 26,001 in 2010 to 28,686 in the current year, a change of 0.96% annually. The five-year projection of households is 29,977, a change of 0.88% annually from the current year total. Average household size is currently 3.11, compared to 3.09 in the year 2010. The number of families in the current year is 22,446 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

August 11, 2020

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Executive Summary

916 Cal Oaks Plaza
Murrieta, California
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 33.56629
Longitude: -117.20381

	1 mile	2 miles	3 miles
Mortgage Income			
2020 Percent of Income for Mortgage	25.2%	22.6%	21.5%
Median Household Income			
2020 Median Household Income	$67,203	$75,943	$83,136
2025 Median Household Income	$74,059	$81,717	$90,661
2020-2025 Annual Rate	1.96%	1.48%	1.75%
Average Household Income			
2020 Average Household Income	$89,105	$96,710	$107,528
2025 Average Household Income	$99,163	$108,844	$121,789
2020-2025 Annual Rate	2.16%	2.39%	2.52%
Per Capita Income			
2020 Per Capita Income	$33,384	$32,714	$34,495
2025 Per Capita Income	$36,992	$36,650	$38,838
2020-2025 Annual Rate	2.07%	2.30%	2.40%
Households by Income			

Current median household income is $83,136 in the area, compared to $62,203 for all U.S. households. Median household income is projected to be $90,661 in five years, compared to $67,325 for all U.S. households

Current average household income is $107,528 in this area, compared to $90,054 for all U.S. households. Average household income is projected to be $121,789 in five years, compared to $99,510 for all U.S. households

Current per capita income is $34,495 in the area, compared to the U.S. per capita income of $34,136. The per capita income is projected to be $38,838 in five years, compared to $37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	90	100	104
2000 Total Housing Units	2,977	11,061	15,491
2000 Owner Occupied Housing Units	2,066	8,296	11,738
2000 Renter Occupied Housing Units	690	2,342	3,141
2000 Vacant Housing Units	221	423	612
2010 Total Housing Units	4,455	16,754	27,889
2010 Owner Occupied Housing Units	2,034	10,081	18,160
2010 Renter Occupied Housing Units	1,904	5,509	7,841
2010 Vacant Housing Units	517	1,164	1,888
2020 Total Housing Units	4,882	17,501	30,087
2020 Owner Occupied Housing Units	2,228	10,396	19,474
2020 Renter Occupied Housing Units	2,262	6,160	9,211
2020 Vacant Housing Units	392	945	1,401
2025 Total Housing Units	5,169	18,273	31,616
2025 Owner Occupied Housing Units	2,336	10,780	20,382
2025 Renter Occupied Housing Units	2,389	6,402	9,594
2025 Vacant Housing Units	444	1,091	1,639

Currently, 64.7% of the 30,087 housing units in the area are owner occupied; 30.6%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 27,889 housing units in the area - 65.1% owner occupied, 28.1% renter occupied, and 6.8% vacant. The annual rate of change in housing units since 2010 is 3.43%. Median home value in the area is $427,360, compared to a median home value of $235,127 for the U.S. In five years, median value is projected to change by 1.54% annually to $461,184.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

August 11, 2020

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