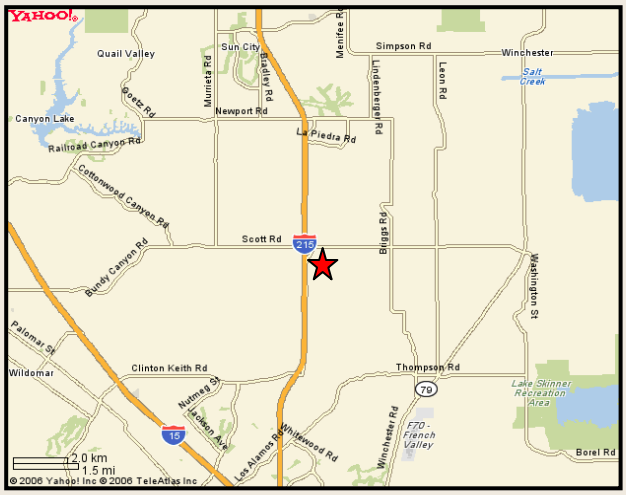
ANTELOPE SQUARE

Southeast Corner Scott Rd. & Antelope Rd. • Murrieta

JOIN: Walgreens, Cardinal Fitness, Jack in the Box, ARCO, am pm, Fantastic Sams, submarine

Shopping Center Highlights:

- ±84,000 SF Proposed Retail Shopping Center
- Now Pre-Leasing – Pads & Shop Space
- Excellent Access & Exposure
- Delivery Estimated For 1st Quarter 2009
- Adjacent to the Existing Heritage Village Anchored by Albertsons, Carl's Jr., Del Taco, Subway, Blockbuster, It's A Grind Coffee and 7-11



Trade Area Highlights:

- Under Served Trade Area With Explosive Housing Growth Boasting Over 15,000 New Homes Within 2 Miles of the Site
- Gateway Location To Murrieta & Menifee
- Minutes From Mt. San Jacinto College with Access To Over 5,000 Students and Staff

2007 Demographics

	1-Mile	3-Mile	5-Mile
Residential Population:	2,355	20,778	93,899
Average HH Income:	$83,943	$76,037	$71,295
2012 Pop. Estimate:	3,342	27,995	120,838

Traffic Counts

I-215:	84,000 CPD
Scott Road:	23,000 CPD
Antelope:	8,300 CPD

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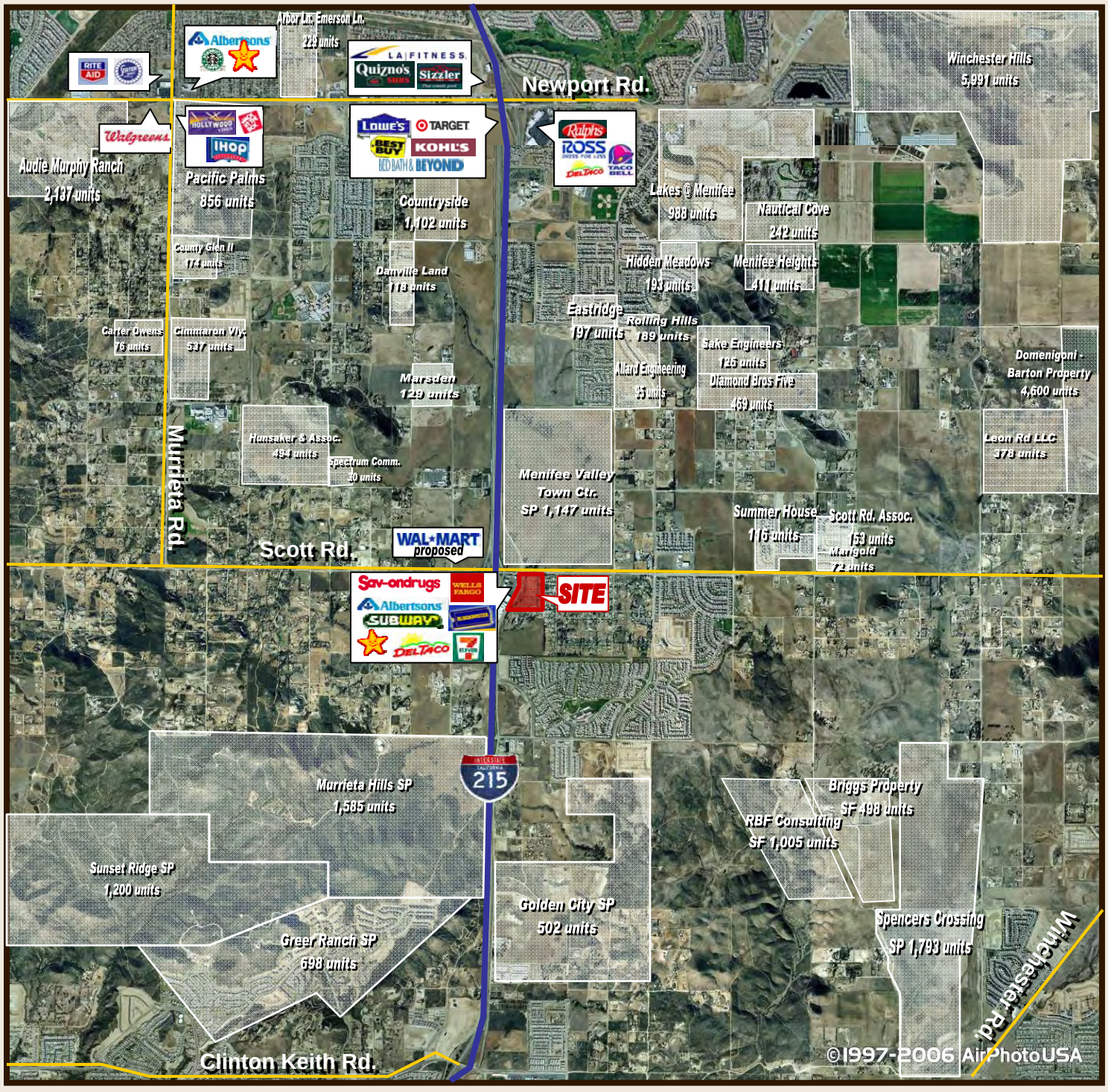

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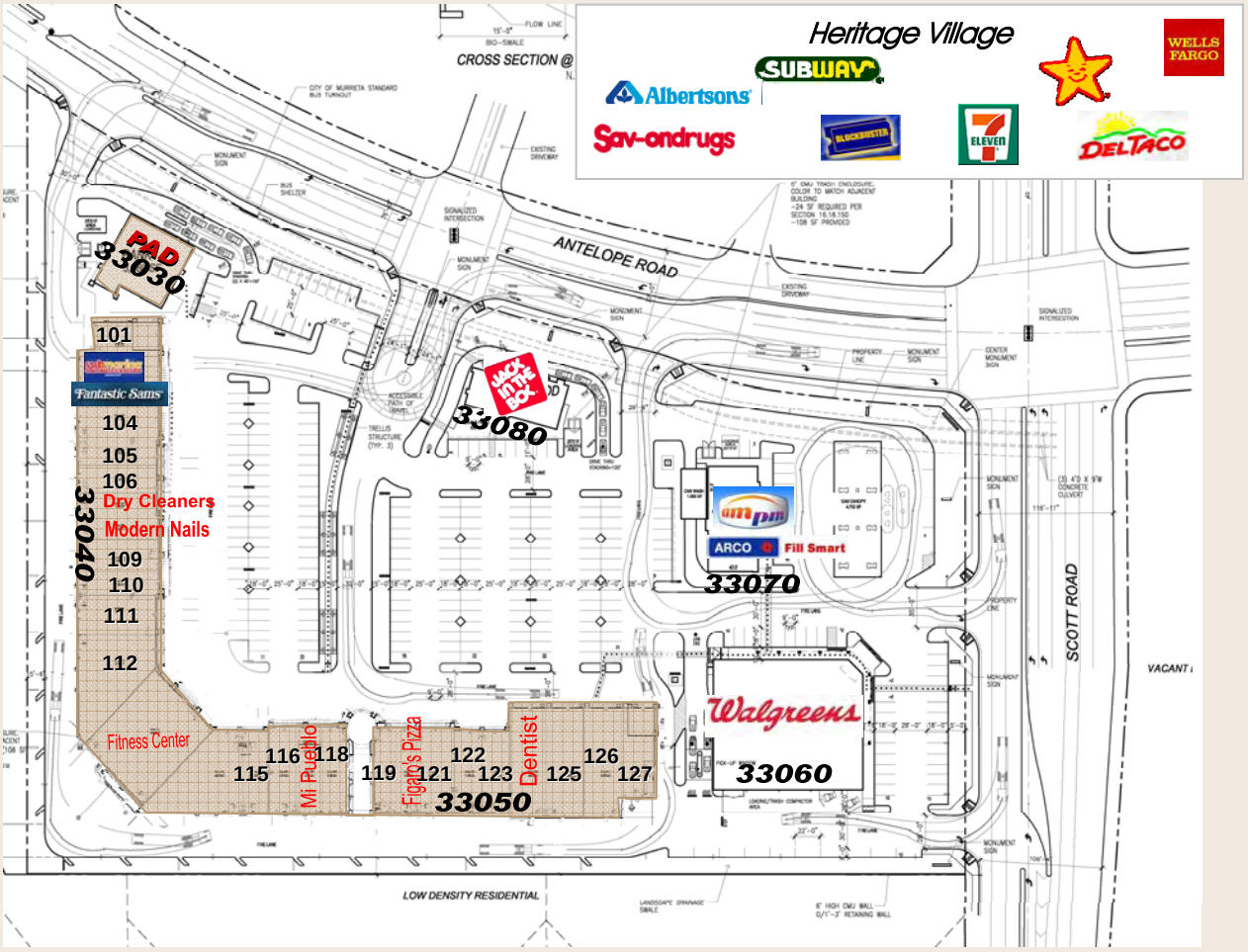

Availability

Building Number 33040

Suite 101 - 1,407 SF	**Suite 110 – 1,203 SF**
Suite 102 - SubMarina	**Suite 111 – 1,878 SF**
Suite 103 – Fantastic Sams	**Suite 112 – 3,644 SF**
Suite 104 – 1,931 SF	Suite 113 – Fitness Center
Suite 105 - 1,200 SF	Suite 114 – Fitness Center
Suite 106 – 1,367 SF	**Suite 115 – 1,344 SF**
Suite 107 – Dry Cleaners	**Suite 116 – 1,447 SF**
Suite 108 – Modern Nails	Suite 117 – Mi Pueblo
Suite 109 – 1,628 SF	**Suite 118 – 1,403 SF**

Building Number 33050

Suite 119 – 1,105 SF
Suite 120 – Figaro's Pizza
Suite 121 – 2,074 SF
Suite 122 - 1,445 SF
Suite 123 – 1,445 SF
Suite 124 - Dentist
Suite 125 - 2,631 SF
Suite 126 – 2,631 SF
Suite 127 – 1,603 SF

Pad Number 33080

Jack in the Box

Pad Number 33070

ARCO/AMPM

Pad Number 33060

Walgreens

Pad Number 33030

Available

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Pop Facts: Demographic Quick Facts	Scott Rd & Antelope Rd, Menifee, CA 92584 0 - 1 mi		Scott Rd & Antelope Rd, Menifee, CA 92584 0 - 3 mi		Scott Rd & Antelope Rd, Menifee, CA 92584 0 - 5 mi	
Daytime Population	350		2,932		16,295	
Population						
2012 Projection	3,342		27,995		120,838	
2007 Estimate	2,355		20,778		93,899	
2000 Census	826		9,664		53,039	
1990 Census	495		4,972		28,915	
Growth 2000-2007	185.02%		115.00%		77.04%	
Households						
2012 Projection	996		8,706		41,951	
2007 Estimate	712		6,561		33,051	
2000 Census	256		3,127		19,328	
1990 Census	151		1,515		11,121	
Growth 2000-2007	178.18%		109.85%		71.00%	
2007 Estimated Population by Single Race Classification	2,355		20,778		93,899	
White Alone	2,077	88.21%	17,210	82.83%	74,732	79.59%
Black or African American Alone	17	0.73%	310	1.49%	2,908	3.10%
American Indian and Alaska Native Alone	21	0.89%	209	1.01%	763	0.81%
Asian Alone	61	2.58%	757	3.64%	4,156	4.43%
Native Hawaiian and Other Pacific Islander Alone	1	0.06%	60	0.29%	281	0.30%
Some Other Race Alone	105	4.44%	1,495	7.19%	6,689	7.12%
Two or More Races	73	3.09%	736	3.54%	4,369	4.65%
2007 Estimated Population Hispanic or Latino	2,355		20,778		93,899	
Hispanic or Latino	416	17.68%	4,217	20.29%	20,265	21.58%
Not Hispanic or Latino	1,939	82.32%	16,561	79.71%	73,634	78.42%
2007 Tenure of Occupied Housing Units	712		6,561		33,051	
Owner-Occupied	586	82.31%	5,559	84.73%	26,924	81.46%
Renter-Occupied	126	17.69%	1,002	15.27%	6,127	18.54%
2007 Average Household Size	3.12		3.14		2.90	
2007 Estimated Households by Household Income	712		6,561		33,051	
Less than $15,000	40	5.59%	372	5.67%	2,477	7.49%
$15,000 to $24,999	41	5.74%	437	6.65%	2,754	8.33%
$25,000 to $34,999	31	4.41%	445	6.79%	2,858	8.65%
$35,000 to $49,999	95	13.35%	929	14.17%	4,898	14.82%
$50,000 to $74,999	136	19.16%	1,651	25.17%	7,994	24.19%
$75,000 to $99,999	163	22.95%	1,218	18.57%	5,243	15.86%
$100,000 to $149,999	146	20.54%	1,053	16.05%	4,945	14.96%
$150,000 to $249,999	53	7.39%	416	6.34%	1,566	4.74%
$250,000 to $499,999	5	0.68%	31	0.47%	251	0.76%
$500,000 or more	1	0.20%	9	0.13%	64	0.19%
2007 Estimated Average Household Income	$83,943		$76,037		$71,295	
2007 Estimated Median Household Income	$76,912		$66,617		$61,065	
2007 Estimated Per Capita Income	$25,557		$24,066		$25,211	

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