

Discover Menifee

Southwest Riverside County's fastest growing, business-friendly City

15

215

Menifee

Murrieta

15

Temecula



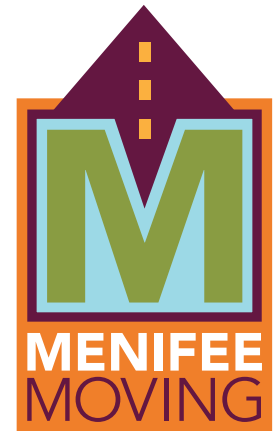
Menifee becoming regional medical hub

Menifee's central location along Interstate 215 in Southwest Riverside County and close proximity to Loma Linda University Medical Center, Kaiser Permanente Medical Complex (under construction), Rady Children's Hospital satellite campus (under construction) and Menifee Valley Medical Center is part of the reason Menifee is quickly becoming known as a regional medical hub. Add in Menifee's affordable, available land with freeway visibility, educated workforce and high demand for quality medical care and it's no wonder there are three new medical-related projects in progress. The three new projects include:

- Menifee Meadows, a 102,000-square-foot medical and professional office condominium project, along with a 160-unit, high-end Senior Living Community, located near Sherman and Holland Roads and visible from the I-215.
- A new 30,000-square-foot medical office building in the Menifee Town Center project, next to a hotel.
- The Haun Professional Building, a 25,000-square-foot project that will be built next to Menifee City Hall on Haun Road, visible from the I-215.

Funding secured for Scott Road/I-215 Interchange Project

The City of Menifee received the green light to begin construction on its second busiest corridor, the Scott Road/Interstate 215 Interchange. The City of Menifee and County of Riverside, alongside additional funding partners, worked together to jump start the \$57.8 million project that could begin as early as spring 2018. The interchange project will reconstruct this important east/west regional connector adding a new six-lane bridge, new loop on- and off-ramps and additional turning lanes.



Construction continues to boom

A strong economy and regional growth, along with Menifee's continued population growth, have strengthened demand in Menifee for more commercial and retail spaces. That demand is being met with more than 298 project applications that are working through the City's approval and permitting process this year alone, with over 400,000 square feet of commercial space currently under construction or in plan check. An additional 13 new commercial projects are slated to begin construction in the coming months to help address the \$990 million sales leakage to neighboring cities.

Menifee's housing capacity also continues to grow, catering to incoming young families. There are 16 new residential projects under construction, with about 45 more in the pipeline (19,000 units yet to be built). The City estimates there will be more than 37,000 households by the end of 2021. The median price of a new, single-family home in Menifee starts at \$350,000.



Menifee is one of the top 10 cities for growth in Southern California, and its current population of about 91,000 residents continues to increase at a 2.4% growth rate per year, making it the fastest-growing city in Southwest Riverside County.

Learn more about the City's Economic Development Corridor and opportunities in Menifee by scheduling a field tour with the City's Economic Development team. Please Contact Gina Gonzalez at (951) 672-6777 or email ggonzalez@cityofmenifee.us.

COMING SOON!

135 commercial/retail/residential projects are in various stages of development in Menifee. Featured are Menifee's largest projects being built or pending construction later this year.



NOW OPEN / EXISTING

- 1 **Town Center Marketplace**
- 2 **Countryside Marketplace**
- 3 **Menifee Union School District, District Education Center**
- 4 **Menifee Valley Medical Center**
- 5 **Loma Linda University Medical Center**
- 6 **Mt. San Jacinto Community College**
- 7 **Brandman University**

UNDER CONSTRUCTION

- 8 **Kaiser Permanente**
- 9 **Menifee Lakes Plaza:** A 16-acre project anchored by LA Fitness, featuring Baron's Market, Cafe Rio, Kahoots, Jamba Juice, Raising Cane, Chevron and more.
- 10 **The Shoppes at Menifee Lakes:*** A 14-acre project anchored by Stater Bros. Blue Ribbon store with a drive-through Starbucks, CVS pharmacy, restaurants and retail shops.
- 11 **Commerce Pointe Menifee:** A 825,000-sq.-ft. light business, B-2-B and retail business park.

COMING SOON

- 12 **Menifee Town Center:**** This 18-acre project showcases a Krikorian Premier Entertainment Complex, with movie theaters, a restaurant, bowling alley and sports bar; Marriott Fairfield Inn and Suites hotel; a community park; Riverside Mid-County Civil Courthouse; 30,000-sq.-ft. medical office building; new homes; and the new City Hall.
- 13 **The Junction at Menifee:*** This 51-acre project is a lifestyle center with retail and restaurant pads.
- 14 **Menifee Crossroads***
Anchored by Super Walmart with additional retail shops.
- 15 **Menifee Village Shopping Center:*** This 21-acre center will feature retail shops and pad opportunities.
- 16 **Heritage Square Shopping Center:** A 16-acre neighborhood center with a supermarket, drugstore, retail and restaurants.
- 17 **The Shops at Newport:** This center features service/retail shop space and pad opportunities.
- 18 **Walmart:** Walmart, retail shops and pad opportunities are proposed here.
- 19 **McCall Plaza:** This plaza will feature an Arco AM PM, car wash, retail and dining amenities.
- 20 **Ethanac Square:** Gas station and convenience center.
- 21 **Harvest Glen Marketplace:** A 220,000-sq.-ft. neighborhood shopping center.
- 22 **Newport Towne Square II:** Smart & Final, restaurant and available pad.
- 23 **Haun Professional Building:** 25,000-sq.-ft. professional building.
- 24 **Tommy Car Wash & Goodyear Tire**
- 25 **Motte Town Center:** 97,000-sq.-ft. industrial park.
- 26 **Goetz Marketplace:** Convenience center, gas station, car wash and drive-thru pad.

* Tenant opportunities ** Development and tenant opportunities