

Demographic Marketing Report

January 2025

Researched for:



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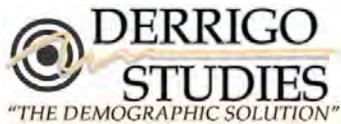
Economic Development Department
951.723.3739

Site Location:

City of Meniffee

Riverside County, California

Researched and prepared by:



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derrigostudies.com

CITY HALL



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CHAPTER I

EXECUTIVE SUMMARY

DEMOGRAPHIC ANALYSIS REPORT: MENIFEE, RIVERSIDE COUNTY, CALIFORNIA

Purpose:

This analysis, conducted by Derrigo Studies, Inc., aims to provide updated demographic insights into the City of Menifee, Riverside County. The purpose of the study is to assist the City's Economic Development Department in shaping future land use and commercial development strategies. The firm's experience in land development consulting spans over 37 years, specializing in residential and commercial projects.

Trade Areas Analyzed:

- **Menifee City Limits**
- **5-Mile Radius around the intersection of Interstate 215 and Newport Road** (southern Riverside County)

Summary of Findings:

Economic and Demographic Overview:

The City of Menifee, a rapidly growing community, is undergoing significant transformations that include diversifying its retail and service amenities. This study focuses on the following:

- **Retail Development**
- **Residential Growth**
- **Economic Development Strategies** aimed at bringing more diverse commercial activity and higher-paying jobs to the region.

Retail Landscape:

Menifee's retail environment is expanding, with key developments along **Newport Road**, a major commercial corridor, which serves as the heart of the city's retail activity. Below are notable highlights:

1. **Countryside Marketplace:**
Located at the intersection of **I-215 and Newport Road**, this lifestyle center is a standout retail hub, ranking in the top 10% nationally for performance. Key tenants include:
 - **Lowe's**
 - **Target**
 - **Kohl's**
 - **Best Buy**
 - **TJ Maxx**, and many more.
2. **Menifee Town Center:** This area includes three retail centers:

- **Town Center Marketplace** features retailers like **Aldi, PetSmart, Daiso, Sonic, Habit Burger and Grill, Buffalo Wild Wings, Krispy Kreme, Fairfield Inns & Suites**, an in-process **Towne Place Suites** and more.
 - **Center Pointe Shopping Center** houses **Sprouts Farmers Market, Olive Garden, Sleep Number Mattress, Luna Grill, Urbane Cafe** and has future space for additional retail and office use.
 - **Menifee Plaza** is home to restaurants such as **Chronic Tacos, Dave's Hot Chicken, Poki Bowl** and **Starbucks**.
3. **Menifee Lakes Plaza:**
- Features include **Barons Market, Kahoots Pet Supplies**, and several restaurants such as **Raising Canes, Blaze Pizza, Jamba, Café Rio** and **Waba Grill**.
4. **Planned Retail Developments:**
- **Newport Pointe** at Newport Road and Evans Road will feature new retailers, including **Grocery Outlet, EOS Fitness, and The Learning Experience**.
 - **McCall Square** at **McCall Blvd and Menifee Rd** hosts **Chipotle, Starbucks, 7-Eleven** and more retailers coming including a possible grocery.
5. **Future Hospitality Developments:**
- Numerous hotels are in the development pipeline including an **approved hotel** at Highway 74 / Trumble Road. Hotels in review include **Hampton Inn** and **Home2Suites** along Interstate 215, **Holiday Inn** at Scott Road / Bailey Park, **Towne Place Suites** in Menifee Town Center and **a brand to be announced** at Liberty Center.

Focus Areas for Growth:

- **Diverse Entertainment and Dining:** Efforts are being made to attract unique eateries, family entertainment, and nightlife options, which will contribute to the city's character and attract more visitors.
- **Lifestyle Centers:** These types of centers, which combine retail with entertainment and dining, are seen as key components of Menifee's development strategy.
- **Hospitality and Commercial Services:** The city is also targeting further expansion in hospitality, with new hotels planned to cater to both business and leisure travelers.

Strategic Recommendations for Future Development:

- **Commercial and Residential Synergy:** Menifee should continue fostering an environment where commercial development is complemented by residential growth. Ensuring there are diverse housing options near retail and entertainment centers will attract new residents and ensure a vibrant, walkable community.
- **Job Creation Focus:** By encouraging industries that provide higher-paying jobs, such as technology or professional services, Menifee can further enhance its attractiveness as a destination for young professionals and families.

Conclusion:

The City of Menifee is positioned for significant future growth, driven by a dynamic retail sector and an evolving economic landscape. Continued focus on diversifying retail, hospitality, and job creation will further solidify Menifee as a key community in Riverside County, attracting both residents and businesses.

Residential Activity and Demographics: Menifee, Riverside County, California

Residential Development Trends:

Menifee’s residential growth is substantial, with around **9,875 residential units** in the development pipeline. This growth highlights the city’s attractiveness as a place for new families and residents seeking a quality lifestyle within Southern California. Some key points on the residential activity:

- **Population Growth:** Since January 2024, Menifee’s population has increased by an estimated **6,420 people**, representing a **5.3%** increase.
- **Housing Units:** Currently, **475 residential units** are under construction, with an additional **2,108 units projected to be completed by Q1 2027**. These units are expected to drive a **5.8% increase in population** over the next two years, bringing the total population to **132,862 residents**.
- **Master-Planned Communities:** Menifee continues to expand its base of master-planned communities, supported by **6 approved specific plans** and **53 residential tract maps**.

Menifee’s growth is attractive for many reasons, notably its affordability and proximity to major employment centers in nearby regions such as **San Diego, Orange, Riverside, and Los Angeles counties**. These factors make Menifee an appealing choice for families looking for high-quality living in Southern California.

City of Menifee Demographics:

- **Incorporation:** The City of Menifee was incorporated in **2008** and has grown steadily in both population and infrastructure since.
- **Current Population:** As of the latest estimates, Menifee has a population of approximately **125,547**.

The city is characterized by its residential developments, which include a variety of housing options, as well as several master-planned communities that continue to expand as new units are developed. With the continuous construction of new homes and the approval of new development plans, Menifee is positioned to experience ongoing residential growth over the coming years. Demographics estimates for both trade areas are listed in this chart. As a result of the ongoing construction of **single-family units** in

DEMOGRAPHIC CHARACTERISTICS		
TRADE AREA BOUNDARIES ON AERIAL ILLUSTRATIONS - PAGES 11 & 12		
	MENIFEE CITY LIMITS	5-MILE RADIUS FROM 215 AND NEWPORT ROAD
JANUARY 2024 POPULATION	119,127	155,199
JANUARY 2025 UPDATED POPULATION	125,547	174,140
JANUARY 2027 PROJECTED POPULATION	132,862	187,198
TOTAL POPULATION AT BUILD OUT OF ALL ACTIVE RESIDENTIAL UNITS	159,813	248,742
AVERAGE PERSONS PER HOUSEHOLD (2025)**	3.47	3.47
AVERAGE HOUSEHOLD INCOME (2025)**	\$109,529	\$111,930
MEDIAN HOUSEHOLD INCOME (2025)**	\$99,572	\$101,755
MEDIAN VALUE OF HOUSING (2025)**	\$592,664	\$612,314
For details on how we arrive at our estimates, please reference Chapter III, page 13. ** Average Persons Per Household, Income and Home Value estimates do not include Sectors 12, 13, 14, 15, 16 and 23 (Sun City Community). Derrigo Studies estimates are weighted per Sector. The above ** numbers represent accurate current and future population projections in the city region outside of Sun City. When Sun City Sectors are included the A.P.P.H. is @ 3.14 & 3.21. see pages 14 and 18.		

Menifee, there has been a significant **12% increase in median household income** over the past year.

Traffic and Connectivity:

Key traffic routes, such as **Interstate 215** and **Newport Road**, are central to Menifee's residential and commercial appeal. The high traffic volume along these routes is driven by several factors:

- **Retail Centers:** Menifee's retail hubs, like those on Newport Road, attract significant traffic.
- **Mt. San Jacinto Community College:** The state's fastest-growing community college is located within Menifee, adding to local traffic and creating demand for housing and services.
- **Regional Attractions:** The recently completed **\$95 million Menifee Justice Center** and a new **5,000-person stadium** at Mt. San Jacinto College for regional events, tournaments, and concerts are drawing even more visitors to the area, further contributing to the region's growth.
- **City's Additional East to West Connection:** Recently completed Holland Road Overpass

These traffic corridors enhance Menifee's connectivity, not only to local areas but also to regional travel routes, making it an ideal location for both residential and commercial development. **Traffic counts** are listed in this chart:

AVERAGE DAILY TRAFFIC COUNT / BOTH DIRECTIONS		
Location	Count	Date
Interstate 215 @ Newport Road	115,000	2022
Newport Road @ Interstate 215	85,109	2024
McCall Boulevard @ Interstate 215	32,952	2024
Scott Road @ Interstate 215	49,428	2024

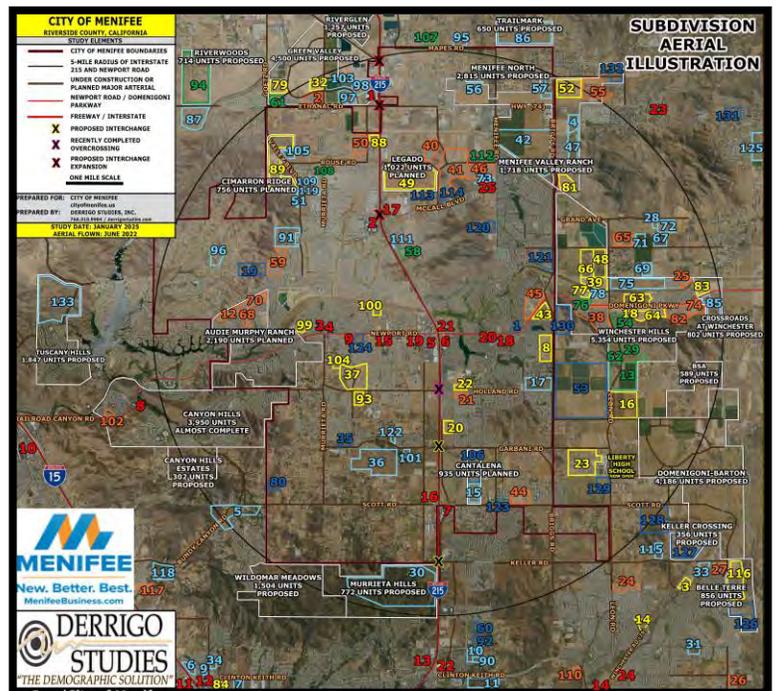
Source: Caltrans and City of Menifee

Trade Area Analysis:

The demographic analysis focuses on two areas:

1. **City of Menifee:** The primary area of growth and development.
2. **5-Mile Radius around I-215 and Newport Road:** This extended area includes parts of **Murrieta, Canyon Lake, Wildomar, Perris, and unincorporated Riverside County**. The 5-mile radius serves as the primary trade area for retail developments and will be key in supporting future anchor retailers.

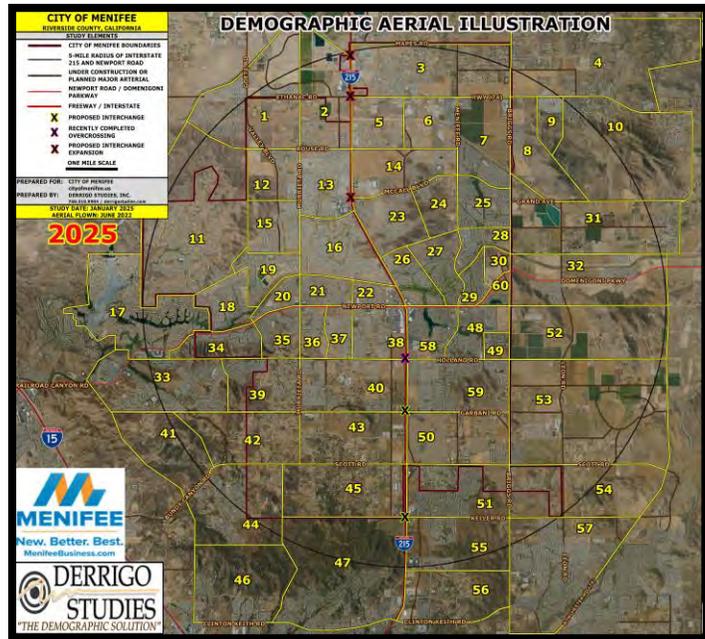
The 5-mile radius is a vital area, encompassing both the city limits and adjacent regions experiencing major growth. This broader area ensures that the city's development strategies account for both immediate and future growth, helping to support Menifee's expanding retail and residential sectors. For a visual reference of trade area locations,



please refer to this aerial snapshot. A full-size version can be found on page 12 for further clarification.

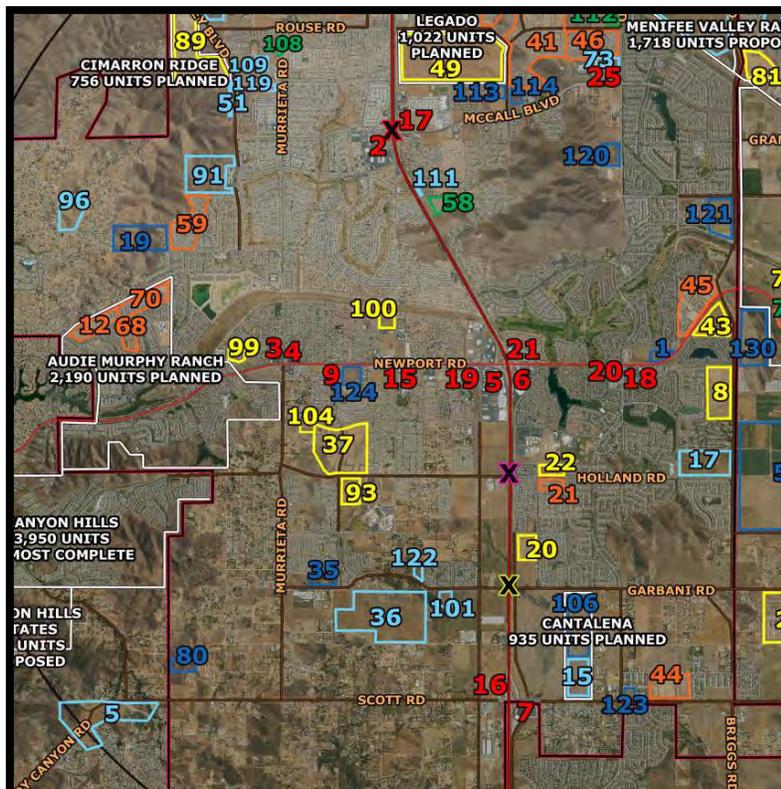
Existing Demographics:

The aerial on page 11, snapshot here, breaks down the study area into Sectors. Existing demographic statistics are outlined for each Sector including population, number of housing units, average persons per household, median household income and median value of housing. By breaking down Menifee’s City Limits and the 5-Mile Radius, Derrigo Studies can provide the most accurate demographic numbers possible including **median value of housing estimates ranging from \$592,664 to \$612,314** for the trade areas. For a detailed breakdown of figures used in each trade area, see Chapter III, beginning on page 13.



Menifee’s Retail:

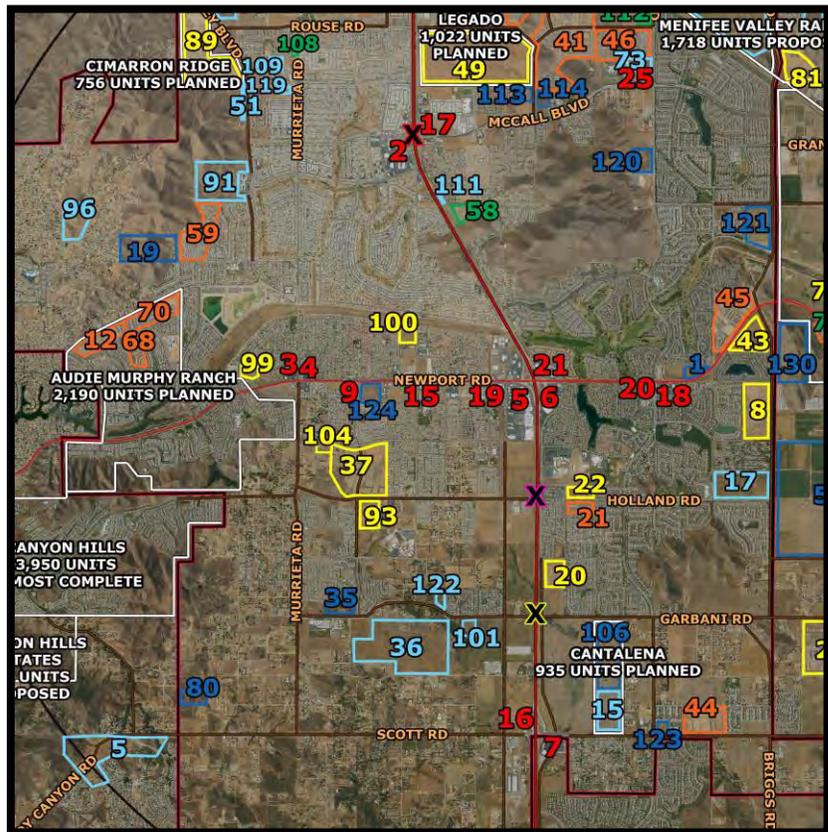
The locations of major anchor retailers are marked with "red" numbers on this aerial illustration, with a full-size version on page 12. Menifee’s retail and commercial areas are primarily situated along Newport Road. Countryside Marketplace, marked as number 5, is a successful lifestyle center located at the southwest corner of Interstate 215 and Newport Road. This center boasts a strong lineup of anchor retailers, including Lowe’s, Target, Kohl’s, Best Buy, Staples, Home Goods, Famous Footwear, Lane Bryant, TJ Maxx, Michaels, Petco, Tilly's, Ulta Beauty, Bushfire Kitchen Grill, Mattress Firm, Boot Barn, Burlington, and more!



At number 6, a community shopping center features tenants such as Ralphs, Ross, Caffe Mercato, Auto Zone, Savage Chef Bar & Grill, Michi’s Tacos, and Living Spaces Furniture. Other major grocery stores in Menifee include three Stater Bros locations at numbers 3, 18, and 2, as well as Vons at number 2, serving the Sun City and Heritage Lake communities. Additionally, Barons Market at number 21 includes co-anchor retailers like LA Fitness, Kahoots Pet Store, Chevron Gas and Lube, Sola Salon, In The City Beauty Supply, a planned Hampton Inns & Suites and a variety of popular national food retailers.

In the heart of Menifee, the Menifee Town Center, located at number 19, has three shopping areas. It features a strong retail mix, including anchor tenants such as Aldi, Sprouts, PetSmart, and more. The Krikorian Entertainment Complex has recently been approved for demolition of its existing structure.

Newport Pointe, a planned retail center at number 9, will be anchored by Grocery Outlet, a child development center, and EOS Fitness. Additionally, Walmart owns land at numbers 16 and 17 and is in the process of submitting plans for a new prototype along Interstate 215 at Scott Road. Notably, at number 25, "McCall Square," offers



Chipotle, Starbucks, Sakura Nail Salon, and 7-Eleven (grocery tenant is also possible).

In total, there are 25 existing or proposed centers within the study area. A detailed list of anchor tenants for each center can be found in the aerial's legend.

Residential Activity:

The above aerial is once again utilized to highlight residential activity, showing 133 tentative tract maps and 21 specific plans currently active in the study area, with a full-size version available on page 12. A total of 29 communities are under development, with 1,429 units currently under construction. Audie Murphy Ranch has completed its 2,190 units. Other developments underway in the City of Menifee include Adler Ranch, where 327 detached single family rental units are under construction at number 20. At number 22, JPI Companies Development Group's has recently completed "Avena" which includes 237 apartments, with an additional 100 senior units planned.

Lennar's Quartz Ranch at number 37, featuring 314 single-family homes, is also progressing, with 264 homes already completed. Banner Park by Pulte Homes at number 45 is now completed, and phase two is underway at number 43, with an additional 197 units. Current home prices for these developments start at \$607,000 and higher. Just east of Menifee's city limits, the Winchester Hills Master Plan includes 14 tentative tract maps, accounting for 2,858 units. National home builders are actively purchasing finished lots in this area at a rapid pace.

Three additional specific plans are advancing in Menifee: Cantalena by Richland Communities (935 units in final engineering), Cimarron Ridge by Pulte Homes (756 units under construction), and Legado by Newport Pacific Land Company (1,022 units, with Lennar recently breaking ground).

In total, residential activity in the study area accounts for approximately 37,836 units—9,875 within Menifee City Limits and 21,499 in the 5-Mile Radius. For an overview of projected build-out rates, see chart below. Details on each residential project can be found in Chapter IV, starting on page 20.

Breakdown of Residential Unit Build Out							
Trade Area	2025 Population	2 Year Unit Build Out	2 Year Pop. % Increase	2027 Projected Population	Other Active Units	Total Pop. % Increase	Total Population at Build Out of All Active Units
Menifee City Limits	125,547	2,108	5.8%	132,865	7,767	27%	159,813
5-Mile Radius	174,140	3,763	7.4%	187,198	17,736	42.8%	248,742

Methodology:

The following three items outline the approach used to arrive at the estimates in this study:

(1) DEMOGRAPHIC AERIAL ILLUSTRATION:

Demographic Data – This data is broken down by sectors and includes estimates on population, number of housing units, average persons per household, median household income, and median housing value. These figures are estimated and gathered through various methods depending on the area being studied. For a detailed explanation of how Derrigo Studies arrives at these figures, please refer to the "Basis of Estimates" section at the end of this report.

(2) SUBDIVISION ACTIVITY AERIAL ILLUSTRATION:

Residential Subdivision Activity – Information is gathered from the relevant planning departments. Additionally, Derrigo Studies contacted approximately 75%-95% of the residential developers with active subdivisions within the subject area. The purpose of this data is to forecast future population growth based on residential development. The Subdivision Activity Illustration on page 12 shows all active residential developments, categorized by their status, from Design Plan Check to Recently Built. The status of each subdivision is indicated by the color of the border, as defined in the "Legend" on the Subdivision Activity Aerial Illustration. Each subdivision is also assigned a number, which can be matched with its tag on the illustration for further details.

Specific Plans, which represent large residential developments, are outlined in white and labeled on this illustration. The residential units in these plans are categorized and detailed in the Specific Plan section of this report. Retail competition and major road extensions are also noted on both aerial illustrations.

(3) TRADE AREA ANALYSIS AND SUBDIVISION ACTIVITY LISTING:

Results of Study – This section integrates the data from the Demographic and Subdivision Activity Aerial Illustrations to produce both current and projected population figures for Menifee’s City Limits and a 5-Mile Radius. The “Existing Demographic Chart,” starting on page 13, uses data from the Demographic Aerial Illustration on page 11 to calculate an updated population estimate for each trade area. The chart also includes figures for the number of existing housing units, average persons per household, median household income, and median housing value for each trade area. To identify which area is being analyzed, refer to the boxed area at the top of the chart.

The following chart, the “Future Population Chart,” includes data for both Menifee City Limits and the 5-Mile Radius. The "Existing Demographic Chart" (Column 5) provides an updated population estimate, which is then used in Column 4 of the “Future Population Chart” to project future population growth.

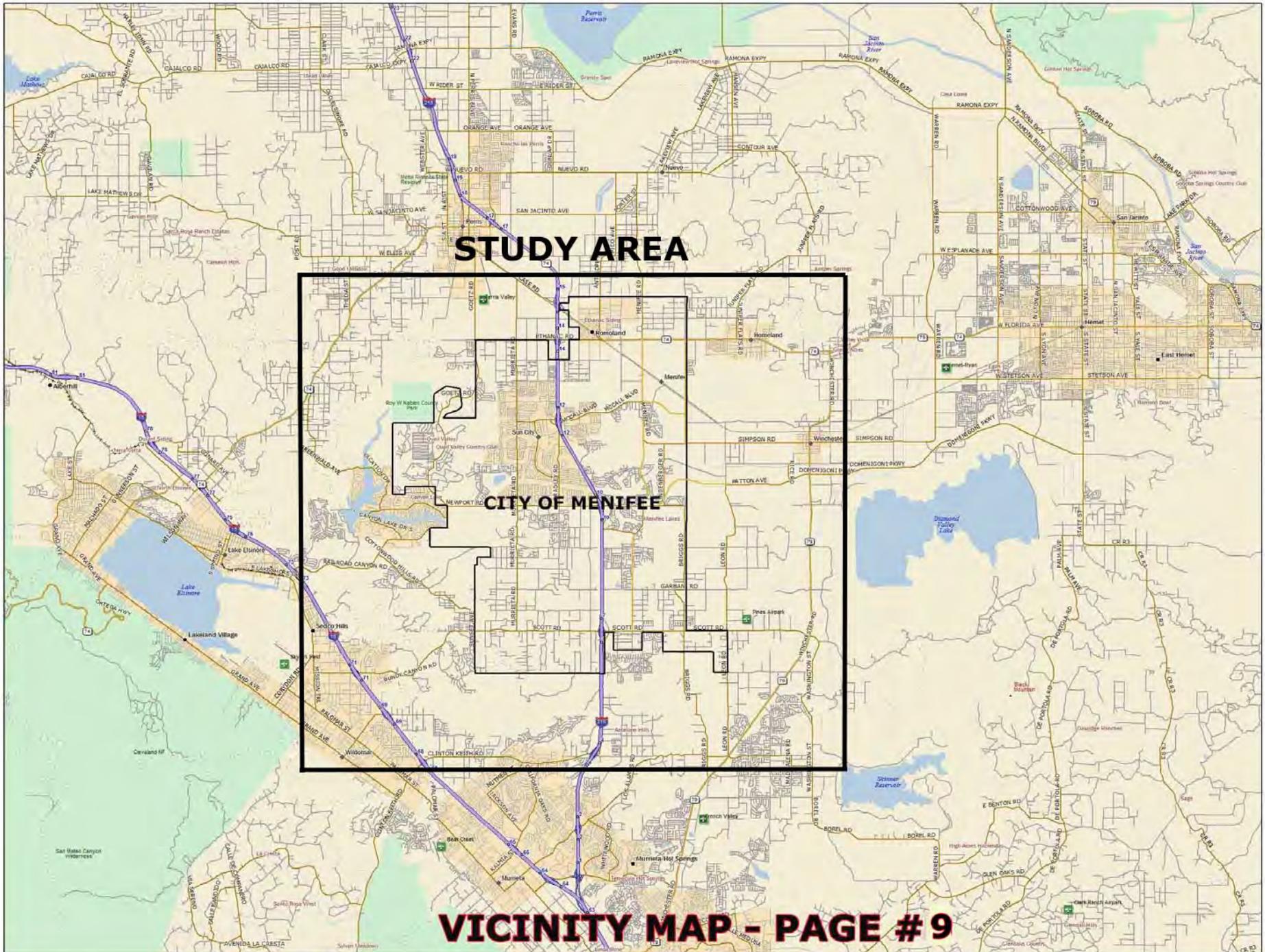
The Future Population Chart further breaks down the data from the Subdivision Activity Illustration. By calculating the number of dwelling units in each area, we estimate how many units will be built, which will help predict future population growth.

For clarification on the types of units used in these projections, please refer to the “Basis of Estimates” section on page 31. These calculations are tailored to the city or region under analysis.

The final section of the report is the “Subdivision Activity Listing” on page 20. This section provides detailed information on residential subdivisions outlined in the Subdivision Activity Aerial Illustration. Each subdivision is linked to its aerial location number for easy reference. As noted, Derrigo Studies contacted most active residential developers in the area, and the details of these conversations are included in this section. These insights help contextualize the potential growth discussed in the study.

CHAPTER II

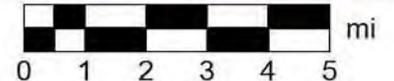
ILLUSTRATIONS



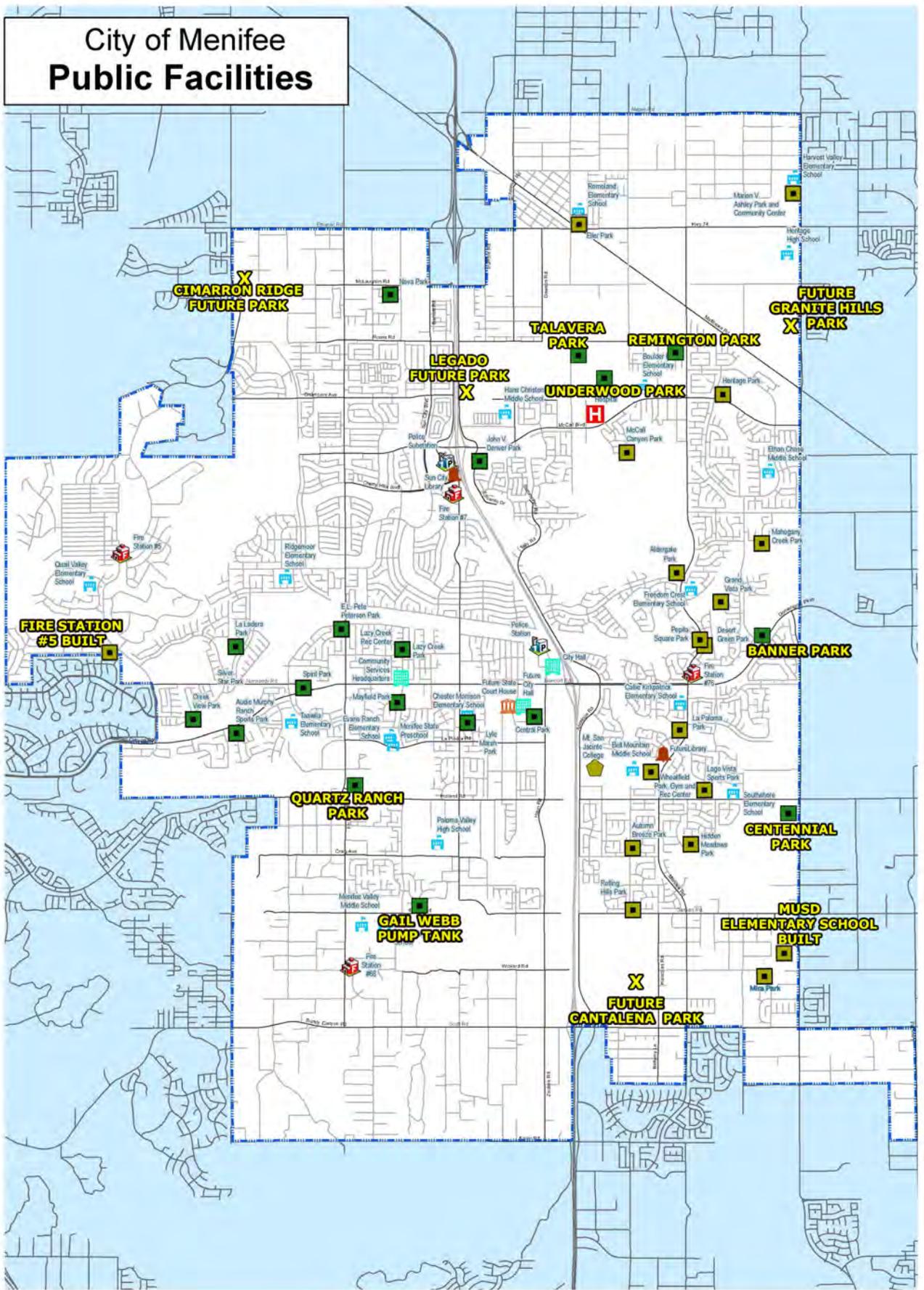
STUDY AREA

CITY OF MENIFEE

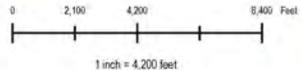
VICINITY MAP - PAGE # 9



City of Menifee Public Facilities



- | | | | |
|-----------------------|------------------------|-------------------------------------------|--------------------------|
| Public Facility | Police Facility | Park - County of Riverside | City of Menifee Boundary |
| City Facility | Fire Station | Park - Valley Wide Recreation & Park Dist | |
| County Facility | Hospital | Public School | |
| State Facility | Park - City of Menifee | Future Park | |
| Other Public Facility | | | |



CITY OF MENIFEE

RIVERSIDE COUNTY, CALIFORNIA

STUDY ELEMENTS

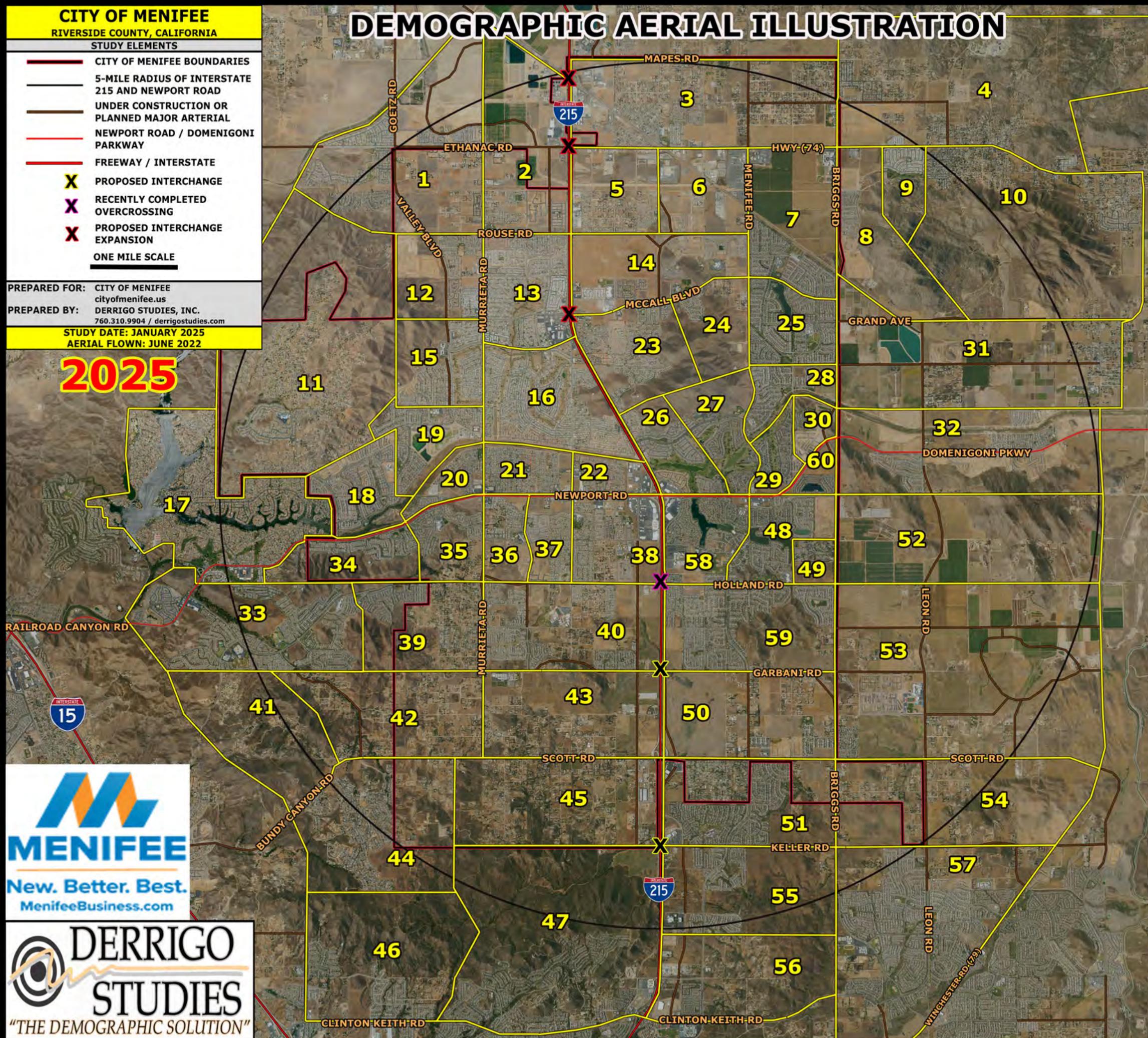
- CITY OF MENIFEE BOUNDARIES
- 5-MILE RADIUS OF INTERSTATE 215 AND NEWPORT ROAD
- UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL
- NEWPORT ROAD / DOMENIGONI PARKWAY
- FREEWAY / INTERSTATE
- X PROPOSED INTERCHANGE
- X RECENTLY COMPLETED OVERCROSSING
- X PROPOSED INTERCHANGE EXPANSION
- ONE MILE SCALE

DEMOGRAPHIC AERIAL ILLUSTRATION

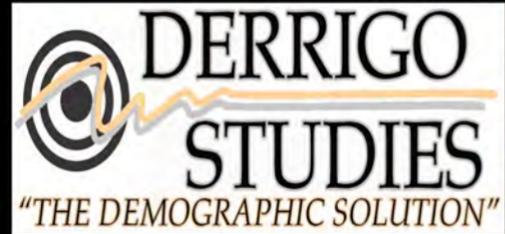
SECTOR DEMOGRAPHIC BREAKDOWN

PREPARED FOR: CITY OF MENIFEE
cityofmenifee.us
PREPARED BY: DERRIGO STUDIES, INC.
760.310.9904 / derrigostudies.com
STUDY DATE: JANUARY 2025
AERIAL FLOWN: JUNE 2022

2025



SECTOR NUMBER	POPULATION ESTIMATE JUNE 2022	HOUSING UNITS JUNE 2022	APPH 2025	MEDIAN HOUSEHOLD INCOME 2025	MEDIAN VALUE OF HOUSING 2025
1	5,460	1,560	3.50	\$97,371	\$620,000
2	1,683	510	3.30	\$86,244	\$550,000
3	5,060	1,265	4.00	\$75,862	\$440,000
4	3,508	928	3.78	\$88,360	\$550,000
5	1,642	483	3.40	\$97,052	\$540,000
6	53	15	3.50	\$104,500	\$650,000
7	3,488	969	3.60	\$102,993	\$630,000
8	1,512	420	3.60	\$104,500	\$660,000
9	1,296	480	2.70	\$52,861	\$230,000
10	4,095	1,050	3.90	\$77,000	\$470,000
11	4,473	1,278	3.50	\$90,417	\$520,000
12	2,683	925	2.90	\$88,000	\$600,000
13	5,245	3,085	1.70	\$60,500	\$420,000
14	2,512	785	3.20	\$88,000	\$600,000
15	4,231	1,511	2.80	\$77,000	\$550,000
16	5,134	3,020	1.70	\$48,047	\$400,000
17	14,918	4,662	3.20	\$122,412	\$750,000
18	4,057	1,127	3.60	\$99,000	\$670,000
19	2,533	745	3.40	\$95,982	\$620,000
20	2,219	625	3.55	\$103,400	\$630,000
21	3,635	1,024	3.55	\$97,371	\$525,000
22	2,024	570	3.55	\$97,371	\$480,000
23	7,530	2,429	3.10	\$95,982	\$490,000
24	612	180	3.40	\$73,982	\$570,000
25	5,402	1,460	3.70	\$107,166	\$630,000
26	3,670	1,112	3.30	\$104,327	\$520,000
27	2,508	760	3.30	\$104,327	\$560,000
28	2,106	585	3.60	\$107,251	\$650,000
29	2,592	720	3.60	\$104,500	\$580,000
30	414	115	3.60	\$105,600	\$630,000
31	1,325	368	3.60	\$92,400	\$575,000
32	3,028	865	3.50	\$106,150	\$600,000
33	13,012	3,565	3.65	\$104,500	\$630,000
34	1,489	408	3.65	\$107,308	\$650,000
35	1,635	448	3.65	\$107,308	\$650,000
36	1,224	360	3.40	\$99,000	\$660,000
37	2,376	660	3.60	\$105,747	\$660,000
38	5,505	1,619	3.40	\$104,327	\$550,000
39	2,848	791	3.60	\$104,500	\$690,000
40	4,918	1,366	3.60	\$105,719	\$600,000
41	167	45	3.70	\$97,371	\$780,000
42	888	240	3.70	\$83,463	\$450,000
43	393	108	3.64	\$83,463	\$800,000
44	3,601	1,075	3.35	\$104,500	\$585,000
45	511	144	3.55	\$97,371	\$770,000
46	3,207	881	3.64	\$122,412	\$675,000
47	7,266	2,076	3.50	\$115,458	\$850,000
48	3,675	1,050	3.50	\$105,719	\$630,000
49	1,201	490	2.45	\$52,861	\$180,000
50	1,076	303	3.55	\$97,371	\$725,000
51	6,734	1,924	3.50	\$111,341	\$750,000
52	79	22	3.60	\$104,500	\$730,000
53	1,008	280	3.60	\$104,327	\$650,000
54	392	109	3.60	\$116,078	\$750,000
55	2,689	747	3.60	\$112,703	\$700,000
56	2,477	718	3.45	\$95,982	\$560,000
57	13,874	3,801	3.65	\$115,458	\$690,000
58	5,346	1,620	3.30	\$101,200	\$600,000
59	7,733	2,148	3.60	\$107,109	\$720,000
60	1,023	310	3.30	\$90,417	\$560,000
Totals	206,991	62,939			



SOURCE: POPULATION = HOUSING UNITS MULTIPLIED BY A.P.P.H
OF HOUSING UNITS = COUNTED ROOF TOPS ON JUNE 2022 AERIAL
A.P.P.H. = 2021 FIGURES ADJUSTED BY SECTOR
MEDIAN HSHLD. INCOME = ESTIMATED BASED ON CURRENT HOME SALES
MEDIAN VALUE OF HOUSING = ESTIMATED BASED ON CURRENT HOME SALES

- MAJOR ANCHOR RETAILER LOCATIONS**
- WINCO, HOME DEPOT, AUTO ZONE
 - VONS, STATER BROS, RITE AID, WALGREENS, DOLLAR TREE
 - STATER BROS, O'RIELLY AUTO PARTS (WALGREENS ACROSS STREET)
 - CAL TRUE VALUE HARDWARE, DOLLAR TREE, FITNESS 19, AUTO ZONE
 - COUNTRYSIDE MARKETPLACE: LOWE'S, TARGET, KOHL'S, BEST BUY, STAPLES, HOME GOODS, FAMOUS FOOTWEAR, LANE BRYANT, TJ MAXX, MICHAELS, PETCO, TILLY'S, ULTA BEAUTY, MATTRESS FIRM, BOOT BARN, BURLINGTON
 - RALPHS, ROSS, DOLLAR TREE, AUTO ZONE, LIVING SPACES FURNITURE
 - ALBERTSONS, WALGREENS
 - STATER BROS, CVS
 - PROPOSED GROCERY OUTLET, EOS FITNESS
 - STATER BROS, CARDENAS, DOLLAR TREE, CVS, WALGREENS, BIG LOTS, DIAMOND 8 CINEMA, AUTO ZONE, PLANET FITNESS
 - STATER BROS
 - ALBERTSONS, GROCERY OUTLET, PROPOSED SPROUTS, ACE HARDWARE, FITNESS 19
 - TARGET, TRACTOR SUPPLY, DOLLAR TREE, HOME DEPOT, ROSS, UPS STORE, (CVS ACROSS STREET)
 - STATER BROS, CVS, DOLLAR TREE, O'REILLY AUTO PARTS, PROPOSED SPROUTS
 - CVS PHARMACY
 - WALMART OWNED PROPERTY FOR SUPERCENTER
 - WALMART OWNED PROPERTY FOR SUPERCENTER
 - STATER BROS, CVS
 - TOWN CENTER MARKETPLACE AND CENTER POINTE SHOPPING CENTER: SPROUTS FARMERS MARKET, ALDI, PETSMART, SLEEP NUMBER
 - RITE AID
 - BARONS MARKET, LA FITNESS, KAHOTS PET STORE, SOLA SALON, IN THE CITY BEAUTY SUPPLY
 - COSTCO, ALDI, AUTO ZONE
 - DOLLAR GENERAL
 - GROCERY OUTLET, AUTO ZONE, EOS FITNESS
 - PROPOSED GROCERY

CITY OF MENIFEE
RIVERSIDE COUNTY, CALIFORNIA

STUDY ELEMENTS

- CITY OF MENIFEE BOUNDARIES
- 5-MILE RADIUS OF INTERSTATE 215 AND NEWPORT ROAD
- UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL
- NEWPORT ROAD / DOMENIGONI PARKWAY
- FREEWAY / INTERSTATE
- PROPOSED INTERCHANGE
- RECENTLY COMPLETED OVERCROSSING
- PROPOSED INTERCHANGE EXPANSION

ONE MILE SCALE

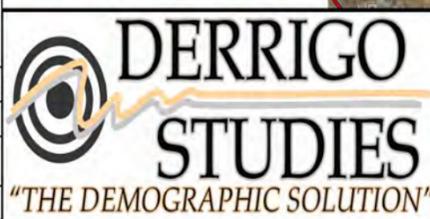
PREPARED FOR: CITY OF MENIFEE
cityofmenifee.us

PREPARED BY: DERRIGO STUDIES, INC.
760.310.9904 / derrigostudies.com

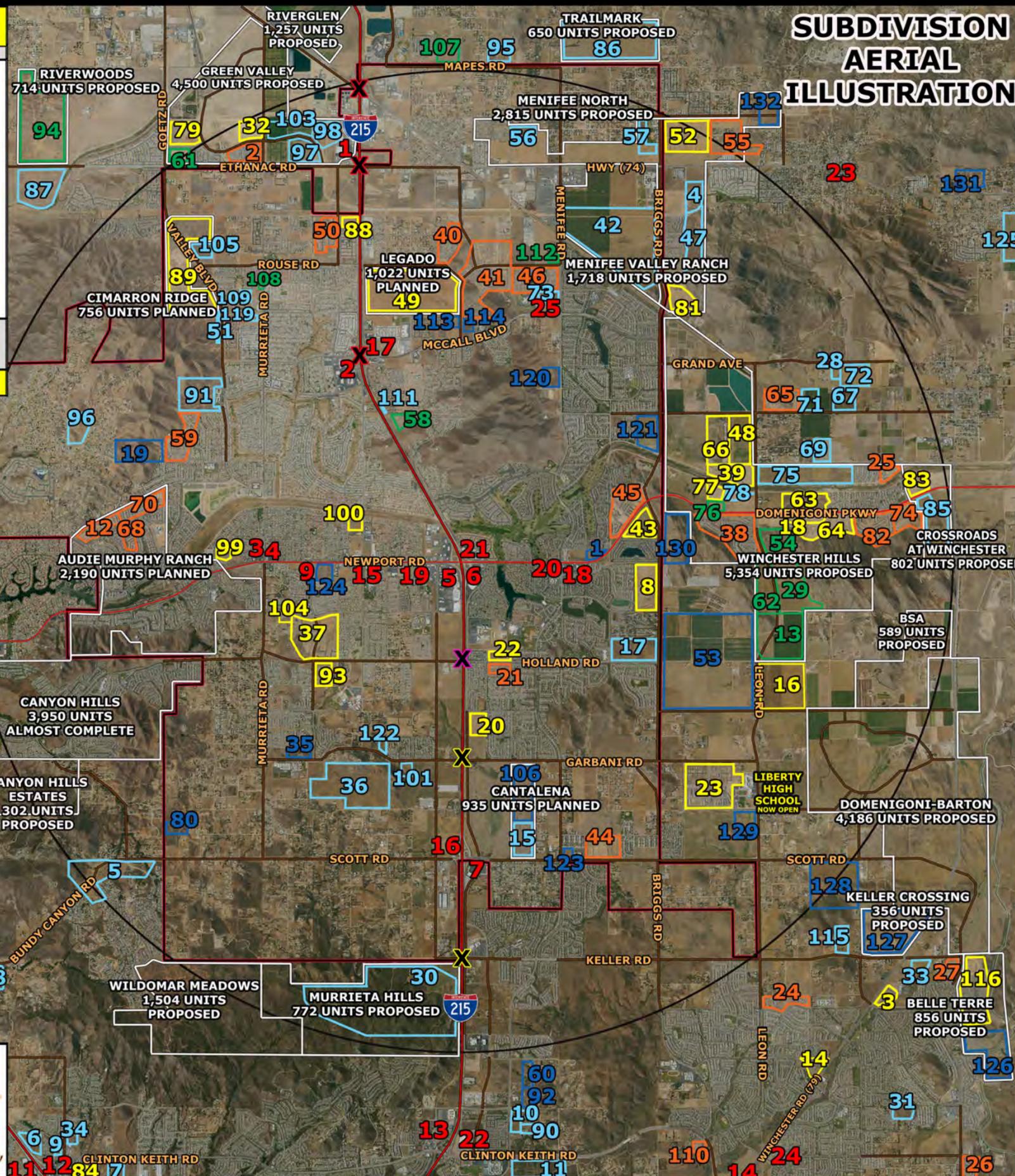
STUDY DATE: JANUARY 2025
AERIAL FLOWN: JUNE 2022



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"THE DEMOGRAPHIC SOLUTION"



SUBDIVISION AERIAL ILLUSTRATION

PROJECTS RECENTLY BUILT OUT SINCE JUNE 2022:

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
2	RICHMOND AMERICAN	SF	169
3	LENNAR	TH	180
12	RICHMOND AMERICAN HOMES	SF	115
21	DR HORTON	SF	68
24	BEAZER HOMES	SF	55
25	KB HOME	SF	76
26	LENNAR	SF	133
27	PULTE HOMES	SF	88
38	DR HORTON	SF	379
40	KB HOME	SF	173
44	MERITAGE HOMES	SF	175
45	PULTE HOMES	SF	256
46	LENNAR	SF	264
50	DR HORTON	SF	174
55	LENNAR	SF	206
59	WOODSIDE HOMES	SF	161
65	DR HORTON	SF	202
68	MERITAGE HOMES	SF	137
70	TRI POINTE HOMES	SF	147
74	DR HORTON	SF	128
82	LENNAR	SF	231
102	TRI POINTE HOMES	CONDO	60
110	KB HOME	SF	47
117	KB HOME	SF	80

PROJECTS UNDER CONSTRUCTION:

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
8	LENNAR	SF	305
14	LENNAR	CONDO	154
16	DR HORTON AND BROOKFIELD	SF	447
18	TRI POINTE HOMES	SF	378
20	TRICON	CONDO	327
23	RICHMOND AMERICAN	MIX	511
32	RICHMOND AMERICAN	SF	116
37	LENNAR	SF	314
39	KB HOME	MIX	243
41	KB HOME	SF	514
43	PULTE HOMES	SF	197
48	DR HORTON	SF	422
49	LENNAR / NEWPORT PACIFIC LAND	SF	1,022
52	KB HOME	SF	500
63	FOREMOST PACIFIC GROUP, RICHMOND AMERICAN, TRICON	CONDO	493
64	TRI POINTE HOMES	SF	194
66	DR HORTON	SF	220
77	KB HOME	SF	58
79	LENNAR	SF	191
81	LENNAR	SF	210
83	TAYLOR MORRISON	SF	260
84	WERMERS PROPERTIES	APTS	288
88	CENTURY COMMUNITIES	SF	126
89	PULTE HOMES	SF	756
93	LENNAR	SF	80
99	THE BOULDERS LLC	APTS	234
100	RICHMOND AMERICAN HOMES	SF	199
104	TCD GLOBAL	SF	12
116	TAYLOR MORRISON	MIX	535

PROJECTS WITH TENTATIVE MAP APPROVAL:

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
4	STONE STAR RIVERSIDE	CONDO	182
5	SUNBELT COMMUNITIES	SF	275
6	GOLDEN EAGLE MULTIFAMILY PROPERTIES	CONDO	191
7	LENNAR	APTS	162
9	INTRACORP	APTS	150
10	JPI	APTS	322
11	CORMAN LEIGH COMMUNITIES	MIX	483
15	RICHLAND PLANNED COMMUNITIES, INC.	SF	296
17	KB HOME	SF	239
28	CITY DEVELOPMENT, INC.	SF	14
30	PULTE HOMES	MIX	772
31	CV COMMUNITIES LLC	SF	102
33	FRENCH VALLEY ASSOCIATES, LLC	MIX	146
34	NEFERITTI LONG, CARDENAS 3LLC	MIX	77
36	RICHLAND COMMUNITIES	SF	552
42	CALIFORNIA LAND CO.	SF	1,718
47	LANSING STONE STAR RIVERSIDE, LLC	SF	224
51	VALLEY BOULEVARD	SF	68
53	MR 27 LLC (RANCON)	CONDO	85
56	RICHLAND VENTURES, INC.	MIX	169
57	RICHLAND VENTURES, INC.	MIX	145
67	STONE STAR RIVERSIDE, LLC	SF	166
69	MIGHTY DEVELOPMENT, INC.	SF	62
71	MOUNTAIN VISTA HOMES	SF	128
72	CITY DEVELOPMENT, INC.	SF	140
73	TUFFLI DEVELOPMENT	APTS	240
75	CAPSTONE, PACIFIC COMMUNITIES, OOSTDAM	SF	346
78	CRAIG MAZZARA	CONDO	164
85	REGENT	SF	443
86	BENCHMARK PACIFIC	SF	650
87	WSI MOJAVE INVESTMENTS / RICHMOND AMERICAN	SF	198
90	KNE REAL ESTATE	APTS	162
91	KB HOME	SF	177
95	DARREL HOOVER	SF	65
96	REPKE	SF	145
97	RAINTREE INVESTMENTS GVSP	MIX	374
98	RAINTREE INVESTMENTS GVSP	SF	228
101	MENIFEE 18 HOLDINGS, LLC	SF	33
103	RAINTREE INVESTMENTS GVSP	SF	235
105	JPMB INVESTMENTS, LLC	SF	96
109	CORONADO CONDOS LLC	CONDO	73
111	VILLAGO VILLAS LLC	SF	24
115	DALE LYON	SF	21
118	BUNDY CANYON 145, LLC	APTS	140
119	TR/PP DI CAPRI	CONDO	61
122	GARBANI NORTH LLC	SF	39
125	TRIP HORD ASSOCIATES	SF	527
133	TT GROUP	SF	731

PROJECTS IN DESIGN PLAN CHECK:

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
1	DIAMOND BROS	SF	91
19	OAK HILLS WEST LLC	TH	74
35	GARBANI & EVANS RESIDENTIAL TRACT LLC	MIX	134
53	RICHLAND COMMUNITIES	MIX	TBD
60	KNE REAL ESTATE	APTS	502
80	BELLA ESTATES LLC	SF	13
92	HA CAPITAL PARTNERS, LLC	APTS	258
106	RICHLAND COMMUNITIES	SF	406
113	CYPRESS AND SANDS APARTMENTS	APTS	124
114	BEYOND MENIFEE LLC	APTS	240
120	MENIFEE COASTLINE LLC	SF	45
121	SALT CREEK LLC	SF	325
123	BLACKMON HOMES	SF	36
124	INTRACORP HOMES	APTS	326
126	TAYLOR MORRISON, ALBERT WEBB	MIX	321
127	DR HORTON	SF	356
128	HIGH POINTE INC.	SF	422
129	NICOLE PRINS	SF	132
130	WALTON PROPERTIES	SF	101
131	TRIP HORD	SF	170
132	RICHLAND COMMUNITIES	SF	288

CHAPTER III

TRADE AREA ANALYSIS

MENIFEE CITY LIMITS - EXISTING DEMOGRAPHICS

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2022	HOUSING UNITS JUNE 2022	MENIFEE CITY LIMITS			APPH 2025	MEDIAN HOUSEHOLD INCOME 2025	MEDIAN VALUE OF HOUSING 2025
			% WITHIN	POPULATION	HOUSING UNITS			
			1	5,460	1,560			
2	1,683	510	100.00%	1,683	510	3.30	\$86,244	\$550,000
3	5,060	1,265	100.00%	5,060	1,265	4.00	\$75,862	\$440,000
5	1,642	483	100.00%	1,642	483	3.40	\$97,052	\$540,000
6	53	15	100.00%	53	15	3.50	\$104,500	\$650,000
7	3,488	969	100.00%	3,488	969	3.60	\$102,993	\$630,000
11	4,473	1,278	100.00%	4,473	1,278	3.50	\$90,417	\$520,000
12	2,683	925	100.00%	2,683	925	2.90	\$88,000	\$600,000
13	5,245	3,085	100.00%	5,245	3,085	1.70	\$60,500	\$420,000
14	2,512	785	100.00%	2,512	785	3.20	\$88,000	\$600,000
15	4,231	1,511	100.00%	4,231	1,511	2.80	\$77,000	\$550,000
16	5,134	3,020	100.00%	5,134	3,020	1.70	\$48,047	\$400,000
18	4,057	1,127	100.00%	4,057	1,127	3.60	\$99,000	\$670,000
19	2,533	745	100.00%	2,533	745	3.40	\$95,982	\$620,000
20	2,219	625	100.00%	2,219	625	3.55	\$103,400	\$630,000
21	3,635	1,024	100.00%	3,635	1,024	3.55	\$97,371	\$525,000
22	2,024	570	100.00%	2,024	570	3.55	\$97,371	\$480,000
23	7,530	2,429	100.00%	7,530	2,429	3.10	\$95,982	\$490,000
24	612	180	100.00%	612	180	3.40	\$73,982	\$570,000
25	5,402	1,460	100.00%	5,402	1,460	3.70	\$107,166	\$630,000
26	3,670	1,112	100.00%	3,670	1,112	3.30	\$104,327	\$520,000
27	2,508	760	100.00%	2,508	760	3.30	\$104,327	\$560,000
28	2,106	585	100.00%	2,106	585	3.60	\$107,251	\$650,000
29	2,592	720	100.00%	2,592	720	3.60	\$104,500	\$580,000
30	414	115	100.00%	414	115	3.60	\$105,600	\$630,000
34	1,489	408	100.00%	1,489	408	3.65	\$107,308	\$650,000

MENIFEE CITY LIMITS - EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2022	HOUSING UNITS JUNE 2022	MENIFEE CITY LIMITS			APPH 2025	MEDIAN HOUSEHOLD INCOME 2025	MEDIAN VALUE OF HOUSING 2025
			% WITHIN	POPULATION	HOUSING UNITS			
35	1,635	448	100.00%	1,635	448	3.65	\$107,308	\$650,000
36	1,224	360	100.00%	1,224	360	3.40	\$99,000	\$660,000
37	2,376	660	100.00%	2,376	660	3.60	\$105,747	\$660,000
38	5,505	1,619	100.00%	5,505	1,619	3.40	\$104,327	\$550,000
39	2,848	791	33.00%	940	261	3.60	\$104,500	\$690,000
40	4,918	1,366	100.00%	4,918	1,366	3.60	\$105,719	\$600,000
42	888	240	39.00%	346	94	3.70	\$83,463	\$450,000
43	393	108	100.00%	393	108	3.64	\$83,463	\$800,000
44	3,601	1,075	7.00%	252	75	3.35	\$104,500	\$585,000
45	511	144	100.00%	511	144	3.55	\$97,371	\$770,000
48	3,675	1,050	100.00%	3,675	1,050	3.50	\$105,719	\$630,000
49	1,201	490	100.00%	1,201	490	2.45	\$52,861	\$180,000
50	1,076	303	100.00%	1,076	303	3.55	\$97,371	\$725,000
51	6,734	1,924	11.00%	741	212	3.50	\$111,341	\$750,000
54	392	109	73.00%	286	80	3.60	\$116,078	\$750,000
58	5,346	1,620	100.00%	5,346	1,620	3.30	\$101,200	\$600,000
59	7,733	2,148	100.00%	7,733	2,148	3.60	\$107,109	\$720,000
60	1,023	310	100.00%	1,023	310	3.30	\$90,417	\$560,000
TOTAL								
POPULATION:	133,531			117,320				
TOTAL HOUSING UNITS:	42,031				37,381			
TRADE AREA WEIGHTED AVERAGES:						3.14	\$90,510	\$554,788

SOURCE: "SEE BASIS OF ESTIMATES" AT END OF REPORT.

MENIFEE CITY LIMITS - FUTURE POPULATION					
	TOTAL UNITS		AVERAGE PERSON PER HOUSEHOLD	ADDITIONAL POPULATION	POPULATION ESTIMATE
COLUMNS:	(1)		(2)	(3)	(4)
(A). JUNE 2022 POPULATION					117,320
(B). UNITS RECENTLY BUILT	2,371	X	3.47	= 8,227	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	2,108	X	3.47	= 7,315	
(D). BUILD OUT OF ALL OTHER UNITS	7,767	X	3.47	= 26,951	
<hr/>					
(E). JANUARY 2025 UPDATED POPULATION					125,547
(F). JANUARY 2027 PROJECTED POPULATION					132,862
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED					159,813

SOURCE: (1) = SEE SUBDIVISION ACTIVITY REPORT
 (2) = AN APPH ESTIMATE OF 3.47 IS UTILIZED DUE TO THE TYPE OF DEVELOPMENT IN THE AREA
 (3) = (1) X (2)
 (4) = SEE EXISTING DEMOGRAPHIC CHART-MENIFEE CITY LIMITS

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD EXISTING DEMOGRAPHICS

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2022	HOUSING UNITS JUNE 2022	5-MILE RADIUS			APPH 2025	MEDIAN HOUSEHOLD INCOME 2025	MEDIAN VALUE OF HOUSING 2025
			% WITHIN	POPULATION	HOUSING UNITS			
1	5,460	1,560	62.00%	3,385	967	3.50	\$97,371	\$620,000
2	1,683	510	100.00%	1,683	510	3.30	\$86,244	\$550,000
3	5,060	1,265	100.00%	5,060	1,265	4.00	\$75,862	\$440,000
4	3,508	928	1.00%	35	9	3.78	\$88,360	\$550,000
5	1,642	483	100.00%	1,642	483	3.40	\$97,052	\$540,000
6	53	15	100.00%	53	15	3.50	\$104,500	\$650,000
7	3,488	969	100.00%	3,488	969	3.60	\$102,993	\$630,000
8	1,512	420	100.00%	1,512	420	3.60	\$104,500	\$660,000
9	1,296	480	100.00%	1,296	480	2.70	\$52,861	\$230,000
10	4,095	1,050	24.00%	983	252	3.90	\$77,000	\$470,000
11	4,473	1,278	100.00%	4,473	1,278	3.50	\$90,417	\$520,000
12	2,683	925	100.00%	2,683	925	2.90	\$88,000	\$600,000
13	5,245	3,085	100.00%	5,245	3,085	1.70	\$60,500	\$420,000
14	2,512	785	100.00%	2,512	785	3.20	\$88,000	\$600,000
15	4,231	1,511	100.00%	4,231	1,511	2.80	\$77,000	\$550,000
16	5,134	3,020	100.00%	5,134	3,020	1.70	\$48,047	\$400,000
17	14,918	4,662	55.00%	8,205	2,564	3.20	\$122,412	\$750,000
18	4,057	1,127	100.00%	4,057	1,127	3.60	\$99,000	\$670,000
19	2,533	745	100.00%	2,533	745	3.40	\$95,982	\$620,000
20	2,219	625	100.00%	2,219	625	3.55	\$103,400	\$630,000
21	3,635	1,024	100.00%	3,635	1,024	3.55	\$97,371	\$525,000
22	2,024	570	100.00%	2,024	570	3.55	\$97,371	\$480,000
23	7,530	2,429	100.00%	7,530	2,429	3.10	\$95,982	\$490,000
24	612	180	100.00%	612	180	3.40	\$73,982	\$570,000
25	5,402	1,460	100.00%	5,402	1,460	3.70	\$107,166	\$630,000

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD EXISTING DEMOGRAPHICS

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2022	HOUSING UNITS JUNE 2022	5-MILE RADIUS			APPH 2025	MEDIAN HOUSEHOLD INCOME 2025	MEDIAN VALUE OF HOUSING 2025
			% WITHIN	POPULATION	HOUSING UNITS			
26	3,670	1,112	100.00%	3,670	1,112	3.30	\$104,327	\$520,000
27	2,508	760	100.00%	2,508	760	3.30	\$104,327	\$560,000
28	2,106	585	100.00%	2,106	585	3.60	\$107,251	\$650,000
29	2,592	720	100.00%	2,592	720	3.60	\$104,500	\$580,000
30	414	115	100.00%	414	115	3.60	\$105,600	\$630,000
31	1,325	368	21.00%	278	77	3.60	\$92,400	\$575,000
32	3,028	865	100.00%	3,028	865	3.50	\$106,150	\$600,000
33	13,012	3,565	54.00%	7,027	1,925	3.65	\$104,500	\$630,000
34	1,489	408	100.00%	1,489	408	3.65	\$107,308	\$650,000
35	1,635	448	100.00%	1,635	448	3.65	\$107,308	\$650,000
36	1,224	360	100.00%	1,224	360	3.40	\$99,000	\$660,000
37	2,376	660	100.00%	2,376	660	3.60	\$105,747	\$660,000
38	5,505	1,619	100.00%	5,505	1,619	3.40	\$104,327	\$550,000
39	2,848	791	100.00%	2,848	791	3.60	\$104,500	\$690,000
40	4,918	1,366	100.00%	4,918	1,366	3.60	\$105,719	\$600,000
41	167	45	30.00%	50	14	3.70	\$97,371	\$780,000
42	888	240	100.00%	888	240	3.70	\$83,463	\$450,000
43	393	108	100.00%	393	108	3.64	\$83,463	\$800,000
44	3,601	1,075	52.00%	1,873	559	3.35	\$104,500	\$585,000
45	511	144	100.00%	511	144	3.55	\$97,371	\$770,000
48	3,675	1,050	100.00%	3,675	1,050	3.50	\$105,719	\$630,000
49	1,201	490	100.00%	1,201	490	2.45	\$52,861	\$180,000
50	1,076	303	100.00%	1,076	303	3.55	\$97,371	\$725,000
51	6,734	1,924	100.00%	6,734	1,924	3.50	\$111,341	\$750,000
52	79	22	100.00%	79	22	3.60	\$104,500	\$730,000

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2022	HOUSING UNITS JUNE 2022	5-MILE RADIUS			APPH 2025	MEDIAN HOUSEHOLD INCOME 2025	MEDIAN VALUE OF HOUSING 2025
			% WITHIN	POPULATION	HOUSING UNITS			
53	1,008	280	100.00%	1,008	280	3.60	\$104,327	\$650,000
54	392	109	81.00%	318	88	3.60	\$116,078	\$750,000
55	2,689	747	100.00%	2,689	747	3.60	\$112,703	\$700,000
57	13,874	3,801	1.00%	139	38	3.65	\$115,458	\$690,000
58	5,346	1,620	100.00%	5,346	1,620	3.30	\$101,200	\$600,000
59	7,733	2,148	100.00%	7,733	2,148	3.60	\$107,109	\$720,000
60	1,023	310	100.00%	1,023	310	3.30	\$90,417	\$560,000
TOTAL								
POPULATION:	194,042			155,982				
TOTAL HOUSING UNITS:		59,264			48,595			
TRADE AREA WEIGHTED AVERAGES:						3.21	\$94,256	\$578,426

SOURCE: "SEE BASIS OF ESTIMATES" AT END OF REPORT.

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD - FUTURE POPULATION					
	TOTAL UNITS		AVERAGE PERSON PER HOUSEHOLD	ADDITIONAL POPULATION	POPULATION ESTIMATE
COLUMNS:	(1)		(2)	(3)	(4)
(A). JUNE 2022 POPULATION					155,982
(B). UNITS RECENTLY BUILT	5,233	X	3.47	= 18,159	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	3,763	X	3.47	= 13,058	
(D). BUILD OUT OF ALL OTHER UNITS	17,736	X	3.47	= 61,544	
<hr/>					
(E). JANUARY 2025 UPDATED POPULATION					174,140
(F). JANUARY 2027 PROJECTED POPULATION					187,198
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED					248,742

SOURCE: (1) = SEE SUBDIVISION ACTIVITY REPORT

(2) = AN APPH ESTIMATE OF 3.47 IS UTILIZED DUE TO THE TYPE OF DEVELOPMENT IN THE AREA

(3) = (1) X (2)

(4) = SEE EXISTING DEMOGRAPHIC CHART-5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD

CHAPTER IV

SUBDIVISION ACTIVITY LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SO. FT.	DEV. #	S.P.	OTHER
MENIFEE	1	MENIFEE SUBDIVISION	DIAMOND BROS	TM 37828	SF	DP	91						91					18.17 ACRES. UNDER CITY REVIEW. PART OF A MIXED USE PROJECT
PERRIS	2	SEASONS AT GREEN VALLEY	RICHMOND AMERICAN	TM 36988	SF	RB	169	109	60					570-671	1740-3040	951.200.3099	GREEN VALLEY	
COUNTY	3	SEVILLA	LENNAR	TM 32151	TH	RB	180		125	55				472+	1399-1408	800.496.0926		ATTACHED UNITS
COUNTY	4	MENIFEE NORTH	STONE STAR RIVERSIDE	TM 37970, 37969, 31500	CONDO	TM	182					182					MENIFEE NORTH	53.3 ACRES. TM EXPIRES 4/2025
WILDOMAR	5	OAK CREEK CANYON	SUNBELT COMMUNITIES	TM 36388	SF	TM	275					275				949.218.6023		INCLUDES 5 ACRES COMMERCIAL. PROJECT WAS APPROVED IN 2013
WILDOMAR	6	WESTPARK PROMENADE	GOLDEN EAGLE MULTIFAMILY PROPERTIES	TM 36122	CONDOS	TM	191					191				714.334.6711		27.6 ACRES. MIX USE PROJECT INCLUDING 13.43 COMMERCIAL ACRES
WILDOMAR	7	GROVE PARK	LENNAR	P 14-0041	APTS	TM	162					162				858.546.0900		MIX USE PROJECT ON 20 ACRES TO INCLUDE COMMERCIAL
MENIFEE	8	ROCKPORT RANCH	LENNAR	TM 37131	SF	UC	305		160	20	125			573-813	1860-2228	951.898.2929		79.68 ACRES
WILDOMAR	9	WILDOMAR CROSSROADS	INTRACORP	PA 21-0145	APTS	TM	150					150				949.293.5737		MIX USE PROJECT TO INCLUDE COMMERCIAL ANCHORED BY SPROUTS
MURRIETA	10	WHITEWOOD SOUTH	JPI	DP 2021-2347	APTS	TM	322					322						18 ACRES
MURRIETA	11	WHITEWOOD APTS AND CONDOS	CORMAN LEIGH COMMUNITIES	TM 38185, 38199	MIX	TM	483					483				951.676.6677		29 ACRES. PROJECT TO INCLUDE 330 APTS AND 153 CONDOS
MENIFEE	12	NOBLE AT AUDIE MURPHY RANCH	RICHMOND AMERICAN HOMES		SF	RB	115		115					624+	2272-3135	951.226.3993	AUDIE MURPHY RANCH	PROJECT COMPLETED
COUNTY	13	RIVERSIDE COUNTY SUBDIVISION	SAN PEDRO FARMS RANCON LLC	TM 36467	SF	FM	411				411						WINCHESTER HILLS	156.12 ACRES. PROPERTY IN ESCROW TO MERCHANT BUILDER
COUNTY	14	LENNAR SUNSTONE	LENNAR	TM 37078	CONDO	UC	154			30	124			558+	1768-2597			30.62 ACRES
MENIFEE	15	CANTALENA	RICHLAND PLANNED COMMUNITIES, INC.	TM 33732	SF	TM	296					296				949.383.4124	CANTALENA	PROJECT IN FINAL ENGINEERING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	16	WILLOW POINTE AND JUNIPER AT CANTERWOOD	DR HORTON AND BROOKFIELD	TM 38332	SF	UC	447			35	412			580+	1500-2300	951.904.2974		158.18 ACRES. PROJECT COMPLETELY GRADED
MENIFEE	17	NAUTICAL COVE	KB HOME	TM 31229	SF	TM	239					239				951.676.6664		78 ACRES WITH A LAKE
COUNTY	18	COPPER SKYE AND OPAL SKYE AT OUTLOOK	TRI POINTE HOMES	TM 33145	SF	UC	378		350	28				478	1397-2193	951.397.0521	WINCHESTER HILLS	34.16 ACRES. MODELS FOR SALE
MENIFEE	19	OAK HILLS WEST	OAK HILLS WEST LLC	TM 38652	TH	DP	74						74					IN CITY REVIEW
MENIFEE	20	ADLER RANCH	TRICON	TM 32628	CONDO	UC	327		75	80	172					951.262.4225		30.60 ACRES. HOMES FOR RENT
MENIFEE	21	DEL ORO	DR HORTON	TM 36852	SF	RB	68		68						2319-3015			PROJECT SOLD OUT
MENIFEE	22	AVENA	JPI COMPANIES DEVELOPMENT GROUP	PP 2015-164	APTS	FM	337		237		100							237 APARTMENTS ARE COMPLETED. 100 SENIOR UNITS ARE PLANNED
COUNTY	23	LEGACY, HERITAGE, LIBERTY AND SEASONS RANCH AT BRAVERDE	RICHMOND AMERICAN	TM 36785	MIX	UC	511		461	50				750-820	2970-3720	951.200.3099		170.8 ACRES
COUNTY	24	SUTTON RANCH	BEAZER HOMES	TM 32185	SF	RB	55		55					690-770	1691-3053	951.200.4654		
COUNTY	25	AUTUMN CREEK	KB HOME	TM 31632-2	SF	RB	76		76					465+	2387 +	951.383.4200	WINCHESTER HILLS	
COUNTY	26	LENNAR AT THE RESERVE	LENNAR	TM 37028	SF	RB	133	50	83					506-790	1611-1823			43.91 ACRES
COUNTY	27	EAGLE VISTA	PULTE HOMES	TM 31700, 33303	SF	RB	88		88					700-800		951.461.5182		20.7 ACRES
COUNTY	28	RIVERSIDE COUNTY SUBDIVISION	CITY DEVELOPMENT, INC.	TM 33225	SF	TM	14					14				951.955.6035		4.82 ACRES. TM MAY HAVE EXPIRED
COUNTY	29	WINCHESTER HILLS	RICHLAND COMMUNITIES	TM 30977	SF	FM	414				414						WINCHESTER HILLS	260.5 ACRES. PROJECT IN ESCROW WITH BUILDER
MURRIETA	30	MURRIETA HILLS	PULTE HOMES	TM 35853	MIX	TM	772					772				760.450.0444	MURRIETA HILLS	970 ACRES. PROJECT RECEIVED APPROVAL 11/2021. WILL INCLUDE 522 SINGLE FAMILY UNITS, 250 MULTI-FAMILY UNITS, RETAIL, OFFICE
COUNTY	31	WINCHESTER 1800	CV COMMUNITIES LLC	TM 36437	SF	TM	102					102						APPROX. 40 ACRES. DEVELOPER REVISING MAP

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
PERRIS	32	SEASONS II AT GREEN VALLEY	RICHMOND AMERICAN	TM 37722	SF	UC	116		55	15	46			570+	1740-3040	951.200-3099	GREEN VALLEY	19.4 ACRES
COUNTY	33	RIVERSIDE COUNTY SUBDIVISION	FRENCH VALLEY ASSOCIATES, LLC	TM 36722	MIX	TM	146					146						40.6 ACRES. TM EXPIRES 12/2025
WILDOMAR	34	WILDOMAR RIDGE RESIDENTIAL	NEFERTITI LONG, CARDENAS 3LLC	TM 36952	MIX	TM	77					77				909.315-2644		11.25 ACRES. PROJECT APPROVED 2017
MENIFEE	35	EVANS RESIDENTIAL TRACT	GARBANI & EVANS RESIDENTIAL TRACT LLC	TM 38766	MIX	DP	134						134					PROJECT RECENTLY SUBMITTED
MENIFEE	36	GOLDEN MEADOWS	RICHLAND COMMUNITIES	TM 31194	SF	TM	552					474	78					SUBMITTED 2ND EXTENSION OF TIME. FINAL EIR APPROVED
MENIFEE	37	QUARTZ RANCH - CANYON VIEW	LENNAR	TR 28786,2 8791-94	SF	UC	314		264	50				625+	1950-2419			THREE HOME COLLECTIONS BEING SOLD
COUNTY	38	MEADOWS AND WESTERNLY POINT AT WINCHESTER RIDGE	DR HORTON	TM 31892	SF	RB	379	354	25					537+	2052-3015		WINCHESTER HILLS	241.8 ACRES
COUNTY	39	ROCK MEADOWS AND CHEYENNE AT OLIVEBROOK	KB HOME	TM 36417	MIX	UC	243		200	43				581+	1551-2874	951.383-4620	WINCHESTER HILLS	51.43 ACRES
MENIFEE	40	TALAVERA	KB HOME	TM 29777	SF	RB	173	125	48						1392-1860			63.48 ACRES. PROJECT COMPLETED
MENIFEE	41	DURANGO, OAK SHADE, PERSANO, SALERNO AND INDIGO AT SHADOW MOUNTAIN	KB HOME	TM 29835	SF	UC	514	125	389					570+	1551-2206	951.591-1595		236 ACRES. PROJECT IN FINAL PHASE
MENIFEE	42	MENIFEE VALLEY RANCH	BROOKFIELD CALIFORNIA LAND CO.	TM 37537	SF	TM	1,718					1,718				714.200-1533	MENIFEE VALLEY RANCH	590 ACRES. MODELS ESTIMATED TO START 2027. DEVELOPER PLANS ON PROVIDING 6.8 MILLION SQUARE FEET OF LIGHT INDUSTRIAL
MENIFEE	43	MERIT, CREST AND HERITAGE AT BANNER PARK	PULTE HOMES	TM 37671	SF	UC	197			15	182			607+	2191 +	951.461-5832		69.32 ACRES. PROJECT IS GRADED
MENIFEE	44	SAGE AND CEDAR AT SUMAC RIDGE RESIDENTIAL	MERITAGE HOMES	TM 37668	SF	RB	175		175					540-650	1910-3247	949.391-3198		56.58 ACRES. PROJECT COMPLETED
MENIFEE	45	HERITAGE, MERIT AND CREST @ BANNER PARK	PULTE HOMES	32102	SF	RB	256	50	206					545-637	2200-3200	949.304-2323		PROJECT COMPLETED

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SO. FT.	DEV. #	S.P.	OTHER
MENIFEE	46	TRAILHEAD AND WESTWARD AT REMINGTON PLACE	LENNAR	TM 31098	SF	RB	264	194	70					520-620	1769-4134	888.213.1794		71 ACRES. PROJECT COMPLETED
COUNTY	47	MENIFEE NORTH	LANSING STONE STAR RIVERSIDE, LLC	TM 30972, 38007	SF	TM	224					91	133				MENIFEE NORTH	72.9 ACRES. READY TO RECORD FM. EXPECT TO SALE TO BUILDER. TM FILED 4TH EXTENSION
COUNTY	48	PRADERA POINTE AND PRADERA PLACE	DR HORTON	TM 34677	SF	UC	422		215	45	162			520+	1350-2384	951.739.5492	WINCHESTER HILLS	73.22 ACRES
MENIFEE	49	LEGADO	LENNAR / NEWPORT PACIFIC LAND	TM 37408, 37409, 37391	SF	UC	1,022			10	1,012			TBD	TBD	951.514.9944	LEGADO	300 ACRES. MODELS AND INFRASTRUCTURE UNDERWAY. PROJECT COMPLETELY GRADED
MENIFEE	50	SAGEWOOD	DR HORTON	TM 37400	SF	RB	174		174					538-623	1898-2617	951.751.9902		46.9 ACRES. PROJECT COMPLETED
MENIFEE	51	MENIFEE SUBDIVISION	VALLEY BOULEVARD	TM 36911	SF	TM	68					68						21.66 ACRES. PROJECT IN FINAL ENGINEERING
COUNTY	52	LILAC , SAGE AND POPPY AT COUNTRYVIEW	KB HOME	37533, 30972,3 1500,29 262,293	SF	UC	500		320	45	135			493+	1500-2733	951.999.9171	MENIFEE NORTH	199 ACRES. PROJECT IS COMPLETELY GRADED
COUNTY	53	RIVERSIDE COUNTY SUBDIVISION	RICHLAND COMMUNITIES		MIX	DP	TBD											PER FIELD RESEARCH, THIS REGION IS UNDER CONTRACT TO PURCHASE BY DEVELOPER
COUNTY	54	WINCHESTER HILLS	BEAZER HOMES	TM 30806	SF	FM	179				179						WINCHESTER HILLS	84.8 ACRES. GRADING UNDERWAY. PROJECT IN ESCROW WITH BUILDER
COUNTY	55	HILLSIDE AND OUTLOOK AT SUNSET CROSSING	LENNAR	TM 29326-28, 31820	SF	RB	206		206					467-596	1772-2820	951.898.5520	MENIFEE NORTH	PROJECT SOLD OUT
MENIFEE	56	COUNTRYSIDE	RICHLAND VENTURES, INC.	TM 38132	MIX	TM	169					169					MENIFEE NORTH	TM APPROVED 3/2024
MENIFEE	57	HARVEST GLEN	RICHLAND VENTURES, INC.	TM 38133	MIX	TM	145					145					MENIFEE NORTH	TM APPROVED 3/2024
MENIFEE	58	KENSINGTON APARTMENTS	BOB LOVE	PP 19469	APTS	FM	221				221							SENIOR CITIZEN APTS. PROJECT GRADED
MENIFEE	59	SKY VIEW	WOODSIDE HOMES	TM 28859	SF	RB	161	51	110					584+	1755-3080	951.870.8326		25 ACRES. PROJECT COMPLETED

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MURRIETA	60	MURRIETA BAXTER APARTMENTS	KNE REAL ESTATE	DP 2022-2633	APTS	DP	502						502			760.332.4230		PROJECT WAS SUBMITTED 8/2022
PERRIS	61	GREEN VALLEY	TRI POINTE HOMES	TM 37816	SF	FM	97				97			TBD	TBD		GREEN VALLEY	10.97 ACRES
COUNTY	62	WINCHESTER HILLS	RICHLAND COMMUNITIES	TM 30976	SF	FM	162				162					951.676.6664	WINCHESTER HILLS	53.39 ACRES. PROJECT IN ESCROW WITH BUILDER
COUNTY	63	THE WOODS	FOREMOST PACIFIC GROUP, RICHMOND AMERICAN, TRICON	TM 32816-32818, 33743	CONDO	UC	493			40	453						WINCHESTER HILLS	186 FOR SALE HOMES TO BE BUILT BY FORMOST AND RICHMOND. TRICON RESIDENTIAL WILL BE BUILDING 307 FOR RENT SINGLE FAMILY UNITS
COUNTY	64	LUMINARY, AUROA AND SOLSTICE AT OUTLOOK	TRI POINTE HOMES	TM 30807	SF	UC	194		125	30	39			550-648	2432-3291	951.751.0412	WINCHESTER HILLS	APPROX. 201.67 ACRES. LUMINARY WITH NEW PRODUCT TYPE TO OPEN 1/23/2024
COUNTY	65	PLEASANT VALLEY RANCH	DR HORTON	TM 30989	SF	RB	202		202					611-613	1898-2617	951.549.6107		58.3 ACRES 77 ACRES.
COUNTY	66	LA VENTANA	DR HORTON	TM 31100, 38586	SF	UC	220			15	205					951.751.5438	WINCHESTER HILLS	INFRASTRUCTURE UNDERWAY. CONSTRUCTION TO START WHEN PRADERA POINTE AND PRADERA PLACE IS COMPLETED
COUNTY	67	RIVERSIDE COUNTY SUBDIVISION	STONE STAR RIVERSIDE, LLC	TM 32394	SF	TM	166					166				951.955.6035		39.9 ACRES. TM EXPIRES 2/2025
MENIFEE	68	JASPER AT AUDIE MURPHY RANCH	MERITAGE HOMES	TM 36485-6	SF	RB	137	92	45						1910-2948	877.275.6374	AUDIE MURPHY RANCH	PROJECT COMPLETED
COUNTY	69	OLIVE ROAD ESTATES	MIGHTY DEVELOPMENT, INC.	TM 32282	SF	TM	62					62				951.955.6184		19.54 ACRES. TM EXPIRES 3/2025
MENIFEE	70	COMPASS AT AUDIE MURPHY RANCH	TRI POINTE HOMES		SF	RB	147	79	68					620+	2436-3741	951.397.0521	AUDIE MURPHY RANCH	PROJECT COMPLETED
COUNTY	71	RIVERSIDE COUNTY SUBDIVISION	MOUNTAIN VISTA HOMES	TM 33700	SF	TM	128					128				951.955.0314		40.18 ACRES. TM EXPIRES 8/2025
COUNTY	72	RIVERSIDE COUNTY SUBDIVISION	CITY DEVELOPMENT, INC.	TM 31857	SF	TM	140					140				951.955.0314		44 ACRES. TM EXPIRES 3/2025
MENIFEE	73	THE VILLAGE @ JUNIPERO	TUFFLI DEVELOPMENT	TM 38340	APTS	TM	240					240						17.87 ACRES. TM APPROVED 4/2023
COUNTY	74	NORTH SKY	DR HORTON	TM 31633	SF	RB	128		128					598+	2319-3015	951.549.6119	WINCHESTER HILLS	94.24 ACRES. PROJECT COMPLETED

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER	
COUNTY	75	INDIGO TRAILS	CAPSTONE, PACIFIC COMMUNITIES, OOSTDAM	TM 30808	SF	TM	346					346				951.676.6664	WINCHESTER HILLS	124.31 ACRES	
COUNTY	76	WINCHESTER HILLS	DAVE JACINTO	TM 36288	CONDO	FM	72				72						WINCHESTER HILLS	APPROX. 10 ACRES. SEWER, WATER AND ELECTRICAL ARE IN	
COUNTY	77	SEDONA AT OLIVEBROOK	KB HOME	TM 30266-1, 33498	SF	UC	58		8	20	30			563+	1479-2387	951.383.4620	WINCHESTER HILLS		
COUNTY	78	WINCHESTER HILLS	CRAIG MAZZARA	TM 38255	CONDO	TM	164					164					WINCHESTER HILLS	14.9 ACRES. TM SUBMITTED 1/2024	
PERRIS	79	AMBER RIDGE AND SILVERSTONE	LENNAR	TM 37262	SF	UC	191		10	35	146			580+		877.413.0179	GREEN VALLEY	37.36 ACRES	
MENIFEE	80	BELLA ESTATES	BELLA ESTATES LLC	TM 38592	SF	DP	13						13					UNDER CITY REVIEW	
COUNTY	81	HIDDEN TERRACE AT MOUNTAIN'S EDGE	LENNAR	TM 36430	SF	UC	210		125	85				595+	1843-2400	951.898.2909	MENIFEE NORTH	APPROX. 180 ACRES	
COUNTY	82	AND NIGHTSKY AT PRAIRIE CROSSING	LENNAR	TM 31141-42	SF	RB	231		231					524+	1677-2590	888.216.1482	WINCHESTER HILLS	PROJECT SOLD OUT	
COUNTY	83	TOWNS AND COURTS	TAYLOR MORRISON	38035, TPM 38037	SF	UC	260		75	40	145			451+	1658-1695	888.819.6997	CROSSROADS AT WINCHESTER		
WILDOMAR	84	THE CROFT	WERMERS PROPERTIES	PA 20-0044	APTS	UC	288			288							858.623.4962		12.89 ACRES
COUNTY	85	CROSSROADS AT WINCHESTER	REGENT	TM 37119	SF	TM	443					443				951.955.3025	CROSSROADS AT WINCHESTER	161.67 ACRES. TM EXPIRES 4/2025. PROJECT IN FOR FINAL MAP APPROVAL	
COUNTY	86	TRAILMARK	BENCHMARK PACIFIC	TM 35045	SF	TM	650					650				760.450.0441	TRAILMARK	318 ACRES. PROJECT FOR SALE TO MERCHANT BUILDERS	
PERRIS	87	PERRIS SUBDIVISION	WSI MOJAVE INVESTMENTS / RICHMOND AMERICAN	TM 33900	SF	TM	198					198						116 ACRES. APPROVAL DATE 2008	
MENIFEE	88	THE VILLAGE BY CENTURY COMMUNITIES	CENTURY COMMUNITIES	TM 33648	SF	UC	126		50	10	66			532+	2940-2218	951.482.8061		14.42 ACRES	
MENIFEE	89	GREENWAY, MEADOWS, ARBOR, TRELIS AND PATHWAY AT CIMARRON RIDGE	PULTE HOMES	TM 36658, 36657	SF	UC	756		110	45	601			538+	1959+	951.416.3046	CIMARRON RIDGE	240 ACRES	
MURRIETA	90	MURRIETA GREENBERG APTS	KNE REAL ESTATE	DP 2022-2634	APTS	TM	162					162				760.332.4230		PROJECT WAS SUBMITTED 8/2022	

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	91	ENCLAVE	KB HOME	TM 31456	SF	TM	177					177				949.367.9400		161 ACRES. SUBMITTED ROUGH GRADING PLANS
MURRIETA	92	LEE LANE APTS	HA CAPITAL PARTNERS, LLC	DP 2022-2536	APTS	DP	258						258			509.954.6518		PROJECT WAS SUBMITTED 3/2022
MENIFEE	93	QUARTZ TRAIL	LENNAR	TM 36803	SF	UC	80		5	75								30 ACRES. INFRASTRUCTURE UNDERWAY
PERRIS	94	RIVERWOODS	PULTE HOMES	TM 32666	SF	FM	714				714					858.699.7440	RIVERWOODS	NO BUILDING PERMITS PULLED YET
COUNTY	95	RIVERSIDE COUNTY SUBDIVISION	DARREL HOOVER	TM 31687	SF	TM	65					65				949.423.6990		40.17 ACRES. TM FILED 4TH EXTENSION
MENIFEE	96	QUAIL HILLS	REPKE	TM 32794, 37692	SF	TM	145					145						43.4 ACRES
PERRIS	97	GREEN VALLEY	RAINTREE INVESTMENTS GVSP	TM 37818	MIX	TM	374					374					GREEN VALLEY	28.8 ACRES. PROJECT INCLUDES 138 SINGLE FAMILY UNITS AND 236 APTS
PERRIS	98	GREEN VALLEY	RAINTREE INVESTMENTS GVSP	TM 37817	SF	TM	228					228					GREEN VALLEY	25.3 ACRES
MENIFEE	99	THE BOULDERS	THE BOULDERS LLC	PLN 20-0167	APTS	UC	234			234						951.501.0122		9.92 ACRES. CERTIFICATE OF OCCUPANCE IS ANTICIPATED APRIL/MAY
MENIFEE	100	RIVERWALK VILLAGE AT TOWN CENTER	RICHMOND AMERICAN HOMES		SF	UC	199		5	194				566+	1390+	850.222.4571		14 ACRES
MENIFEE	101	GARBANI SOUTH	MENIFEE 18 HOLDINGS, LLC	TM 37450	SF	TM	33					33				509.954.6518		9.8 ACRES. TM APPROVED 7/2023
LAKE ELSINORE	102	RIDGELINE AT WESTRIDGE	TRI POINTE HOMES	TM 38008	CONDO	RB	60		60					506-542	1794-2288	888.639.4172	CANYON HILLS	9.07 ACRES
PERRIS	103	GREEN VALLEY	RAINTREE INVESTMENTS GVSP	TM 37223	SF	TM	235					235					GREEN VALLEY	37.37 ACRES
MENIFEE	104	BOULDER VIEW ESTATES	TCD GLOBAL	TM 32934	SF	UC	12		7	1	4			1 MIL+		951.338.8200		LOT SALES
MENIFEE	105	MENIFEE SUBDIVISION	JPMB INVESTMENTS, LLC	TM 38128	SF	TM	96					96						28.38 ACRES. TM APPROVED 6/2023
MENIFEE	106	CANTALENA	RICHLAND COMMUNITIES	TM 38372, 38682	SF	DP	406						406				CANTALENA	PLANNING AREAS 2, 3 AND 7
COUNTY	107	PACIFIC PARKVIEW	PACIFIC COMMUNITIES BUILDER INC.	TM 37358	SF	FM	153				153							45.6 ACRES. PROJECT COMING SOON

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	108	VISTA RIDGE	VISTA RIDGE	2018-159	CONDO	FM	30				30							2.73 ACRES
MENIFEE	109	CORONADO CONDOS	CORONADO CONDOS LLC	DEV 2022-023	CONDO	TM	73					73						6.5 ACRES
COUNTY	110	COUNTRY ROADS	KB HOME	TM 37294	SF	RB	47		47					750+	1958-2541	951.319.3936		12.5 ACRES
MENIFEE	111	VILLAGO VILLAS	VILLAGO VILLAS LLC	PLN 21-0375	SF	TM	24					24						7.58 ACRES. ADDING UNITS TO EXISTING PROJECT
MENIFEE	112	MENIFEE SUBDIVISION	LDW CONDOMINIUMS	TM 38346	CONDO	FM	162				162							9.5 ACRES. IN FINAL ENGINEERING
MENIFEE	113	CYPRESS SANDS ROW TOWNHOMES	CYPRESS AND SANDS APARTMENTS	DEV 2022-020	APTS	DP	124						124					RECENTLY CHANGED PROJECT DESIGN
MENIFEE	114	BEYOND MENIFEE	BEYOND MENIFEE LLC	DEV 2023-004	APTS	DP	240						240					17.3 ACRES. MIX USE PROJECT UNDER CITY REVIEW
COUNTY	115	RIVERSIDE COUNTY SUBDIVISION	DALE LYON	TM 37089	SF	TM	21					21						48.4 ACRES. TM EXPIRES 11/2025
COUNTY	116	OLIVA, AZUL AND VIOLA AT SIENA	TAYLOR MORRISON	TM 37592, 37449	MIX	UC	535		160	50	325			433-710	1497-3261	951.893.4505	BELLE TERRE	343.6 ACRES
WILDOMAR	117	VERANO	KB HOME	TGM 37476	SF	RB	80		80					630+	1508-2238	888.720.1547		38.22 ACRES. PROJECT SOLD OUT
WILDOMAR	118	BUNDY CANYON RESORT APTS	BUNDY CANYON 145, LLC	PA 16-0006	APTS	TM	140					140				805.379.2111		28.8 ACRES
MENIFEE	119	DE CAPRI RESIDENTIAL	TR/PP DI CAPRI	DEV 2023-002	CONDO	TM	61					61						8.03 ACRES
MENIFEE	120	MENIFEE COASTLINE	MENIFEE COASTLINE LLC	TM 38525	SF	DP	45						45					UNDER CITY REVIEW
MENIFEE	121	SALT CREEK	SALT CREEK LLC	TM 38625	SF	DP	325						325					PROJECT TO HAVE 8.26 ACRES OF PARK AND OPEN SPACE. UNDER CITY REVIEW
MENIFEE	122	GARBANI NORTH	GARBANI NORTH LLC	TM 38683	SF	TM	39					39						PROJECT RECENTLY APPROVED
MENIFEE	123	MENIFEE SUBDIVISION	BLACKMON HOMES	TM 38651	SF	DP	36						36					UNDER CITY REVIEW
MENIFEE	124	MENIFEE SUBDIVISION	INTRACORP HOMES	PLN 23-0185 TO 187	APTS	DP	326						326					UNDER CITY REVIEW

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	125	RIVERSIDE COUNTY SUBDIVISION	TRIP HORD ASSOCIATES	TR 36504	SF	TM	527					527				951.955.3024		162 ACRES. TM RECENTLY REQUESTED A PHASING MAP OF TWO PHASES FOR THE PROJECT IN 9/2024
COUNTY	126	BELLE TERRE	TAYLOR MORRISON, ALBERT WEBB	TR 38307, 38175, 38263	MIX	DP	321						321				BELLE TERRE	MAPS WERE RECENTLY SUBMITTED TO COUNTY. APPROX. 512 ACRES
COUNTY	127	KELLER CROSSING	DR HORTON	TTM 38163	SF	DP	356						356				KELLER CROSSING	191.4 ACRES. UNDER COUNTY REVIEW
COUNTY	128	RIVERSIDE COUNTY SUBDIVISION	HIGH POINTE INC.	TM 38472	SF	DP	422						422		949.303.6510			162.9 ACRES. UNDER COUNTY REVIEW. ROSS.YAMAGUCHI@HIGHPOINTEINC.COM
COUNTY	129	RIVERSIDE COUNTY SUBDIVISION	NICOLE PRINS	TM 37496	SF	DP	132						132		310.922.3266			36.77 ACRES. UNDER COUNTY REVIEW. NNEUMANN59@GMAIL.COM
COUNTY	130	RIVER VIEW	WALTON PROPERTIES	TM 37620	SF	DP	101						101		951.643.8834			79 ACRES. UNDER COUNTY REVIEW
COUNTY	131	RIVERSIDE COUNTY SUBDIVISION	TRIP HORD	TM 38537	SF	DP	170						170		909.553.5792			55 ACRES. SUBMITTED JUNE 2023. AMBROSEHORD@GMAIL.COM
COUNTY	132	MENIFEE NORTH	RICHLAND COMMUNITIES	TM 38131	SF	DP	288						288		949.698.2191		MENIFEE NORTH	52.3 ACRES. UNDER COUNTY REVIEW. BHARDY@RICHLANDCOMMUNITIES.COM
LAKE ELSINORE	133	TUSCANY HILLS	TT GROUP	TM 31370	SF	TM	731					731					TUSCANY HILLS	368.4 ACRES
TOTALS							32,281	1,229	5,941	1,424	7,368	11,744	4,575					

SPECIFIC PLAN LISTING

AREA	SPECIFIC PLAN	DEVELOPER	UNIT TYPE	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	TO BE SUB.	DEV. #	OTHER
MENIFEE	AUDIE MURPHY RANCH	BROOKFIELD HOMES	MIX	2,190	2,050	228					0		SP 209. APPROX. 1,100 ACRES. PROJECT COMPLETED
COUNTY	BELLE TERRE	TAYLOR MORRISON / REGENT PROPERTIES	MIX	856		160	50	325		321	0	310.806.9888	SP 382. APPROX. 343.6 ACRES
COUNTY	BSA	BSA PROPERTIES	MIX	589							589		SP 322. 420 ACRES. NO TENTATIVE MAPS APPROVED
MENIFEE	CANTALENA	RICHLAND PLANNED COMMUNITIES, INC.	MIX	935					296	406	233	949.383.4124	SP 334. APPROX. 160 ACRES. PROJECT IN FINAL ENGINEERING
LAKE ELSINORE	CANYON HILLS ESTATES	TRUMARK COMPANIES	SF	302							302		246 ACRES. PROJECT IS APPROVED
LAKE ELSINORE	CANYON HILLS	PARDEE CONSTRUCTION	MIX	3,950	3,890	60					0	310.475.3525	FINAL NEIGHBORHOOD UNDERWAY
MENIFEE	CIMARRON RIDGE	PULTE HOMES	MIX	756		110	45	601			0		PROJECT IS COMPLETELY GRADED. CONSTRUCTION HAS STARTED ON FOUR NEIGHBORHOODS
COUNTY	CROSSROADS AT WINCHESTER	REGENT PROPERTIES	MIX	802		75	40	145	443		99	310.806.9811	SP. 288. MIX USE DEVELOPMENT WITH COMMERCIAL AND RESIDENTIAL USES. GRADING UNDERWAY
COUNTY	DOMENIGONI-BARTON PROPERTY	DOMENIGONI BARTON	MIX	4,186							4,186	951.926.6924	SP 310. 1734.5 ACRES. APPROVED 2001. NO TENTATIVE MAPS SUBMITTED YET. GOLF COURSE INCLUDED IN PROJECT.
PERRIS	GREEN VALLEY	RICHMOND AMERICAN, TRI POINTE HOMES	MIX	4,500	30	125	50	289	837		3,169	951.943.5003 X271	360.5 ACRES. EIGHT TENTATIVE TRACT MAPS IN THE DEVELOPMENT PIPELINE. NATIONAL HOME BUILDERS UNDERWAY. ROUGHLY 1,465 UNITS MOVING FORWARD THROUGH APPROVED AMENDMENT
COUNTY	KELLER CROSSING	DR HORTON	SF	356						356	0		SP 380. 200 ACRES. PROJECT IS APPROVED. WILL INCLUDE 400,000 SQ.FT. COMMERCIAL
MENIFEE	LEGADO	LENNAR	MIX	1,022			10	1,012			0		SP 346. ON APPROXIMATELY 332 ACRES. INFRASTRUCTURE AND GRADING UNDERWAY
MENIFEE / COUNTY	MENIFEE NORTH	MENIFEE NORTH PROPERTY OWNER'S ASSOCIATION	MIX	2,815	450	651	130	135	672	421	356		SP. 260. 1,604 ACRES. PLANNING AREAS 9, 22 AND 23A ARE BEING RECONFIGURED
MENIFEE	MENIFEE VALLEY RANCH	BROOKFIELD MENIFEE, INC.	MIX	1,718					1,718		0	714.200.1609	590 ACRES. MODELS ESTIMATED TO BEGIN 2027. TOTAL UNITS MAY BE LOWERED TO 1,000
MURRIETA	MURRIETA HILLS	PULTE HOMES	MIX	772					772		0	760.450.0440	SP. 320. APPROX. 997.6 ACRES. PROJECT APPROVED TO INCLUDE 522 SINGLE FAMILY UNITS, 250 MULT-FAMILY UNITS, RETAIL AND OFFICE USES
PERRIS	RIVERGLEN	RIVERGLEN LLC	MIX	1,257							1,257	5003 X271	332.7 ACRES. NO ACTIVITY FOR SOME TIME
PERRIS	RIVERWOODS	PULTE HOMES	MIX	714				714			0	858.699.7440	FM RECORDED. GRADING ESTIMATED TO START SOON. JIMK@STRATEGICLAND.NET

AREA	SPECIFIC PLAN	DEVELOPER	UNIT TYPE	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	TO BE SUB.	DEV. #	OTHER
COUNTY	TRAILMARK	BENCHMARK PACIFIC	MIX	650					650		0	760.450.0441	SP 344. EIR AND SP APPROVED. PROJECT FOR SALE TO MERCHANT BUILDERS
LAKE ELSINORE	TUSCANY HILLS	CENTEX HOMES	MIX	1,847	1,035				731		81		NO ACTIVITY FOR SOMETIME
WILDOMAR	WILDOMAR MEADOWS	WILDOMAR MEADOWS, LLC	SF	1,504							1,504		792 ACRES. RECENTLY SUBMITTED MIX USE PROJECT TO INCLUDE RETAIL, PARKS, OPEN SPACE. AKA FARM SPECIFIC PLAN
COUNTY	WINCHESTER HILLS	THE RANCON GROUP	MIX	5,354	189	1,358	221	2,127	510		949	951.676.6664	SP 293. APPROX. 2,891 ACRES. MERCHANT BUILDERS ARE ACTIVELY PURCHASING LOTS
TOTALS				37,075	7,644	2,767	546	5,348	6,629	1,504	12,725		

BASIS OF ESTIMATES

(A). POPULATION ESTIMATES JUNE 2022:

Housing units multiplied by Average Persons Per Household estimate.

(B). NUMBER OF HOUSING UNITS JUNE 2022:

Derrigo Studies counted roof tops on June 2022 aerial.

(C). AVERAGE PERSONS PER HOUSEHOLD ESTIMATES 2025:

2023 Census figures adjusted by Derrigo Studies where needed based on housing unit type.

(D). MEDIAN HOUSEHOLD INCOME ESTIMATES 2025:

Estimated based on housing unit types in each sector.

(E). MEDIAN VALUE OF HOUSING ESTIMATES 2025:

Estimated based on housing unit types in each sector.

(F). POPULATION PROJECTIONS:

Evaluated each project on an individual basis and added up the number of units to be built over the respective years depending on input gathered from each residential builder, (i.e., financing information, rate of monthly sales, construction schedules and water availability).

The information contained in this study is obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.