

Demographic Marketing Report

January 2026

Researched for:



Economic Development Department
951.723.3739

Site Location:

City of Meniffee

Riverside County, California

Researched and prepared by:



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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 38 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 by Marriott Inns & Suites**, an in-process **Towne Place Suites** and more.
 - **Center Pointe Shopping Center** houses **Sprouts Farmers Market, Olive Garden, Yoshiharu Ramen, Luna Grill, Urbane Café**, a proposed **Plant Fitness** and 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. **McCall Square**
 - Located at McCall Blvd and Menifee Rd, **McCall Square** is now open with **Chipotle, Starbucks, 7-Eleven, Jersey Mike's, Baskin Robins** and more retailers coming including a proposed **Stater Bros**.
5. **Planned Retail Developments:**
 - **Newport Pointe** at Newport Road and Evans Road will feature new retailers, including **Grocery Outlet, EOS Fitness, and The Learning Experience**.
 - **Menifee Boardwalk** at Newport Road and Menifee Road includes the **Human Bean Coffee, Primos, Little Caesars Pizza, Cold Stone Creamery, The Learning Experience, Ten Secon Noodle** and **Children's Dental Fun Zone**.
6. **Future Hospitality Developments:**
 - Numerous hotel projects are in the development pipeline. These include a **Hampton Inn** currently under construction and an approved **Home2Suites** located along Interstate 215. Currently under review is a second **Holiday Inn** at the Scott Road and Bailey Park intersection, and a **TownePlace Suites** within the Menifee Town Center. In addition, hotel zoning is approved at future sites near Highway 74 and Trumble Road, as well as within the Liberty Center area.

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 **10,271 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 2025, Menifee's population has increased by an estimated **5,308 people**, representing a **4.2%** increase.
- **Housing Units:** Currently, **657 residential units** are under construction, with an additional **2,908 units projected to be completed by Q1 2028**. These units are expected to drive a **7.8% increase in population** over the next two years, bringing the total population to **141,091 residents**.
- **Master-Planned Communities:** Menifee continues to expand its base of master-planned communities, supported by **5 approved specific plans** and **47 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 **130,855**.

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 Menifee, there has been a **7% 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 completed **\$95 million Menifee Justice Center** and **5,000-person stadium** at Mt. San Jacinto College for regional events, tournaments, and concerts along with the central park amphitheater are drawing even more visitors to the area, further contributing to the region's growth.

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:

DEMOGRAPHIC CHARACTERISTICS		
TRADE AREA BOUNDARIES ON AERIAL ILLUSTRATIONS - PAGES 11 & 12		
	MENIFEE CITY LIMITS	5-MILE RADIUS FROM 215 AND NEWPORT ROAD
JANUARY 2025 POPULATION	125,547	174,140
JANUARY 2026 UPDATED POPULATION	130,855	183,167
JANUARY 2028 PROJECTED POPULATION	141,091	200,053
TOTAL POPULATION AT BUILD OUT OF ALL ACTIVE RESIDENTIAL UNITS	167,009	279,263
AVERAGE PERSONS PER HOUSEHOLD (2026) **	3.52	3.52
AVERAGE HOUSEHOLD INCOME (2026) **	\$117,297	\$119,718
MEDIAN HOUSEHOLD INCOME (2026) **	\$106,634	\$108,835
MEDIAN VALUE OF HOUSING (2026) **	\$561,122	\$577,816

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 @ 3.18 & 3.27, see pages 14 and 18.

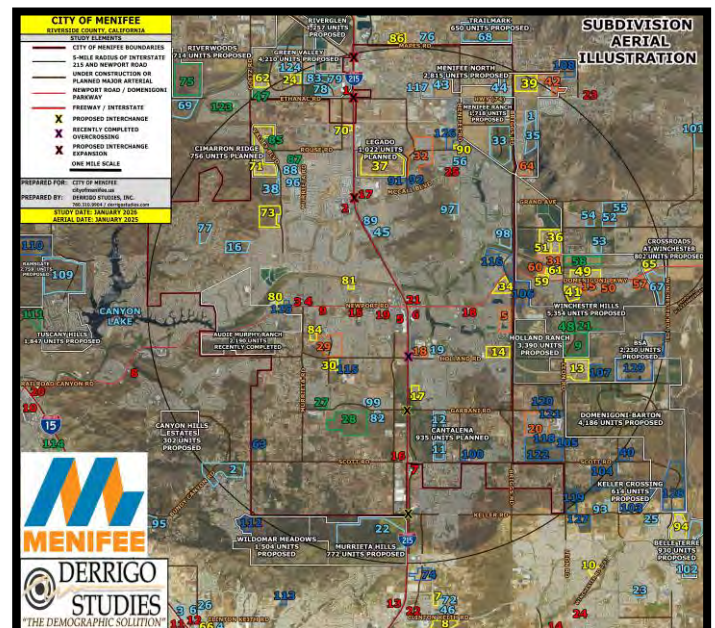
AVERAGE DAILY TRAFFIC COUNT / BOTH DIRECTIONS		
Location	Count	Date
Interstate 215 @ Newport Road	116,000	2023
Newport Road @ Interstate 215	76,000	2025
McCall Boulevard @ Interstate 215	27,600	2025
Scott Road @ Interstate 215	41,000	2025

Source: Caltrans and City of Menifee

Trade Area Analysis:

The demographic analysis focuses on two areas:

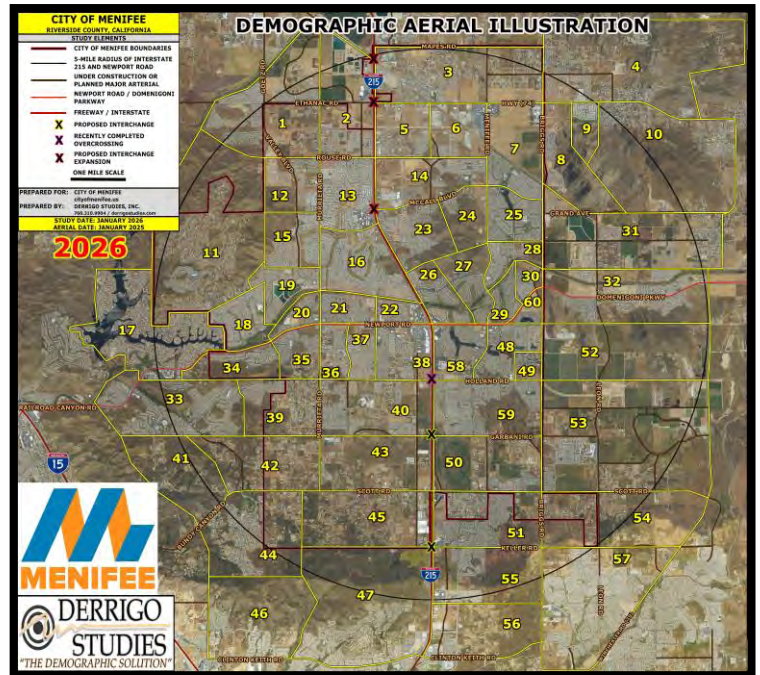
1. **City of Menifee:** The primary area of growth and development.
2. **5-Mile Radius around I-215 and Newport Road:** This extended area includes parts of **Murrieta, Canyon Lake, Wildomar, Perris, and unincorporated Riverside County**. The 5-mile radius serves as the primary trade area for retail 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 the aerial 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 \$561,122 to \$577,816** for the trade areas. For a detailed breakdown of figures used in each trade area, see Chapter III, beginning on page 13.

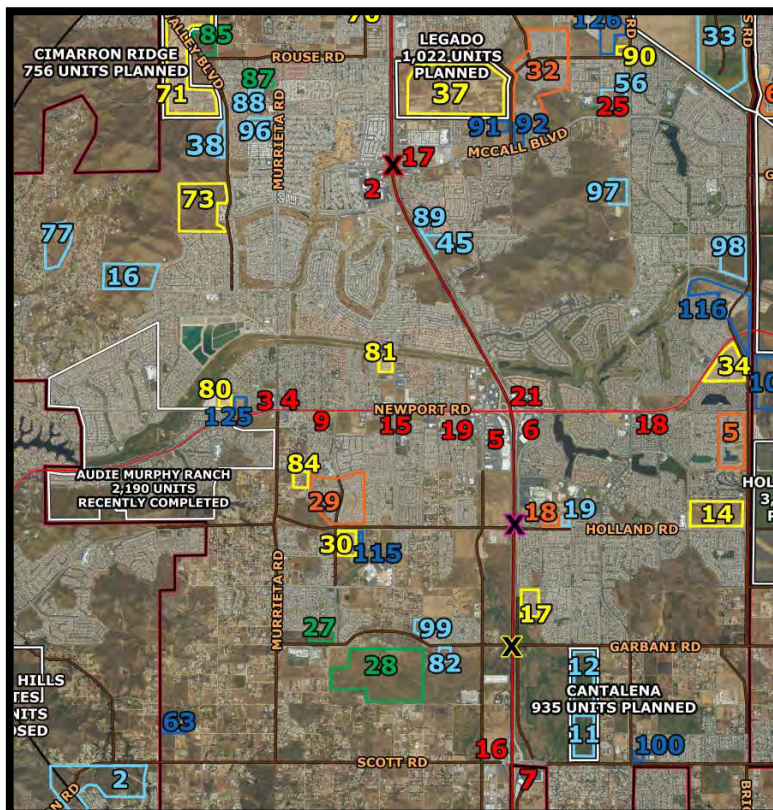


Menifee's Retail:

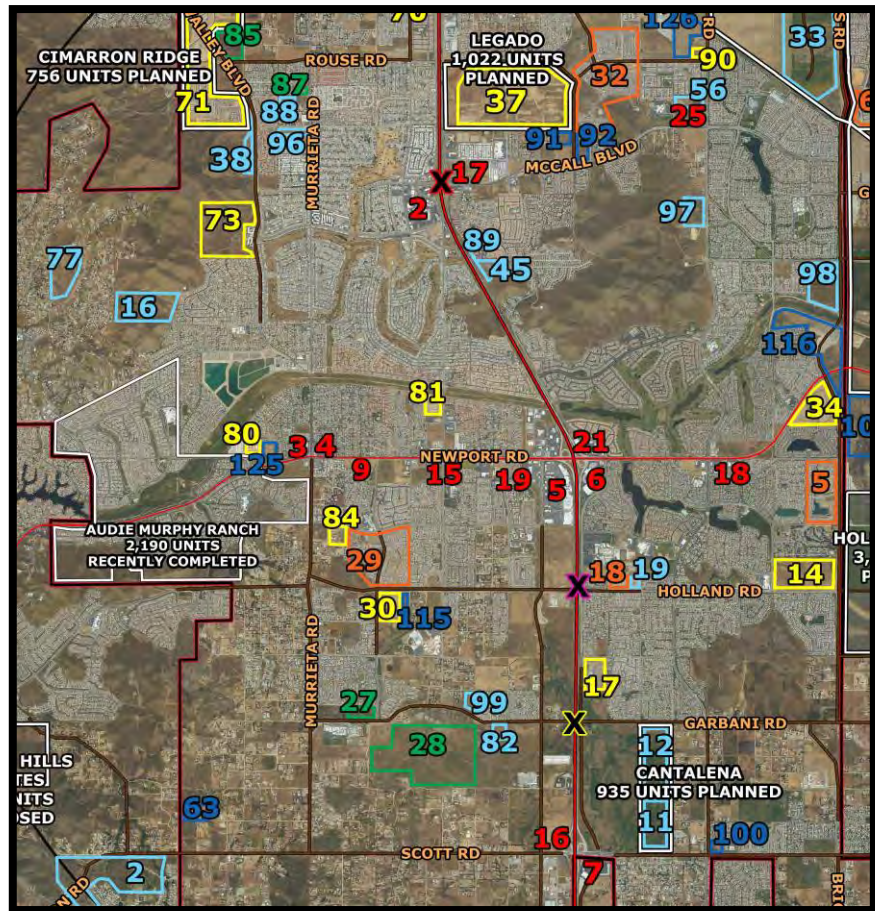
The locations of major anchor retailers are marked with "red" numbers on this aerial illustration, with a full-size version on page 12. Menifee's retail and commercial areas are primarily situated along Newport Road. **Countryside Marketplace**, marked as number 5, is a successful lifestyle center located 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, including a recently opened Leslie's Pool Supply!

At number 6, a community shopping center features tenants such as Ralphs, Ross, Dollar Tree, 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. At 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, a recently opened Five Below, a proposed Planet Fitness and more. The Krikorian Entertainment Complex has been demoed and is now being marketed for future national tenants.



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 along Interstate 215 at Scott Road. Notably, at number 25, "**McCall Square**," offers Chipotle, Starbucks, Sakura Nail Salon, Jersey Mike's, Baskin Robins, 7-Eleven and proposed grocer. Worth mentioning is a non-anchored center "**Menifee Boardwalk**." Located off Newport Road and Menifee Road, the Menifee Boardwalk is a 6.5-acre development with approximately 43,000 sq. ft of new retail development including the Human Bean Coffee, Primos, Little Caesars Pizza, Cold Stone Creamery, The Learning Experience, Ten Secon Noodle and Children's Dental Fun Zone.

In total, there are 25 existing or proposed major anchor 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 **129 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 **1,771 units currently under construction**. Projects that have been recently completed in Menifee include **Rockport Ranch** by Lennar with 305 units (number 5) and **Avena** featuring 237 apartments (number 18).

KB Home has commenced construction on **Nautical Cove**, a 239-unit community (number 14). **Tricon** (Number 17) is also underway, developing **303 for-rent units**.

Just east of Menifee’s city limits, the **Winchester Hills Master Plan** encompasses **15 tentative tract maps totaling 2,392 units**. National homebuilders are rapidly acquiring finished lots throughout this area, reflecting strong demand and accelerated absorption.

More broadly, this portion of Riverside County is experiencing a notable surge in **tentative tract map submittals**. The **Domenigoni–Barton Specific Plan** and **BSA Specific Plan** have both recently submitted maps to initiate development. Additionally, **Richland Communities** has submitted a new master plan—**Holland Ranch**—which proposes **3,390 residential units**.

Future residents from these developments are expected to satisfy the majority of their retail needs at **Menifee’s existing and planned commercial centers**, reinforcing the city’s role as the primary retail hub for the surrounding growth corridor.

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 completely 65 homes).

In total, residential activity in the study area accounts for approximately **43,764 units**—10,271 within Menifee City Limits and 27,300 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	2026 Population	2 Year Unit Build Out	2 Year Pop. % Increase	2028 Projected Population	Other Active Units	Total Pop. % Increase	Total Population at Build Out of All Active Units
Menifee City Limits	130,855	2,908	7.8%	141,091	7,363	27%	167,009
5-Mile Radius	183,167	4,797	9.2%	200,053	22,503	52%	279,263

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.

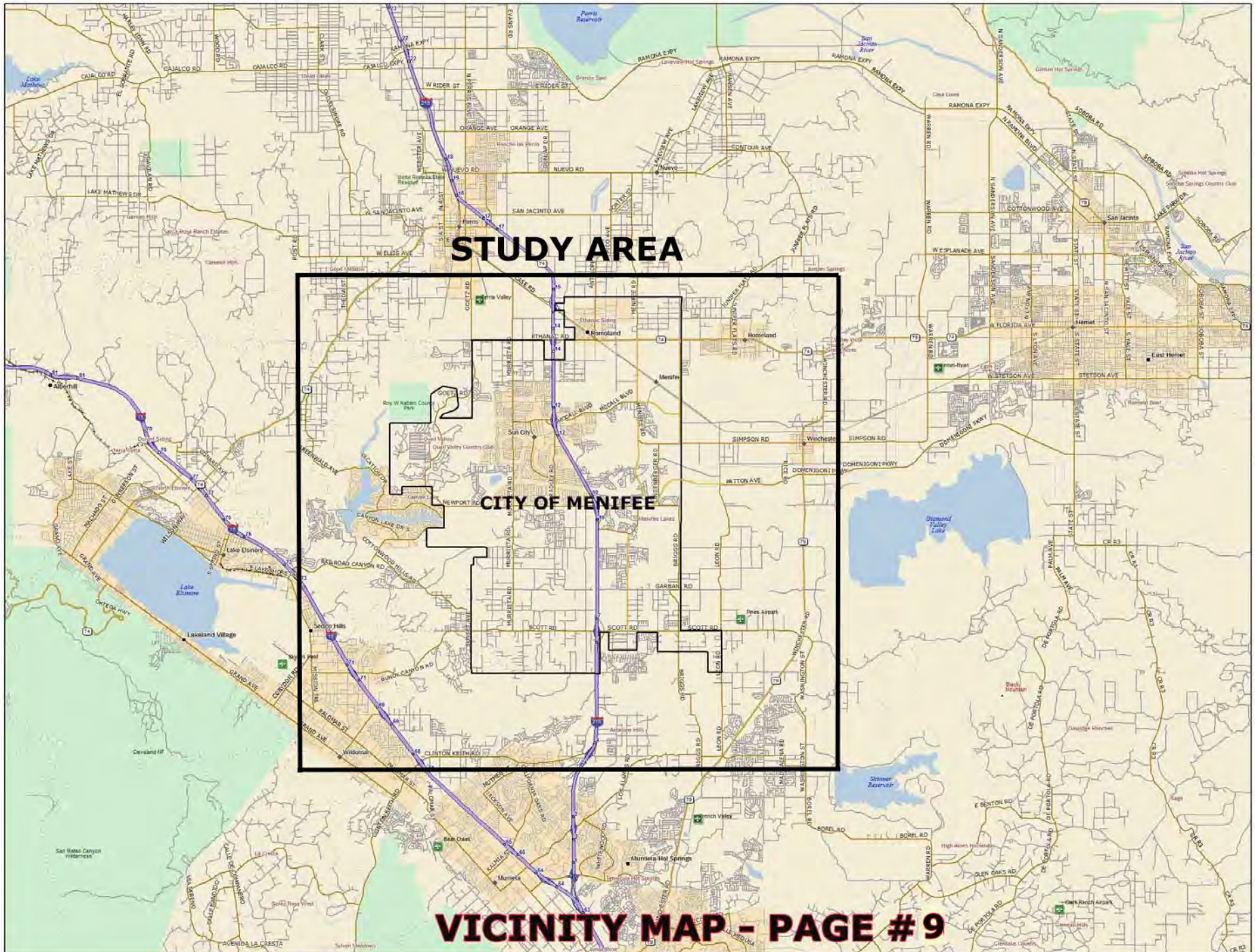
The Future Population Chart further breaks down the data from the Subdivision Activity Illustration. By calculating the number of dwelling units in each area, we estimate how many units will be built, which will help predict future population growth.

For clarification on the types of units used in these projections, please refer to the “Basis of Estimates” section on page 32. 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



CITY FACILITIES

- 1 **City Hall** 29844 Hahn Rd.
- 2 **Menifee Police Department** 29714 Hahn Rd.



ADOPT-A-PARK / TRAIL PROGRAM

Menifee's Adopt-A-Park/Trail Program is a volunteer-based program for residents to show their pride and support for their community by helping maintain the cleanliness and safety of Menifee's parks and trails. Anyone who is interested in adopting a park, trail, or part of a park or trail can contact the Adopt-A-Park/Trail Coordinator at (951) 723-3880.

INDOOR FACILITY RENTAL

FACILITY	STANDING CAPACITY	AUDIENCE SEATING	BANQUET
1 Key Centieros Senior Center 29995 Evans Rd.			
Palm Room	157	130	110
Magnolia Room	85	65	58
North Annex	77	75	64
West Annex	49	48	32
Rose Room	10	34	34
Iris Room	16	12	12
2 Lazy Creek Recreation Center 26480 Lazy Creek Rd.			
Building B	90	90	54
Room 1	45	45	30
Room 2	45	45	30

CITY OF MENIFEE PARKS

Park #	Park Name	Address	Field/Court Lights	Shelters
1	Audie Murphy Ranch Sports/Skate Park	30376 Lone Pine Dr.	Field	2 Large Shelters + 1 Small Shelter
2	Banner Village Park	29489 Falcon Hill Dr.	Field	3 Large Shelters
3	Calle Tomas Play Trail	Corner of Calle Tomas & Cabrillo Drive	Trail	
4	Centennial Park	31166 Shire Horse Wy.	Field	2 Large Shelters
5	Central Park	30268 Civic Plaza Dr.	Field	1 Large Shelter
6	Creek View Park	24751 Audie Murphy Rd.	Field	
7	E.L. Pete Petersen Park	29621 Park City Ave.	Field	2 Large Shelters + 1 Small Shelter
8	Gale Webb Action Sports Park	26533 Craig Ave.	Field	
9	Hidden Hills Park	31727 Eaton Ln.	Field	1 Large Shelter + 1 Small Shelter
10	John V. Denver Park	28050 Encanto Dr.	Field	3 Small Shelters
11	La Ladera Park	29629 La Ladera Rd.	Field	3 Large Shelters
12	Lazy Creek Park	26480 Lazy Creek Rd.	Field	
13	Lyle Marsh Park	27050 School Park Dr.	Field	2 Large Shelters
14	Mayfield Park	26410 Rim Creek Path	Field	1 Small Shelter
15	Nova Park	25444 Nova Ln.	Field	
16	Quartz Ranch Park	30601 Evans Rd.	Field	2 Small Shelters
17	Remington Park	27101 Juniper Rd.	Field	2 Small Shelters
18	Silver Star Park	30054 Thunder Ct.	Field	1 Small Shelter
19	Spirit Park	25507 Normandy Rd.	Field	2 Large Shelters + 2 Small Shelters
20	Sunset Park	29944 Forester Cir.	Field	1 Small Shelter
21	Talavera Park	27931 Calle Talavera	Field	1 Large Shelter
22	Underwood Park	28251 Rouse Rd.	Field	1 Small Shelter

VALLEY-WIDE PARKS

23	Aldergate Park - Temporarily Closed	28688 Aldergate Dr.
24	Autumn Breeze Park	28576 Autumn Ln.
25	Brindle Mills Park	28653 Rustic Glen St.
26	Desert Green Park	29723 Painted Desert Dr.
27	Discovery Park	Heritage Lake Drive & Calm Horizon Drive
28	El Dorado Park	Lindenberger Road & Trailhead Drive
29	Eller Park	25926 Antelope Rd.
30	Grand Vista Park	29275 Grande Vista Ave.
31	Heritage Lake Sports Park	29209 Heritage Lake Dr.
32	Heritage Park	Heritage Lake Drive & McCall Boulevard
33	Hidden Meadows Park	31389 Highland Ct.
34	La Paloma Park	30469 Menifee Rd.
35	Lago Vista Sports Park	29100 Holland Rd.
36	Marion V. Ashley Park & Community Center	25625 Briggs Rd.
37	Mahogany Creek Park	29632 Garden Grove Dr.
38	Mahogany Creek Pocket Park	28818 Park Trail Wy.
39	McCall Canyon Park	28423 Brantley St.
40	Menifee South Tot Lot	31941 Feather Creek
41	Mira Park	29663 Wickersd Rd.
42	Mosaic Park	28399 Ebony Ct.
43	Pepita Square Park	29658 Camino Pepita Dr.
44	Rolling Hills Park	31749 Pacific Bluff St.
45	Sunrise Park	Heritage Lake Drive & Lindenberger Road
46	Wheatfield Park Gym & Rec Center	30527 Menifee Rd.

FACILITY RENTALS

Discover the perfect venue for your next gathering with the City of Menifee! From elegant banquet halls to scenic picnic shelters, we offer a variety of spaces to suit your event needs.

For indoor and outdoor facility rental fee details, visit www.cityofmenifee.us/facilities or call the Community Services Department at (951) 723-3880.



FIELD AVAILABILITY

Fields are available for recreational use at the City of Menifee parks. Facility use applications are required for large special events, practices, and competitions of organized sports groups such as clubs, travel ball, and nonprofit youth leagues. Fields are allocated out two times a year.



Menifee Public Facility Map



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

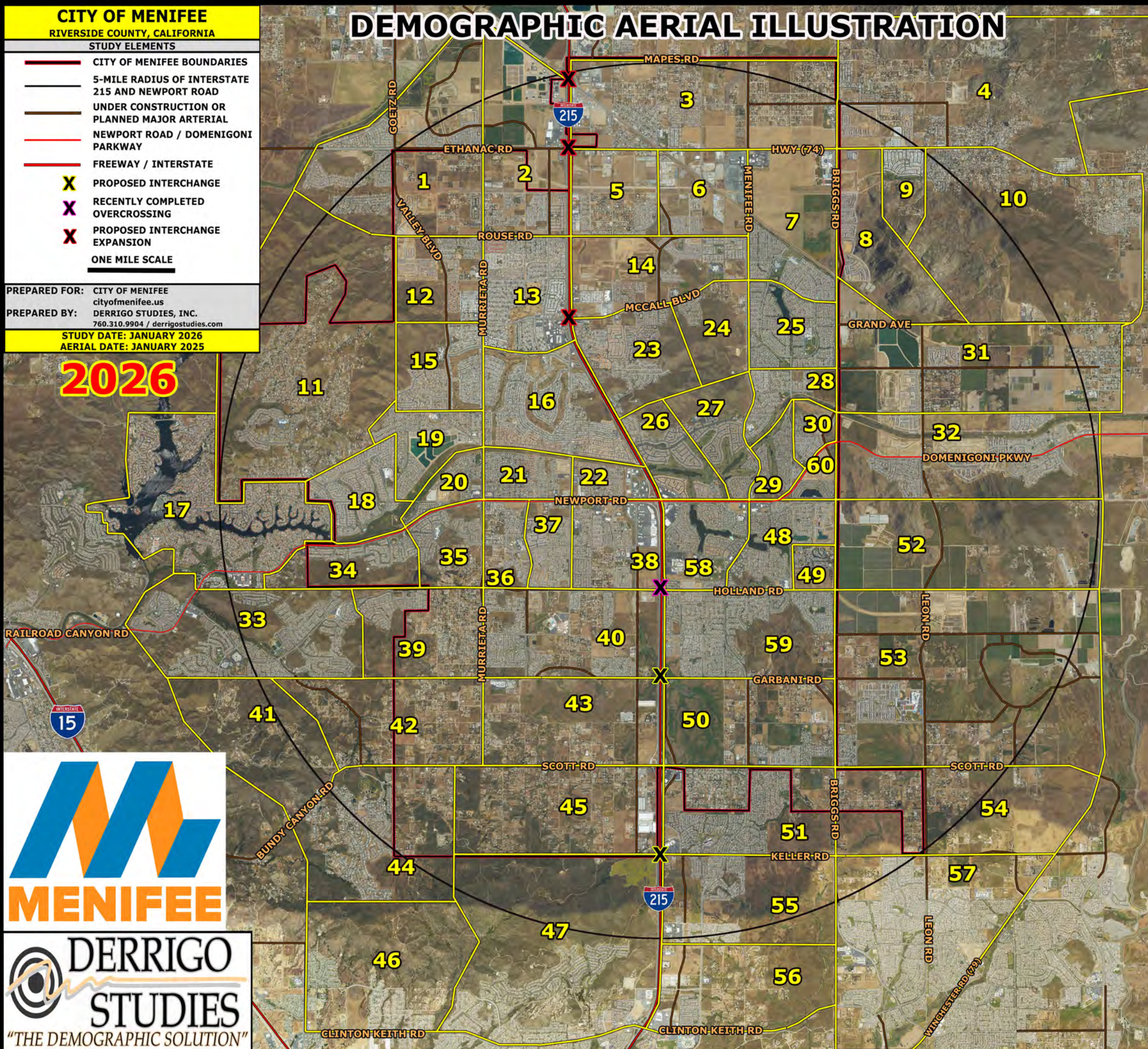
DEMOGRAPHIC AERIAL ILLUSTRATION

SECTOR DEMOGRAPHIC BREAKDOWN

PREPARED FOR: CITY OF MENIFEE
 cityofmenifee.us
 PREPARED BY: DERRIGO STUDIES, INC.
 760.310.9904 / derrigostudies.com

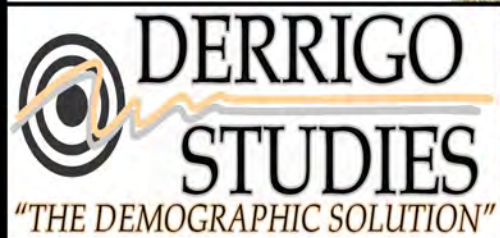
STUDY DATE: JANUARY 2026
 AERIAL DATE: JANUARY 2025

2026



SECTOR NUMBER	POPULATION ESTIMATE 1/2025	HOUSING UNITS 1/2025	APPH 2026	MEDIAN HOUSEHOLD INCOME 2026	MEDIAN VALUE OF HOUSING 2026
1	5,922	1,645	3.60	\$104,187	\$540,000
2	2,257	684	3.30	\$92,281	\$475,000
3	5,100	1,275	4.00	\$81,172	\$450,000
4	5,111	1,345	3.80	\$94,545	\$500,000
5	1,887	555	3.40	\$103,846	\$510,000
6	576	160	3.60	\$111,815	\$570,000
7	3,488	969	3.60	\$110,203	\$580,000
8	1,548	430	3.60	\$111,815	\$595,000
9	1,296	480	2.70	\$56,561	\$210,000
10	4,251	1,090	3.90	\$82,390	\$440,000
11	4,494	1,284	3.50	\$96,746	\$465,000
12	3,150	1,050	3.00	\$94,160	\$545,000
13	5,245	3,085	1.70	\$64,735	\$395,000
14	3,332	980	3.40	\$94,160	\$595,000
15	4,620	1,650	2.80	\$88,810	\$500,000
16	5,134	3,020	1.70	\$51,410	\$370,000
17	15,385	4,662	3.30	\$130,981	\$720,000
18	5,328	1,440	3.70	\$105,930	\$650,000
19	2,783	795	3.50	\$102,701	\$595,000
20	1,980	550	3.60	\$110,638	\$600,000
21	3,635	1,024	3.55	\$104,187	\$495,000
22	2,024	570	3.55	\$104,187	\$460,000
23	8,016	2,429	3.30	\$102,701	\$460,000
24	630	180	3.50	\$79,161	\$585,000
25	5,402	1,460	3.70	\$114,668	\$580,000
26	3,558	1,112	3.20	\$111,630	\$495,000
27	2,432	760	3.20	\$111,630	\$540,000
28	2,135	585	3.65	\$114,759	\$620,000
29	2,592	720	3.60	\$112,815	\$540,000
30	1,258	340	3.70	\$112,992	\$600,000
31	2,516	680	3.70	\$98,868	\$540,000
32	6,077	1,665	3.65	\$113,581	\$570,000
33	13,231	3,625	3.65	\$111,815	\$575,000
34	1,489	408	3.65	\$114,820	\$630,000
35	1,716	470	3.65	\$114,820	\$620,000
36	1,343	395	3.40	\$105,930	\$630,000
37	3,060	850	3.60	\$113,149	\$620,000
38	5,924	1,795	3.30	\$111,630	\$515,000
39	2,848	791	3.60	\$111,815	\$635,000
40	4,918	1,366	3.60	\$113,119	\$550,000
41	167	45	3.70	\$104,187	\$720,000
42	888	240	3.70	\$89,305	\$415,000
43	419	115	3.64	\$89,305	\$720,000
44	3,672	1,080	3.40	\$111,815	\$520,000
45	511	144	3.55	\$104,187	\$710,000
46	3,260	881	3.70	\$130,981	\$675,000
47	7,266	2,076	3.50	\$123,540	\$780,000
48	4,533	1,225	3.70	\$113,119	\$585,000
49	1,201	490	2.45	\$56,561	\$175,000
50	1,697	478	3.55	\$104,187	\$675,000
51	6,926	1,924	3.60	\$119,135	\$710,000
52	79	22	3.60	\$111,815	\$670,000
53	2,304	640	3.60	\$111,630	\$660,000
54	392	109	3.60	\$124,203	\$710,000
55	2,689	747	3.60	\$120,592	\$710,000
56	2,477	718	3.45	\$102,701	\$520,000
57	14,246	3,903	3.65	\$123,540	\$670,000
58	5,445	1,650	3.30	\$108,284	\$575,000
59	8,190	2,275	3.60	\$114,607	\$680,000
60	1,054	310	3.40	\$96,746	\$580,000
Totals	225,104	67,446			

SOURCE: POPULATION = HOUSING UNITS MULTIPLIED BY A.P.P.H.
 # OF HOUSING UNITS = COUNTED ROOF TOPS ON JANUARY 2025 AERIAL
 A.P.P.H. = 2023 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

- 1 WINCO, HOME DEPOT, AUTO ZONE
- 2 VONS, STATER BROS, WALGREENS, DOLLAR TREE
- 3 STATER BROS, DEFY FITNESS, O'RIELLY AUTO PARTS (WALGREENS ACROSS STREET)
- 4 CAL TRUE VALUE HARDWARE, DOLLAR TREE, FITNESS 19, AUTO ZONE
- 5 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, LESLIE'S POOL SUPPLY RALPHS, ROSS, DOLLAR TREE, AUTO ZONE, LIVING SPACES FURNITURE
- 6 ALBERTSONS, WALGREENS, AUTO ZONE
- 7 STATER BROS, CVS, (AUTO ZONE ACROSS STREET)
- 8 PROPOSED GROCERY OUTLET, EOS FITNESS
- 9 STATER BROS, CARDENAS, DOLLAR TREE, CVS, WALGREENS, DIAMOND 8 CINEMA, AUTO ZONE, PLANET FITNESS
- 10 STATER BROS
- 11 ALBERTSONS, GROCERY OUTLET, PROPOSED SPROUTS, ACE HARDWARE, FITNESS 19
- 12 TARGET, TRACTOR SUPPLY, DOLLAR TREE, HOME DEPOT, ROSS, UPS STORE, EMBLEM OUTDOOR (CVS ACROSS STREET)
- 13 STATER BROS, CVS, DOLLAR TREE, O'REILLY AUTO PARTS, (A LARGE RETAIL CENTER PLANNED ACROSS WINCHESTER ROAD WITH A PROPOSED SPROUTS FARMERS MARKET)
- 14 CVS PHARMACY
- 15 WALMART OWNED PROPERTY FOR SUPERCENTER
- 16 WALMART OWNED PROPERTY FOR SUPERCENTER
- 17 STATER BROS, CVS
- 18 TOWN CENTER MARKETPLACE AND CENTER POINTE SHOPPING CENTER: SPROUTS FARMERS MARKET, ALDI, PETSMAST, SLEEP NUMBER, FIVE BELOW, PROPOSED PLANET FITNESS
- 19 INLAND BOAT CENTER, O'REILLY AUTO PARTS, EOS FITNESS
- 20 BARONS MARKET, LA FITNESS, KAHOO'S PET STORE, SOLA SALON, IN THE CITY BEAUTY SUPPLY
- 21 COSTCO, ALDI, AUTO ZONE
- 22 DOLLAR GENERAL
- 23 GROCERY OUTLET, AUTO ZONE, EOS FITNESS
- 24 PROPOSED STATER BROS


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**


PREPARED FOR: CITY OF MENIFEE
cityofmenifee.us

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

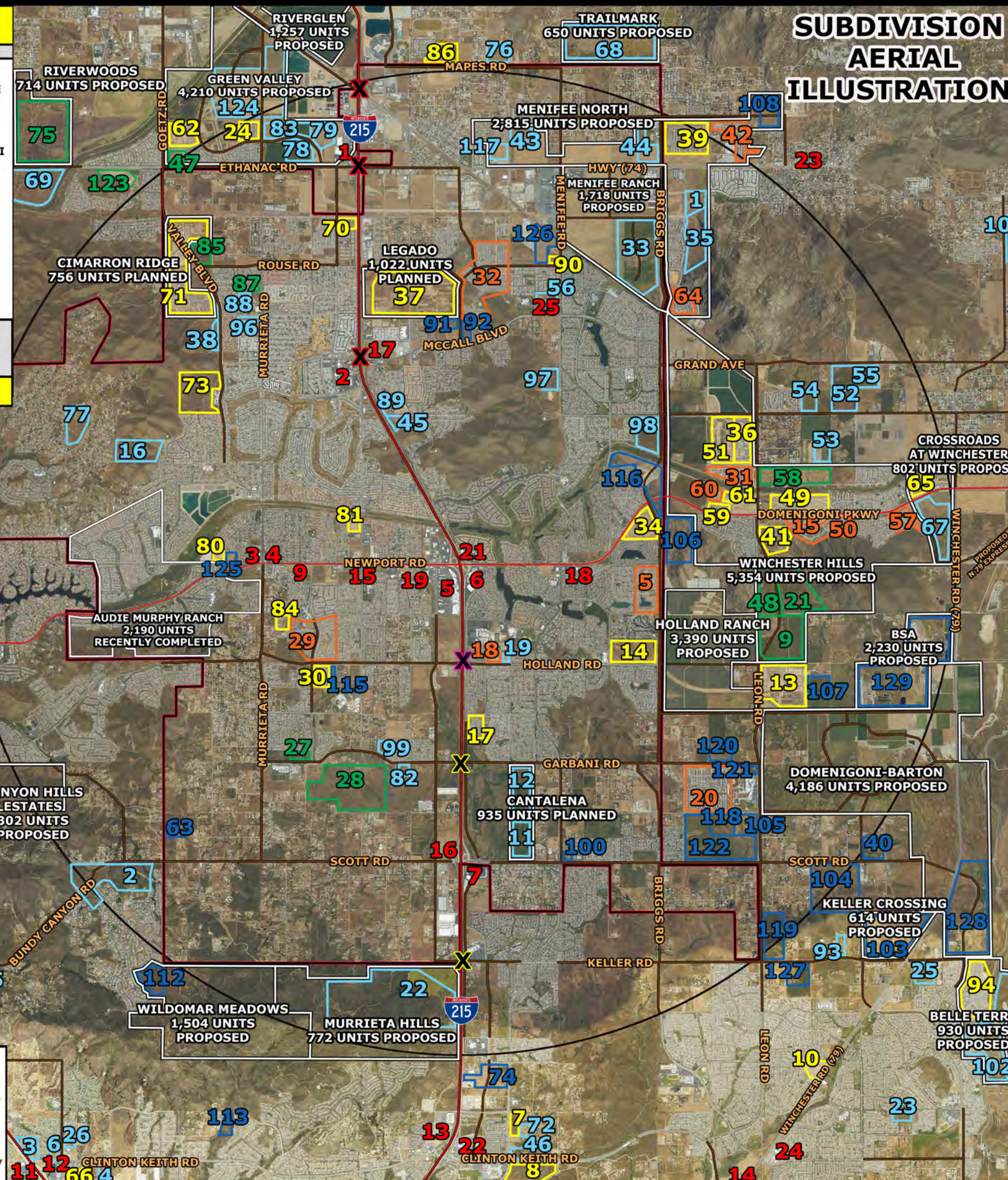
STUDY DATE: JANUARY 2026
AERIAL DATE: JANUARY 2025



MENIFEE



DERRIGO STUDIES
"THE DEMOGRAPHIC SOLUTION"



SUBDIVISION AERIAL ILLUSTRATION

PROJECTS RECENTLY BUILT OUT SINCE JANUARY 2025:			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
5	LENNAR	SF	305
15	TRI POINTE HOMES	SF	378
18	JPI COMPANIES DEVELOPMENT GROUP	APTS	237
20	RICHMOND AMERICAN	MIX	511
29	LENNAR	SF	379
31	KB HOME	MIX	243
32	KB HOME	SF	514
42	LENNAR	SF	206
50	TRI POINTE HOMES	SF	194
57	DR HORTON	SF	128
60	KB HOME	SF	58
64	LENNAR	SF	210
PROJECTS UNDER CONSTRUCTION:			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
7	JEFFERSON WHITEWOOD, LLC	APTS	322
8	CENTURY COMMUNITIES	MIX	483
10	LENNAR	SF	154
13	DR HORTON, BROOKFIELD, KB HOME	SF	447
14	KB HOME	SF	239
17	TRICON	SF	303
24	RICHMOND AMERICAN	SF	116
30	LENNAR	SF	80
34	PULTE HOMES	SF	182
36	DR HORTON	SF	422
37	LENNAR / NEWPORT PACIFIC LAND	SF	1,022
39	KB HOME	SF	500
41	BEAZER HOMES	SF	179
49	FOREMOST PACIFIC GROUP, RICHMOND AMERICAN, TRICON	SF	493
51	DR HORTON	SF	220
59	BEAZER HOMES	SF	73
61	KB HOME	SF	164
62	LENNAR	SF	191
65	TAYLOR MORRISON	MIX	260
66	WERMERS PROPERTIES	APTS	288
70	CENTURY COMMUNITIES	CONDO	126
71	PULTE HOMES, DEL WEBB	SF	756
73	KB HOME	SF	176
80	THE BOULDERS LLC	APTS	234
81	RICHMOND AMERICAN HOMES	SF	198
84	TCD GLOBAL	SF	15
86	PACIFIC COMMUNITIES BUILDER INC.	SF	153
90	LDW CONDOMINIUMS	CONDO	162
94	TAYLOR MORRISON	MIX	535
PROJECTS WITH FINAL MAP APPROVAL:			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
9	KB HOME	SF	411
21	RICHLAND COMMUNITIES	SF	414
27	GARBANI & EVANS RESIDENTIAL TRACT LLC	SF	66
28	RICHLAND COMMUNITIES	SF	553
47	TRI POINTE HOMES	SF	97
48	RICHLAND COMMUNITIES	SF	162
58	CAPSTONE, PACIFIC COMMUNITIES, OOSTDAM	SF	346
75	COUNTY LANDS PIP IV, RICHLAND	SF	384
85	JPMB INVESTMENTS, LLC	SF	96
87	VISTA RIDGE	CONDO	30
111	LA STRADA PARTNERS	SF	138
114	WILDOMAR COTTAGES AFFORDABLE HOUSING PROJECT	APTS	128
123	RAINTREE INVESTMENTS GVSP	SF	191

2026

PROJECTS WITH TENTATIVE MAP APPROVAL:

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
1	STONE STAR RIVERSIDE	CONDO	182
2	SUNBELT COMMUNITIES	SF	275
3	GOLDEN EAGLE MULTIFAMILY PROPERTIES	CONDO	191
4	LENNAR	APTS	162
6	INTRACORP	APTS	150
11	RICHLAND PLANNED COMMUNITIES, INC.	SF	296
12	RICHLAND COMMUNITIES	MIX	499
16	OAK HILLS WEST LLC	TH	74
19	JPI COMPANIES DEVELOPMENT GROUP	APTS	100
22	PULTE HOMES	MIX	772
23	CV COMMUNITIES LLC	SF	102
25	FRENCH VALLEY ASSOCIATES, LLC	MIX	146
26	NEFERITTI LONG, CARDENAS 3LLC	MIX	77
33	BROOKFIELD CALIFORNIA LAND CO.	SF	1,718
35	LANSING STONE STAR RIVERSIDE, LLC	SF	224
38	VALLEY BOULEVARD	SF	174
43	RICHLAND VENTURES, INC.	MIX	169
44	RICHLAND VENTURES, INC.	MIX	145
45	BOB LOVE	MIX	160
46	JOACHIM BEGER	APTS	243
52	STONE STAR RIVERSIDE, LLC	SF	166
53	MIGHTY DEVELOPMENT, INC.	SF	62
54	MOUNTAIN VISTA HOMES	SF	128
55	CITY DEVELOPMENT, INC.	SF	140
56	TUFFLI DEVELOPMENT	APTS	240
67	REGENT	SF	443
68	BENCHMARK PACIFIC WSI MOJAVE INVESTMENTS / RICHMOND AMERICAN	SF	650
69	WSI MOJAVE INVESTMENTS / RICHMOND AMERICAN	SF	198
72	KNE REAL ESTATE	APTS	162
76	DARREL HOOVER	SF	65
77	REPKE	SF	130
78	RAINTREE INVESTMENTS GVSP	APTS	374
79	RAINTREE INVESTMENTS GVSP	APTS	228
82	MENIFEE 18 HOLDINGS, LLC	SF	33
83	RAINTREE INVESTMENTS GVSP	SF	235
88	CORONADO CONDOS LLC	CONDO	73
89	VILLAGO VILLAS LLC	SF	24
93	DALE LYON	SF	21
95	BUNDY CANYON 145, LLC	APTS	140
96	TR/PP DI CAPRI	CONDO	61
97	MENIFEE COASTLINE LLC	SF	52
98	SALT CREEK LLC	CONDO	325
99	GARBANI NORTH LLC	SF	40
101	TRIP HORD ASSOCIATES	SF	527
102	TAYLOR MORRISON, ALBERT WEBB	MIX	395
109	TT GROUP	SF	731
117	MENIFEE 27 LLC	SF	190
124	RAINTREE INVESTMENTS GVSP	MIX	1,756

PROJECTS IN DESIGN PLAN CHECK:

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
40	HIGHPOINTE COMMUNITIES INC.	SF	189
63	BELLA ESTATES LLC	SF	13
74	DISCOVERY VILLAGE LLC	MIX	365
91	FAIRBROOK COMMUNITIES, LLC	TH	132
92	BEYOND MENIFEE LLC	APTS	240
100	BLACKMON HOMES	SF	36
103	DR HORTON	MIX	614
104	HIGH POINTE INC.	SF	433
105	NICOLE PRINS	SF	149
106	WALTON PROPERTIES	SF	94
107	RIVERSIDE COUNTY SUBDIVISION	SF	97
108	RICHLAND COMMUNITIES	SF	199
110	KB HOME	SF	336
112	WILDOMAR MEADOWS, LLC	SF	242
113	MONTE VISTA HOMES	SF	18
115	MURPHY LANE LLC	SF	34
116	DIAMOND BROS	MIX	396
118	REVIVAL CHRISTIAN FELLOWSHIP	SF	160
119	WSI LANDHOLDINGS, LLC	SF	240
120	HYMAN FAMILY TRUST	SF	125
121	GRANT BECKLUND CIVIL ENGINEERING	SF	99
122	HERITAGE27 MANAGEMENT	SF	831
125	JMW TRUSS	APTS	240
126	FOREMOST PACIFIC GROUP	CONDO	587
127	RIVERSIDE COUNTY SUBDIVISION	SF	135
128	DOMENIGONI BARTON	MIX	400
129	BSA PROPERTIES	MIX	2,230

CHAPTER III

TRADE AREA ANALYSIS

MENIFEE CITY LIMITS - EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE 1/2025	HOUSING UNITS 1/2025	MENIFEE CITY LIMITS			APPH 2026	MEDIAN HOUSEHOLD INCOME 2026	MEDIAN VALUE OF HOUSING 2026
			% WITHIN	POPULATION	HOUSING UNITS			
1	5,922	1,645	21.00%	1,244	345	3.60	\$104,187	\$540,000
2	2,257	684	100.00%	2,257	684	3.30	\$92,281	\$475,000
3	5,100	1,275	100.00%	5,100	1,275	4.00	\$81,172	\$450,000
5	1,887	555	100.00%	1,887	555	3.40	\$103,846	\$510,000
6	576	160	100.00%	576	160	3.60	\$111,815	\$570,000
7	3,488	969	100.00%	3,488	969	3.60	\$110,203	\$580,000
11	4,494	1,284	100.00%	4,494	1,284	3.50	\$96,746	\$465,000
12	3,150	1,050	100.00%	3,150	1,050	3.00	\$94,160	\$545,000
13	5,245	3,085	100.00%	5,245	3,085	1.70	\$64,735	\$395,000
14	3,332	980	100.00%	3,332	980	3.40	\$94,160	\$595,000
15	4,620	1,650	100.00%	4,620	1,650	2.80	\$88,810	\$500,000
16	5,134	3,020	100.00%	5,134	3,020	1.70	\$51,410	\$370,000
18	5,328	1,440	100.00%	5,328	1,440	3.70	\$105,930	\$650,000
19	2,783	795	100.00%	2,783	795	3.50	\$102,701	\$595,000
20	1,980	550	100.00%	1,980	550	3.60	\$110,638	\$600,000
21	3,635	1,024	100.00%	3,635	1,024	3.55	\$104,187	\$495,000
22	2,024	570	100.00%	2,024	570	3.55	\$104,187	\$460,000
23	8,016	2,429	100.00%	8,016	2,429	3.30	\$102,701	\$460,000
24	630	180	100.00%	630	180	3.50	\$79,161	\$585,000
25	5,402	1,460	100.00%	5,402	1,460	3.70	\$114,668	\$580,000
26	3,558	1,112	100.00%	3,558	1,112	3.20	\$111,630	\$495,000
27	2,432	760	100.00%	2,432	760	3.20	\$111,630	\$540,000
28	2,135	585	100.00%	2,135	585	3.65	\$114,759	\$620,000
29	2,592	720	100.00%	2,592	720	3.60	\$111,815	\$540,000
30	1,258	340	100.00%	1,258	340	3.70	\$112,992	\$600,000
34	1,489	408	100.00%	1,489	408	3.65	\$114,820	\$630,000
35	1,716	470	100.00%	1,716	470	3.65	\$114,820	\$620,000
36	1,343	395	100.00%	1,343	395	3.40	\$105,930	\$630,000

MENIFEE CITY LIMITS - EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE 1/2025	HOUSING UNITS 1/2025	MENIFEE CITY LIMITS			APPH 2026	MEDIAN HOUSEHOLD INCOME 2026	MEDIAN VALUE OF HOUSING 2026
			% WITHIN	POPULATION	HOUSING UNITS			
37	3,060	850	100.00%	3,060	850	3.60	\$113,149	\$620,000
38	5,924	1,795	100.00%	5,924	1,795	3.30	\$111,630	\$515,000
39	2,848	791	33.00%	940	261	3.60	\$111,815	\$635,000
40	4,918	1,366	100.00%	4,918	1,366	3.60	\$113,119	\$550,000
42	888	240	39.00%	346	94	3.70	\$89,305	\$415,000
43	419	115	100.00%	419	115	3.64	\$89,305	\$720,000
44	3,672	1,080	7.00%	257	76	3.40	\$111,815	\$520,000
45	511	144	100.00%	511	144	3.55	\$104,187	\$710,000
48	4,533	1,225	100.00%	4,533	1,225	3.70	\$113,119	\$585,000
49	1,201	490	100.00%	1,201	490	2.45	\$56,561	\$175,000
50	1,697	478	100.00%	1,697	478	3.55	\$104,187	\$675,000
51	6,926	1,924	11.00%	762	212	3.60	\$119,135	\$710,000
54	392	109	73.00%	286	80	3.60	\$124,203	\$710,000
58	5,445	1,650	100.00%	5,445	1,650	3.30	\$108,284	\$575,000
59	8,190	2,275	100.00%	8,190	2,275	3.60	\$114,607	\$680,000
60	1,054	310	100.00%	1,054	310	3.40	\$96,746	\$580,000
TOTAL POPULATION:	143,202			126,388				
TOTAL HOUSING UNITS:		44,437			39,715			
TRADE AREA WEIGHTED AVERAGES:						3.18	\$97,561	\$525,371

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). JANUARY 2025 POPULATION					126,388
(B). UNITS RECENTLY BUILT	1,269	X	3.52	= 4,467	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	2,908	X	3.52	= 10,236	
(D). BUILD OUT OF ALL OTHER UNITS	7,363	X	3.52	= 25,918	
<hr/>					
(E). JANUARY 2026 UPDATED POPULATION					130,855
(F). JANUARY 2028 PROJECTED POPULATION					141,091
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED					167,009

SOURCE: (1) = SEE SUBDIVISION ACTIVITY REPORT
 (2) = AN APPH ESTIMATE OF 3.52 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 1/2025	HOUSING UNITS 1/2025	5-MILE RADIUS			APPH 2026	MEDIAN HOUSEHOLD INCOME 2026	MEDIAN VALUE OF HOUSING 2026
			% WITHIN	POPULATION	HOUSING UNITS			
1	5,922	1,645	61.00%	3,612	1,003	3.60	\$104,187	\$540,000
2	2,257	684	100.00%	2,257	684	3.30	\$92,281	\$475,000
3	5,100	1,275	100.00%	5,100	1,275	4.00	\$81,172	\$450,000
4	5,111	1,345	14.00%	716	188	3.80	\$94,545	\$500,000
5	1,887	555	100.00%	1,887	555	3.40	\$103,846	\$510,000
6	576	160	100.00%	576	160	3.60	\$111,815	\$570,000
7	3,488	969	100.00%	3,488	969	3.60	\$110,203	\$580,000
8	1,548	430	100.00%	1,548	430	3.60	\$111,815	\$595,000
9	1,296	480	100.00%	1,296	480	2.70	\$56,561	\$210,000
10	4,251	1,090	24.00%	1,020	262	3.90	\$82,390	\$440,000
11	4,494	1,284	100.00%	4,494	1,284	3.50	\$96,746	\$465,000
12	3,150	1,050	100.00%	3,150	1,050	3.00	\$94,160	\$545,000
13	5,245	3,085	100.00%	5,245	3,085	1.70	\$64,735	\$395,000
14	3,332	980	100.00%	3,332	980	3.40	\$94,160	\$595,000
15	4,620	1,650	100.00%	4,620	1,650	2.80	\$88,810	\$500,000
16	5,134	3,020	100.00%	5,134	3,020	1.70	\$51,410	\$370,000
17	15,385	4,662	55.00%	8,462	2,564	3.30	\$130,981	\$720,000
18	5,328	1,440	100.00%	5,328	1,440	3.70	\$105,930	\$650,000
19	2,783	795	100.00%	2,783	795	3.50	\$102,701	\$595,000
20	1,980	550	100.00%	1,980	550	3.60	\$110,638	\$600,000
21	3,635	1,024	100.00%	3,635	1,024	3.55	\$104,187	\$495,000
22	2,024	570	100.00%	2,024	570	3.55	\$104,187	\$460,000
23	8,016	2,429	100.00%	8,016	2,429	3.30	\$102,701	\$460,000
24	630	180	100.00%	630	180	3.50	\$79,161	\$585,000
25	5,402	1,460	100.00%	5,402	1,460	3.70	\$114,668	\$580,000
26	3,558	1,112	100.00%	3,558	1,112	3.20	\$111,630	\$495,000
27	2,432	760	100.00%	2,432	760	3.20	\$111,630	\$540,000

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE 1/2025	HOUSING UNITS 1/2025	5-MILE RADIUS			APPH 2026	MEDIAN HOUSEHOLD INCOME 2026	MEDIAN VALUE OF HOUSING 2026
			% WITHIN	POPULATION	HOUSING UNITS			
28	2,135	585	100.00%	2,135	585	3.65	\$114,759	\$620,000
29	2,592	720	100.00%	2,592	720	3.60	\$111,815	\$540,000
30	1,258	340	100.00%	1,258	340	3.70	\$112,992	\$600,000
31	2,516	680	55.00%	1,384	374	3.70	\$98,868	\$540,000
32	6,077	1,665	100.00%	6,077	1,665	3.65	\$113,581	\$570,000
33	13,231	3,625	54.00%	7,145	1,958	3.65	\$111,815	\$575,000
34	1,489	408	100.00%	1,489	408	3.65	\$114,820	\$630,000
35	1,716	470	100.00%	1,716	470	3.65	\$114,820	\$620,000
36	1,343	395	100.00%	1,343	395	3.40	\$105,930	\$630,000
37	3,060	850	100.00%	3,060	850	3.60	\$113,149	\$620,000
38	5,924	1,795	100.00%	5,924	1,795	3.30	\$111,630	\$515,000
39	2,848	791	100.00%	2,848	791	3.60	\$111,815	\$635,000
40	4,918	1,366	100.00%	4,918	1,366	3.60	\$113,119	\$550,000
41	167	45	30.00%	50	14	3.70	\$104,187	\$720,000
42	888	240	100.00%	888	240	3.70	\$89,305	\$415,000
43	419	115	100.00%	419	115	3.64	\$89,305	\$720,000
44	3,672	1,080	52.00%	1,909	562	3.40	\$111,815	\$520,000
45	511	144	100.00%	511	144	3.55	\$104,187	\$710,000
48	4,533	1,225	100.00%	4,533	1,225	3.70	\$113,119	\$585,000
49	1,201	490	100.00%	1,201	490	2.45	\$56,561	\$175,000
50	1,697	478	100.00%	1,697	478	3.55	\$104,187	\$675,000
51	6,926	1,924	100.00%	6,926	1,924	3.60	\$119,135	\$710,000
52	79	22	100.00%	79	22	3.60	\$111,815	\$670,000
53	2,304	640	100.00%	2,304	640	3.60	\$111,630	\$660,000
54	392	109	81.00%	318	88	3.60	\$124,203	\$710,000
55	2,689	747	100.00%	2,689	747	3.60	\$120,592	\$710,000
57	14,246	3,903	3.00%	427	117	3.65	\$123,540	\$670,000

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE 1/2025	HOUSING UNITS 1/2025	5-MILE RADIUS			APPH 2026	MEDIAN HOUSEHOLD INCOME 2026	MEDIAN VALUE OF HOUSING 2026
			% WITHIN	POPULATION	HOUSING UNITS			
58	5,445	1,650	100.00%	5,445	1,650	3.30	\$108,284	\$575,000
59	8,190	2,275	100.00%	8,190	2,275	3.60	\$114,607	\$680,000
60	1,054	310	100.00%	1,054	310	3.40	\$96,746	\$580,000
TOTAL								
POPULATION:	212,102		172,252					
TOTAL HOUSING UNITS:	63,771		52,716					
TRADE AREA WEIGHTED AVERAGES:						3.27	\$101,490	\$547,014

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

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD - FUTURE POPULATION						
	TOTAL UNITS+B131		AVERAGE PERSON PER HOUSEHOLD		ADDITIONAL POPULATION	POPULATION ESTIMATE
COLUMNS:	(1)		(2)		(3)	(4)
(A). JANUARY 2025 POPULATION						172,252
(B). UNITS RECENTLY BUILT	3,101	X	3.52	=	10,916	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	4,797	X	3.52	=	16,885	
(D). BUILD OUT OF ALL OTHER UNITS	22,503	X	3.52	=	79,211	
<hr/>						
(E). JANUARY 2026 UPDATED POPULATION						183,167
(F). JANUARY 2028 PROJECTED POPULATION						200,053
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED						279,263

SOURCE: (1) = SEE SUBDIVISION ACTIVITY REPORT
 (2) = AN APPH ESTIMATE OF 3.52 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)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	1	MENIFEE NORTH	STONE STAR RIVERSIDE	TM 37970, 37969, 31500	CONDO	TM	182					182					MENIFEE NORTH	53.3 ACRES
WILDOMAR	2	OAK CREEK CANYON	SUNBELT COMMUNITIES	TM 36388	SF	TM	275					275				949.218.6023		INCLUDES 5 ACRES COMMERCIAL. PROJECT WAS APPROVED IN 2013
WILDOMAR	3	WESTPARK PROMENADE	GOLDEN EAGLE MULTIFAMILY PROPERTIES	TM 36122	CONDO	TM	191					191				714.334.6711		27.6 ACRES. MIX USE PROJECT INCLUDING 13.43 COMMERCIAL ACRES
WILDOMAR	4	GROVE PARK	LENNAR	P 14-0041	APTS	TM	162					162				858.546.0900		MIX USE PROJECT ON 20 ACRES TO INCLUDE COMMERCIAL
MENIFEE	5	ROCKPORT RANCH	LENNAR	TM 37131	SF	RB	305	105	200					573-813	1860-2228	951.898.2929		79.68 ACRES. PROJECT COMPLETED
WILDOMAR	6	WILDOMAR CROSSROADS	INTRACORP	PA 21-0145	APTS	TM	150					150				949.293.5737		MIX USE PROJECT TO INCLUDE COMMERCIAL ANCHORED BY SPROUTS
MURRIETA	7	THE VILLAS	JEFFERSON WHITEWOOD, LLC	DP 2021-2347	APTS	UC	322			322								18 ACRES
MURRIETA	8	RUSTIC MEADOWS	CENTURY COMMUNITIES	TM 38185, 38199	MIX	UC	483			25	125	333		480-650		951.676.6677		29 ACRES. PROJECT TO INCLUDE 330 APTS AND 153 CONDOS
COUNTY	9	RIVERSIDE COUNTY SUBDIVISION	KB HOME	TM 36467	SF	FM	411				411						WINCHESTER HILLS	156.12 ACRES. STARTING SPRING 2026
COUNTY	10	LENNAR @ SUNSTONE	LENNAR	TM 37078	SF	UC	154		125	29				580-590	1768-2597			30.62 ACRES
MENIFEE	11	CANTALENA	RICHLAND PLANNED COMMUNITIES, INC.	TM 33732	SF	TM	296					296				949.383.4124	CANTALENA	PROJECT IN FINAL ENGINEERING
MENIFEE	12	CANTALENA	RICHLAND COMMUNITIES	TM 38372, 38682	MIX	TM	499					499					CANTALENA	PLANNING AREAS 2, 3 AND 7
COUNTY	13	WILLOW POINTE, HUDSON AND JUNIPER AT CANTERWOOD	DR HORTON, BROOKFIELD, KB HOME	TM 38823	SF	UC	447		100	60	287			560+	1357+	888.633.5392		158.18 ACRES. PROJECT COMPLETELY GRADED
MENIFEE	14	AMELIA AND GATSBY AT NAUTICAL COVE	KB HOME	TM 31229	SF	UC	239			6	233			590+	1539-3119	951.292.7669		78 ACRES WITH A LAKE

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
COUNTY	15	COPPER SKYE AND OPAL SKYE AT OUTLOOK	TRI POINTE HOMES	TM 33145	SF	RB	378	180	198					478	1397-2193	951.397.0521	WINCHESTER HILLS	34.16 ACRES. PROJECT COMPLETED
MENIFEE	16	OAK HILLS WEST	OAK HILLS WEST LLC	TM 38652	CONDO	TM	74					74						PROJECT RECENTLY APPROVED
MENIFEE	17	TRICON MENIFEE	TRICON	TM 32628	SF	UC	303	50	125	70	58			3129+	1457-2086	951.262.4225		30.60 ACRES. HOMES FOR RENT
MENIFEE	18	AVENA	JPI COMPANIES DEVELOPMENT GROUP	PP 2015-164	APTS	RB	237		237									PROJECT COMPLETED
MENIFEE	19	AVENA SENIOR CITIZEN UNITS	JPI COMPANIES DEVELOPMENT GROUP	PP 2015-164	APTS	TM	100					100						SENIOR CITIZEN PROJECT
COUNTY	20	LEGACY, HERITAGE, LIBERTY AND SEASONS RANCH AT BRAVERDE	RICHMOND AMERICAN	TM 36785	MIX	RB	511	441	70					750-820	2970-3720	951.200.3099		170.8 ACRES. PROJECT COMPLETED
COUNTY	21	WINCHESTER HILLS	RICHLAND COMMUNITIES	TM 30977	SF	FM	414				414						WINCHESTER HILLS	260.5 ACRES. PROJECT IN ESCROW WITH BUILDER
MURRIETA	22	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	23	WINCHESTER 1800	CV COMMUNITIES LLC	TM 36437	SF	TM	102					102						APPROX. 40 ACRES. DEVELOPER REVISING MAP. PROJECT WAS ORIGINALLY APPROVED IN 2014
PERRIS	24	SEASONS II AT GREEN VALLEY	RICHMOND AMERICAN	TM 37722	SF	UC	116	50	20	10	36			570+	1740-3040	951.200.3099	GREEN VALLEY	19.4 ACRES
COUNTY	25	RIVERSIDE COUNTY SUBDIVISION	FRENCH VALLEY ASSOCIATES, LLC	TM 36722	MIX	TM	146					146						40.6 ACRES. TM EXPIRES 6/2027
WILDOMAR	26	WILDOMAR RIDGE RESIDENTIAL	NEFERTITI LONG, CARDENAS 3LLC	TM 36952	MIX	TM	77					77				909.315.2644		11.25 ACRES. PROJECT APPROVED 2017
MENIFEE	27	HAVEN	GARBANI & EVANS RESIDENTIAL TRACT LLC	TM 38766	SF	FM	66				66							GRADNING UNDERWAY. HOMES FOR RENT

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

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
MENIFEE	28	GOLDEN MEADOWS	RICHLAND COMMUNITIES	TM 31194	SF	FM	553				553							207 ACRES. PROJECT IN FINAL ENGINEERING
MENIFEE	29	QUARTZ RANCH	LENNAR	TR 28786,2 8791-94	SF	RB	379	225	154					655+	1950-2419			PROJECT SOLDOUT
MENIFEE	30	QUARTZ TRAIL	LENNAR	TM 36803	SF	UC	80		28	31	21			692+Q1 0	2760-4134	951.251.2387		30 ACRES
COUNTY	31	ROCK MEADOWS AND CHEYENNE AT OLIVEBROOK	KB HOME	TM 36417	MIX	RB	243	135	108					581+	1551-2874	951.383.4620	WINCHESTER HILLS	51.43 ACRES. PROJECT COMPLETED
MENIFEE	32	DURANGO, OAK SHADE, PERSANO, SALERNO AND INDIGO AT SHADOW MOUNTAIN	KB HOME	TM 29835	SF	RB	514	434	80					570+	1551-2206	951.591.1595		236 ACRES. PROJECT COMPLETED
MENIFEE	33	MENIFEE RANCH	BROOKFIELD CALIFORNIA LAND CO.	TM 38994, 37537	SF	TM	1,718					1,718				714.200.1533	MENIFEE RANCH	590 ACRES. MODELS ESTIMATED TO START 2027. DEVELOPER PLANS ON PROVIDING 6.8 MILLION SQUARE FEET OF LIGHT INDUSTRIAL. IN FINAL ENGINEERING
MENIFEE	34	MERIT, CREST AND HERITAGE AT BANNER PARK	PULTE HOMES	TM 37671	SF	UC	182		40	60	82			621+	2191+	951.237.4643		69.32 ACRES. PROJECT HAS SOLD 102 UNITS. UNDER CONSTRUCTION UNITS ALMOST COMPLETE
COUNTY	35	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	36	PRADERA POINTE AND PRADERA PLACE	DR HORTON	TM 34677	SF	UC	422	110	302	10				520+	1350-2384	951.739.5492	WINCHESTER HILLS	73.22 ACRES
MENIFEE	37	ARMONIA, BELLEZA, SONRISA AND TESORO AT LEGADO	LENNAR / NEWPORT PACIFIC LAND	TM 37408, 37409, 37391	SF	UC	1,022		65	75	882			542-686	1539-2662	951.325.9006	LEGADO	300 ACRES. PROJECT COMPLETELY GRADED

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
MENIFEE	38	MENIFEE SUBDIVISION	VALLEY BOULEVARD	TM 36911	SF	TM	174					174						21.66 ACRES. PROJECT IN FINAL ENGINEERING
COUNTY	39	LILAC , SAGE AND POPPY AT COUNTRYVIEW	KB HOME	TM 37533, 30972,3 1500,29 262,293 22	SF	UC	500	115	360	25				500+	1437+	888.235. 7329	MENIFEE NORTH	199 ACRES. PROJECT IS COMPLETELY GRADED
COUNTY	40	RIVERSIDE COUNTY SUBDIVISION	HIGHPOINTE COMMUNITIES INC.	GPA240 006, TM 38738	SF	DP	189						189			951.955. 8514		39.09 ACRES. SUBMITTED 1-2025
COUNTY	41	WINCHESTER HILLS	BEAZER HOMES	TM 30806	SF	UC	179			10	169			TBD			WINCHESTER HILLS	84.8 ACRES. MODELS TO START SOON
COUNTY	42	HILLSIDE AND OUTLOOK AT SUNSET CROSSING	LENNAR	TM 29326- 28, 31820	SF	RB	206	65	141					467- 596	1772- 2820	951.898. 5520	MENIFEE NORTH	PROJECT COMPLETED
MENIFEE	43	COUNTRYSIDE	RICHLAND VENTURES, INC.	TM 38132	MIX	TM	169					169					MENIFEE NORTH	TM APPROVED 3/2024
MENIFEE	44	HARVEST GLEN	RICHLAND VENTURES, INC.	TM 38133	MIX	TM	145					145					MENIFEE NORTH	TM APPROVED 3/2024
MENIFEE	45	KENSINGTON	BOB LOVE	TM 39360	MIX	TM	160					160						PROJECT GRADED
MURRIETA	46	WHITEWOOD & CLINTON KEITH ROAD	JOACHIM BEGER	DP 2022- 2737	APTS	TM	243					243						17 ACRES. TM EXPIRES 7-2026
PERRIS	47	GREEN VALLEY	TRI POINTE HOMES	TM 37816	SF	FM	97				97			TBD	TBD		GREEN VALLEY	10.97 ACRES
COUNTY	48	WINCHESTER HILLS	RICHLAND COMMUNITIES	TM 30976	SF	FM	162				162					951.676. 6664	WINCHESTER HILLS	53.39 ACRES. PROJECT IN ESCROW WITH BUILDER
COUNTY	49	MEADOWBROOK, AUBURNDALE AT THE WOODS	FOREMOST PACIFIC GROUP, RICHMOND AMERICAN, TRICON	TM 32816- 32818, 33743	SF	UC	493		30	80	383			570+	1790+	888.989. 0993	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	50	LUMINARY, AUROA AND SOLSTICE AT OUTLOOK	TRI POINTE HOMES	TM 30807	SF	RB	194	50	144					559+	1569+	888.450. 6132	WINCHESTER HILLS	APPROX. 201.67 ACRE PRJOJECT 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
COUNTY	51	LA VENTANA	DR HORTON	TM 31100, 38586	SF	UC	220		40	35	145			636+	1890-3015	888.874.9470	WINCHESTER HILLS	77 ACRES
COUNTY	52	RIVERSIDE COUNTY SUBDIVISION	STONE STAR RIVERSIDE, LLC	TM 32394	SF	TM	166					166				951.955.6035		39.9 ACRES. TM MAY HAVE EXPIRED
COUNTY	53	OLIVE ROAD ESTATES	MIGHTY DEVELOPMENT, INC.	TM 32282	SF	TM	62					62				951.955.6184		19.54 ACRES. TM MAY HAVE EXPIRED
COUNTY	54	RIVERSIDE COUNTY SUBDIVISION	MOUNTAIN VISTA HOMES	TM 33700	SF	TM	128					128				951.955.0314		40.18 ACRES. TM MAY HAVE EXPIRED
COUNTY	55	RIVERSIDE COUNTY SUBDIVISION	CITY DEVELOPMENT, INC.	TM 31857	SF	TM	140					140				951.955.0314		44 ACRES. TM MAY HAVE EXPIRED
MENIFEE	56	THE VILLAGE @ JUNIPERO	TUFFLI DEVELOPMENT	TM 38340	APTS	TM	240					240						17.87 ACRES. LUXURY APTS. TM APPROVED 4/2023
COUNTY	57	NORTH SKY	DR HORTON	TM 31633	SF	RB	128	100	28					598+	2319-3015	951.549.6119	WINCHESTER HILLS	94.24 ACRES. PROJECT COMPLETED
COUNTY	58	INDIGO TRAILS	CAPSTONE, PACIFIC COMMUNITIES, OOSTDAM	TM 30808	SF	FM	346				100	246				951.676.6664	WINCHESTER HILLS	124.31 ACRES. NO ACTIVITY FOR SOMETIME
COUNTY	59	BEAZER ACADIA	BEAZER HOMES	TM 36288	SF	UC	73		10	15	48			590+	2033-2503	888.874.9470	WINCHESTER HILLS	APPROX. 10 ACRES
COUNTY	60	SEDONA AT OLIVEBROOK	KB HOME	TM 30266-1, 33498	SF	RB	58		58					563+	1479-2387	951.383.4620	WINCHESTER HILLS	PROJECT COMPLETED
COUNTY	61	FAIRVIEW AND DEERFIELD AT CREEKSTONE	KB HOME	TM 38255	SF	UC	164			10	154			TBD	2076-2325	888.986.1459	WINCHESTER HILLS	14.9 ACRES
PERRIS	62	AMBER RIDGE AND SILVERSTONE	LENNAR	TM 37262	SF	UC	191		60	50	81			552+	1942-2287	951.736.5599	GREEN VALLEY	37.36 ACRES
MENIFEE	63	BELLA ESTATES	BELLA ESTATES LLC	TM 38592	SF	DP	13						13					UNDER CITY REVIEW
COUNTY	64	HIDDEN TERRACE AT MOUNTAIN'S EDGE	LENNAR	TM 36430	SF	RB	210	50	160					595+	1843-2400	951.898.2909	MENIFEE NORTH	APPROX. 180 ACRES. PROJECT COMPLETED
COUNTY	65	TOWNS AND COURTS	TAYLOR MORRISON	TM 38035, TPM 38037	MIX	UC	260		150	110				427+	1658+	888.819.6997	CROSSROADS AT WINCHESTER	
WILDOMAR	66	THE CROFT	WERMERS PROPERTIES	PA 20-0044	APTS	UC	288									858.623.4962		12.89 ACRES. PHASE 2 OF OAK SPRINGS RANCH

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
COUNTY	67	CROSSROADS AT WINCHESTER	REGENT	TM 37119, 38958	SF	TM	443					157	286			951.955.3025	CROSSROADS AT WINCHESTER	161.67 ACRES. TM EXPIRES 8/2030. SEPARATE TM RECENTLY SUBMITTED FOR 122 CONDOS AND 164 SF UNITS
COUNTY	68	TRAILMARK	BENCHMARK PACIFIC	TM 35045	SF	TM	650					650				760.450.0441	TRAILMARK	318 ACRES. PROJECT FOR SALE TO MERCHANT BUILDERS
PERRIS	69	PERRIS SUBDIVISION	WSI MOJAVE INVESTMENTS / RICHMOND AMERICAN	TM 33900	SF	TM	198					198						116 ACRES. APPROVAL DATE 2008
MENIFEE	70	MCLAUGHLIN VILLAGE	CENTURY COMMUNITIES	TM 36937	CONDO	UC	126	25	78	23					2021-2420	951.482.8061		14.42 ACRES. PROJECT IS SOLDOUT
MENIFEE	71	GREENWAY, MEADOWS, ARBOR, TRELIS AND PATHWAY AT CIMARRON RIDGE	PULTE HOMES, DEL WEBB	TM 36658, 36657	SF	UC	756	65	200	80	411			558+	2056-2311	951.416.3046	CIMARRON RIDGE	240 ACRES. DEL WEBB @ 951.416.3110
MURRIETA	72	MURRIETA GREENBERG APTS	KNE REAL ESTATE	DP 2022-2634	APTS	TM	162					162				760.332.4230		PROJECT WAS SUBMITTED 8/2022
MENIFEE	73	LADERA	KB HOME	TM 31456	SF	UC	176			18	158			595+	1548-2763	888.735.1528		161 ACRES
MURRIETA	74	DISCOVERY VILLAGE	DISCOVERY VILLAGE LLC	DP 2024-00078	MIX	DP	365						365			951.594.9300		SUBMITTED 9/2024. PROJECT INCLUDES 72 DETACHED UNITS AND 293 TH
PERRIS	75	RIVERWOODS	COUNTY LANDS PIP IV, RICHLAND	TM 32666	SF	FM	384				384					858.699.7440	RIVERWOODS	NO BUILDING PERMITS PULLED YET
COUNTY	76	RIVERSIDE COUNTY SUBDIVISION	DARREL HOOVER	TM 31687	SF	TM	65					65				949.423.6990		40.17 ACRES. TM FILED 4TH EXTENSION
MENIFEE	77	QUAIL HILLS	REPKE	TM 32794, 37692	SF	TM	130					130						43.4 ACRES
PERRIS	78	GREEN VALLEY	RAINTREE INVESTMENTS GVSP	TM 37818	APTS	TM	374					374					GREEN VALLEY	28.8 ACRES. PROJECT INCLUDES 138 SINGLE FAMILY UNITS AND 236 APTS

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	
PERRIS	79	GREEN VALLEY	RAINTREE INVESTMENTS GVSP	TM 37817	APTS	TM	228					228						GREEN VALLEY	25.3 ACRES
MENIFEE	80	THE BOULDERS	CAVANAUGH PROPERTIES	PLN 20-0167	APTS	RB	234		10	224				2000-3000	1100	951.501.0122			9.92 ACRES . UNITS ALMOST COMPLETED WITH PRE-LEASING UNDERWAY. MIX USE PROJECT TO INCLUDE OFFICE AND DAY CARE FACILITY USES
MENIFEE	81	RIVERWALK VILLAGE AT TOWN CENTER	RICHMOND AMERICAN HOMES		SF	UC	198		45	42	111			500+	1390+	888.665.3105			14 ACRES
MENIFEE	82	GARBANI SOUTH	MENIFEE 18 HOLDINGS, LLC	TM 37450	SF	TM	33					33				509.954.6518			9.8 ACRES. TM APPROVED 7/2023
PERRIS	83	GREEN VALLEY	RAINTREE INVESTMENTS GVSP	TM 37223	SF	TM	235					235						GREEN VALLEY	37.37 ACRES
MENIFEE	84	BOULDER ESTATES	TCD GLOBAL	TM 32934	SF	UC	15		7	0	8			1 MIL+		951.338.8200			LOT SALES
MENIFEE	85	MENIFEE SUBDIVISION	JPMB INVESTMENTS, LLC	TM 38128	SF	FM	96				96								28.38 ACRES. IN FINAL ENGINEERING
COUNTY	86	PACIFIC PARKVIEW	PACIFIC COMMUNITIES BUILDER INC.	TM 37358	SF	UC	153		35	10	108			561+	1974-3280	949.776.1426			45.6 ACRES
MENIFEE	87	VISTA RIDGE	VISTA RIDGE	2018-159	CONDO	FM	30				30								2.73 ACRES. IN FINAL ENGINEERING
MENIFEE	88	CORONADO CONDOS	CORONADO CONDOS LLC	DEV 2022-023	CONDO	TM	73					73							6.5 ACRES
MENIFEE	89	VILLAGO VILLAS	VILLAGO VILLAS LLC	PLN 21-0375	SF	TM	24					24							7.58 ACRES. ADDING UNITS TO EXISTING PROJECT
MENIFEE	90	HERITAGE VILLAGE	LDW CONDOMINIUMS	TM 38346	CONDO	UC	162			28	134								9.5 ACRES. IN FINAL ENGINEERING
MENIFEE	91	CYPRESS SANDS	FAIRBROOK COMMUNITIES, LLC	TM 39364	TH	DP	132						132						7.93 ACRES. RECENTLY CHANGED PROJECT DESIGN
MENIFEE	92	BEYOND MENIFEE	BEYOND MENIFEE LLC	DEV 2023-004	APTS	DP	240						240						17.3 ACRES. MIX USE PROJECT UNDER CITY REVIEW
COUNTY	93	RIVERSIDE COUNTY SUBDIVISION	DALE LYON	TM 37089	SF	TM	21					21							48.4 ACRES. TM MAY HAVE EXPIRED

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

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
COUNTY	94	OLIVA, AZUL AND VIOLA AT SIENA	TAYLOR MORRISON	TM 37592, 37449	MIX	UC	535	55	100	25	355			433-710	1497-3261	951.893.4505	BELLE TERRE	343.6 ACRES. PROJECT COMPLETELY GRADED
WILDOMAR	95	BUNDY CANYON RESORT APTS	BUNDY CANYON 145, LLC	PA 16-0006	APTS	TM	140					140				805.379.2111		28.8 ACRES
MENIFEE	96	DE CAPRI RESIDENTIAL	TR/PP DI CAPRI	DEV 2023-002	CONDO	TM	61					61						8.03 ACRES
MENIFEE	97	MENIFEE COASTLINE	MENIFEE COASTLINE LLC	TM 38525	SF	TM	52					52						
MENIFEE	98	SALT CREEK	SALT CREEK LLC	TM 38625	CONDO	TM	325					325						PROJECT TO HAVE 8.26 ACRES OF PARK AND OPEN SPACE
MENIFEE	99	GARBANI NORTH	GARBANI NORTH LLC	TM 38683	SF	TM	40					40						
MENIFEE	100	MENIFEE SUBDIVISION	BLACKMON HOMES	TM 38651	SF	DP	36						36					UNDER CITY REVIEW
COUNTY	101	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	102	BELLE TERRE	TAYLOR MORRISON, ALBERT WEBB	TTM 38307, 38175, 38263	MIX	TM	395					395					BELLE TERRE	APPROX. 512 ACRES. MAPS TO INCLUDE 98 SF UNITS AND 297 CONDOS
COUNTY	103	KELLER CROSSING	DR HORTON	TTM 38163	MIX	DP	614						614				KELLER CROSSING	191.4 ACRES. PROJECT TO INCLUDE 384 SF UNITS AND 230 ATTACHED UNITS. UNDER COUNTY REVIEW
COUNTY	104	RIVERSIDE COUNTY SUBDIVISION	HIGH POINTE INC.	TTM 38472	SF	DP	433						433			949.303.6510		162.9 ACRES. UNDER COUNTY REVIEW. ROSS.YAMAGUCHI@HIGHPOINTEINC.COM
COUNTY	105	RIVERSIDE COUNTY SUBDIVISION	NICOLE PRINS	TTM 37496	SF	DP	149						149			310.922.3266		36.77 ACRES. UNDER COUNTY REVIEW. NNEUMANN59@GMAIL.COM
COUNTY	106	RIVER VIEW	WALTON PROPERTIES	TTM 37620	SF	DP	94						94			951.643.8834		79 ACRES. UNDER COUNTY REVIEW

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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	107	RIVERSIDE COUNTY SUBDIVISION	RIVERSIDE COUNTY SUBDIVISION	TTM 38483	SF	DP	97						97					28.22 ACRES. SUBMITTED 7-2022
COUNTY	108	MENIFEE NORTH	RICHLAND COMMUNITIES	TTM 38131	SF	DP	199						199		949.698.2191		MENIFEE NORTH	52.3 ACRES. UNDER COUNTY REVIEW. BHARDY@RICHLANDCOMMUNITIES.COM
LAKE ELSINORE	109	TUSCANY HILLS	TT GROUP	TM 31370	SF	TM	731					731					TUSCANY HILLS	368.4 ACRES
LAKE ELSINORE	110	TUSCANY CREST	KB HOME	PA 2024-019	SF	DP	336						336				RAMSGATE	90 ACRES. UNDER CITY REVIEW. SUBMITTED 1-2025
LAKE ELSINORE	111	LAKE ELSINORE SUBDIVISION	LA STRADA PARTNERS	TM 32077	SF	FM	138				138							LOTS GRADED. NO ACTIVITY FOR SOMETIME
WILDOMAR	112	WILDOMAR MEADOWS	WILDOMAR MEADOWS, LLC	TM 38609	SF	DP	242						242				WILDOMAR MEADOWS	60.8 ACRES. PART OF SP's PHASE 11 (AKA THE FARM SP)
WILDOMAR	113	MONTE VISTA HOMES	MONTE VISTA HOMES	TM 29476	SF	DP	18						18					UNDER CITY REVIEW
WILDOMAR	114	WILDOMAR COTTAGES AFFORDABLE HOUSING PROJECT	WILDOMAR COTTAGES AFFORDABLE HOUSING PROJECT		APTS	FM	128				128							8.98 ACRES. GRADING PERMIT ISSUED
MENIFEE	115	MURPHY LANE	MURPHY LANE LLC	TM 39147	SF	DP	34						34					UNDER CITY REVIEW
MENIFEE	116	MENIFEE VILLAGE	DIAMOND BROS	SP 2019-017	MIX	DP	396						396					
MENIFEE	117	MENIFEE 27	MENIFEE 27 LLC	TM 39115	SF	TM	190					190						27.35 ACRES. UNDER CITY REVIEW
COUNTY	118	RIVERSIDE COUNTY SUBDIVISION	REVIVAL CHRISTIAN FELLOWSHIP	GPA 240011	SF	DP	160						160					38.46 ACRES. SUBMITTED 1-2025
COUNTY	119	RIVERSIDE COUNTY SUBDIVISION	WSI LANDHOLDINGS, LLC	GPA 240021	SF	DP	240						240					78.19 ACRES. SUBMITTED 1-2025. UNITS ESTIMATED
COUNTY	120	RIVERSIDE COUNTY SUBDIVISION	HYMAN FAMILY TRUST	GPA 240028	SF	DP	125						125		951.955.8514			38.9 ACRES. SUBMITTED 1-2025. UNITS ESTIMATED
COUNTY	121	RIVERSIDE COUNTY SUBDIVISION	GRANT BECKLUND CIVIL ENGINEERING	GPA 240029	SF	DP	99						99		951.955.8514			20 ACRES. SUBMITTED 1-2025
COUNTY	122	RIVERSIDE COUNTY SUBDIVISION	HERITAGE27 MANAGEMENT	GPA 240078	SF	DP	831						831		951.955.8514			152.99 ACRES. SUBMITTED 1-2025
PERRIS	123	PERRIS SUBDIVISION	RAINTREE INVESTMENTS GVSP		SF	FM	191				191							PROJECT IS ENTITLED

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
PERRIS	124	GREEN VALLEY RANCH PHASE II	RAINTREE INVESTMENTS GVSP		MIX	TM	1,756					235	1,521				GREEN VALLEY	MAP ENTITLED FOR 235 UNITS. AMENDMENT RECENTLY SUBMITTED
MENIFEE	125	BOULDER II	JMW TRUSS		APTS	DP	240						240					10.14 ACRES. RECENTLY SUBMITTED AND UNDER CITY REVIEW
MENIFEE	126	MENIFEE 37	FOREMOST PACIFIC GROUP		CONDO	DP	587						587					37.17 ACRES. RECENTLY SUBMITTED AND UNDER CITY REVIEW
COUNTY	127	RIVERSIDE COUNTY SUBDIVISION	RIVERSIDE COUNTY SUBDIVISION	TTM 39111	SF	DP	135						135					40.76 ACRES. SUBMITTED 2-2025
COUNTY	128	DOMENIGONI-BARTON PROPERTY	DOMENIGONI BARTON	TTM 39074	MIX	DP	400						400				DOMENIGONI - BARTON PROPERTY	268.97 ACRES. FINANCIAL MAP TO CREATE 12 LOTS. MAP SUBMITTED 8-2025. UNITS ESTIMATED
COUNTY	129	RIVERSIDE COUNTY SUBDIVISION	BSA PROPERTIES	TTM 39418, 38932	MIX	DP	2,230						2,230				BSA PROPERTIES	APPROX. 400 ACRES. MOST RECENT MAP SUBMITTED 12-2025. SPECIFIC PLAN HAS TWO PROPOSED ADMENTMENTS UNDER REVIEW
TOTALS							36,954	2,255	3,508	1,771	6,759	12,087	10,574					

SPECIFIC PLAN LISTING

AREA	SPECIFIC PLAN	DEVELOPER	UNIT TYPE	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	TO BE SUB.	DEV. #	OTHER
COUNTY	BELLE TERRE	TAYLOR MORRISON / REGENT PROPERTIES	MIX	930	55	100	25	355	395		0	310.806.9888	SP 382. APPROX. 343.6 ACRES
COUNTY	BSA	BSA PROPERTIES	MIX	2,230						2,230	0		SP 322. 420 ACRES. HAS FILED 2 AMENDMENTS TO INCREASE UNITS. TWO TRACTS ARE NOW IN PROCESS
MENIFEE	CANTALENA	RICHLAND PLANNED COMMUNITIES, INC.	MIX	935					795		140	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
MENIFEE	CIMARRON RIDGE	PULTE HOMES	MIX	756	65	200	80	411			0		PROJECT IS COMPLETELY GRADED. CONSTRUCTION HAS STARTED ON SEVERAL FOUR NEIGHBORHOODS
COUNTY	CROSSROADS AT WINCHESTER	REGENT PROPERTIES	MIX	802		150	110		157	286	99	310.806.9811	SP. 288. MIX USE DEVELOPMENT WITH COMMERCIAL AND RESIDENTIAL USES
COUNTY	DOMENIGONI-BARTON PROPERTY	DOMENIGONI BARTON	MIX	4,186						400	3,786	951.926.6924	SP 310. 1734.5 ACRES. APPROVED 2001. DEVELOPER HAS SUBMITTED TM WHICH IS UNDER COUNTY REVIEW
PERRIS	GREEN VALLEY	GREEN VALLEY RECOVERY ACQUISITION LLC, RICHMOND AMERICAN, TRI POINTE HOMES	MIX	4,210	339	80	60	214	1,072	1,521	924	951.943.5003 X271	1,269.2 ACRES. THIRD AMENDMENT RECENTLY FILED. SEVERAL MAPS IN PROCESS
COUNTY	HOLLAND RANCH	RICHLAND COMMUNITIES	MIX	3,390							3,390		716 ACRES. PROJECT SUBMITTED TO COUNTY JANUARY 2025. UNDER COUNTY REVIEW
COUNTY	KELLER CROSSING	DR HORTON	MIX	614						614			SP 380. 196.05 ACRES
MENIFEE	LEGADO	LENNAR	MIX	1,022		65	75	882			0		SP 346. ON APPROXIMATELY 332 ACRES. PROJECT WELL UNDERWAY
MENIFEE / COUNTY	MENIFEE NORTH	MENIFEE NORTH PROPERTY OWNER'S ASSOCIATION	MIX	2,815	760	661	25		587	332	450		SP. 260. 1,604 ACRES. PLANNING AREAS 9, 22 AND 23A ARE BEING RECONFIGURED
MENIFEE / COUNTY	MENIFEE 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

SPECIFIC PLAN LISTING

AREA	SPECIFIC PLAN	DEVELOPER	UNIT TYPE	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	TO BE SUB.	DEV. #	OTHER
LAKE ELSINORE	RAMSGATE	KB HOME, TUSCANY ASSOCIATES, WESSON WEST L.P.	MIX	2,759	1,800	141	37	272	336		173	951.674.3124 x209	SEVERAL MAPS IN PROCESS
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				384			330	858.699.7440	FM RECORDED. GRADING ESTIMATED TO START SOON. JIMK@STRATEGICLAND.NET
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							242	1,262	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	1,665	918	160	1,986	246		379	951.676.6664	SP 293. APPROX. 2,891 ACRES. MERCHANT BUILDERS ARE ACTIVELY PURCHASING LOTS
TOTALS				38,767	5,719	2,315	572	4,504	7,459	5,625	12,573		

BASIS OF ESTIMATES

(A). POPULATION ESTIMATES JANUARY 2025:

Housing units multiplied by Average Persons Per Household estimate.

(B). NUMBER OF HOUSING UNITS JANUARY 2025:

Derrigo Studies counted roof tops on January 2025 aerial.

(C). AVERAGE PERSONS PER HOUSEHOLD ESTIMATES 2026:

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

(D). MEDIAN HOUSEHOLD INCOME ESTIMATES 2026:

Estimated based on housing unit types in each sector.

(E). MEDIAN VALUE OF HOUSING ESTIMATES 2026:

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.