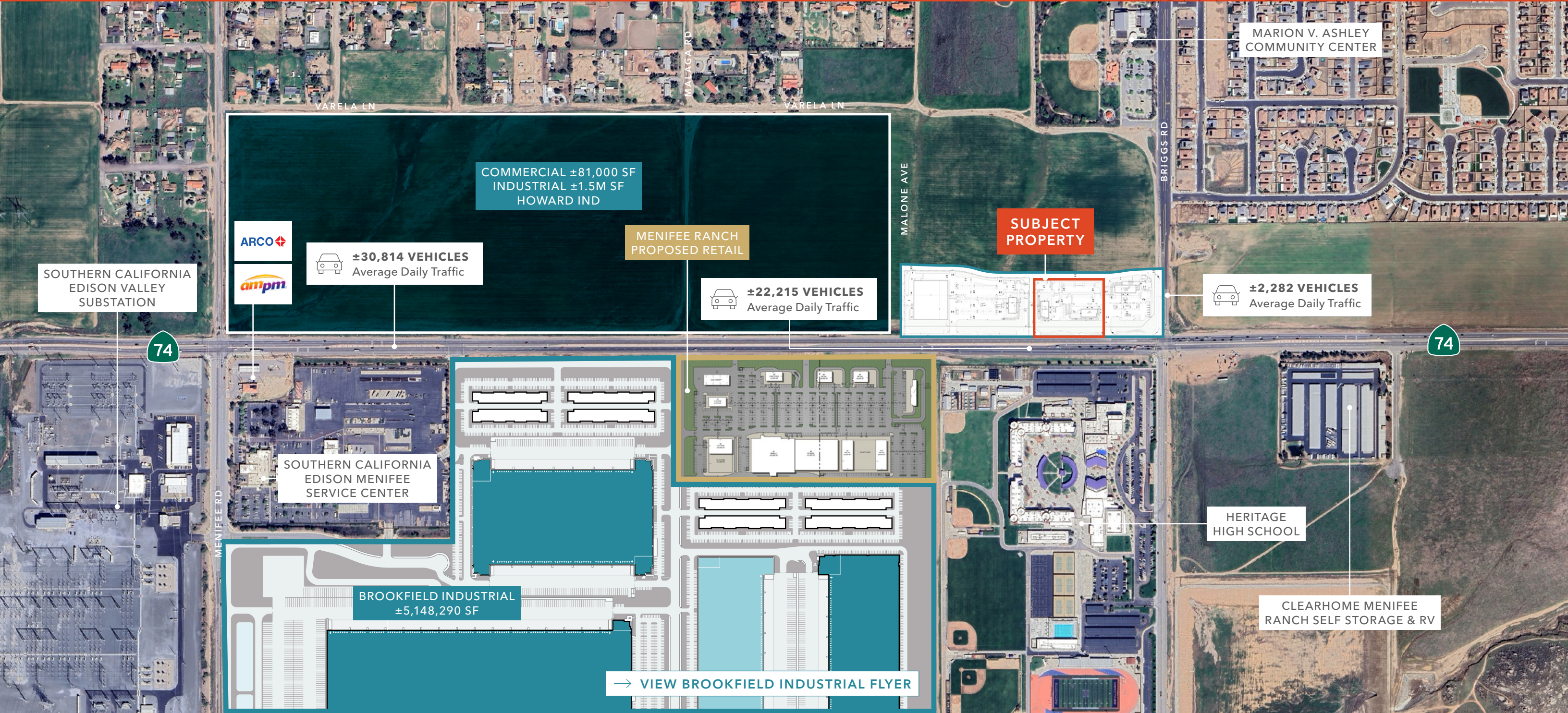


OPPORTUNITY IN NEW RETAIL DEVELOPMENT



LAND DEVELOPMENT REFERENCE MAP



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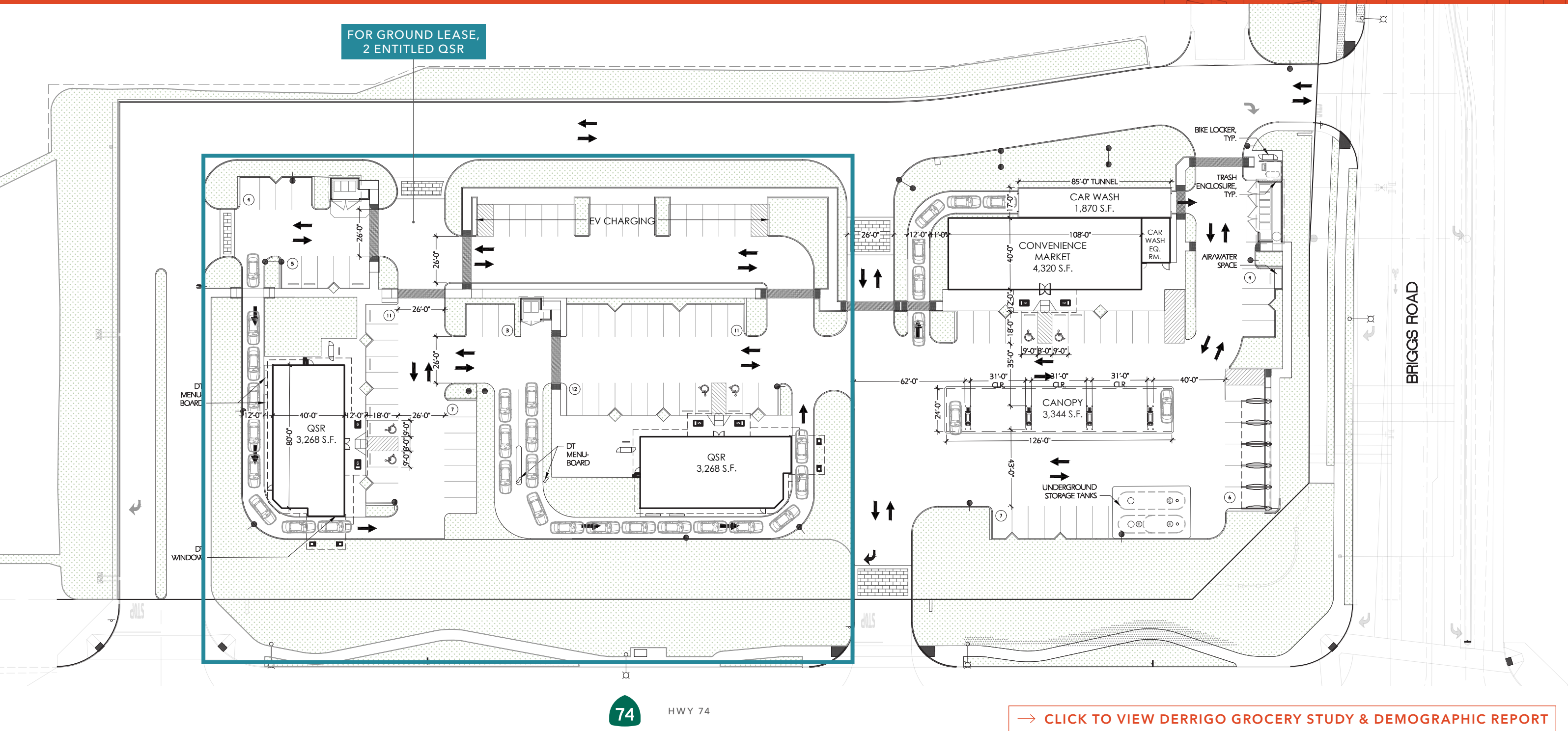
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2 ENTITLED, QSR PADS FOR GROUND LEASE IN THIS PLANNED DEVELOPMENT

NWC OF BRIGGS RD AND HWY 74 IN MENIFEE, CA



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AREA OVERVIEW

THE MENIFEE VALLEY

Overview

The Menifee Valley, encompassing 42 square miles, is centrally located on the I-215 between Temecula, Murrieta, Perris, and Hemet making this community an oasis for a qualified workforce, industry, and top-quality rural living. Menifee Valley is where residents can be live generations, from birth through retirement in a sophisticated country environment.

LOCATION

The Menifee Valley consists of the unincorporated areas known as Sun City, Menifee, and Quail Valley. Menifee Valley is located adjacent to Interstate 215, which connects with major east-west arteries I-10 and I-8. From Sun City it is about 25 miles to Riverside, 75 miles to Los Angeles, and approximately 75 miles to San Diego. It is between the Santa Ana Mountains on the west and the Santa Rosa Mountains on the east. State Highway 74 runs over the mountains from San

Juan Capistrano on the coast to the county’s eastern desert areas, including Palm Springs and Palm Desert.

DEMOGRAPHICS

Population

- 2025: ±112,364
- 5 Mile Radius: ±95,773
- 20 minute Drive Time Trade Area: ±354,643

Median Age

- 37.5 years young (seniors make up approximately 18.1% of the city population)

Educational Attainment

- Bachelor Degree Only: 16.1%
- Some College: 26.7%

- Any College (Some College or Higher): 61.3%

Unemployment

- 3.4% with ±87,784 labor population age 16 years or over

Median Home Value

- \$547,968 owner-occupied median home value

2025 Demographics Source: Regis Online, ©2025, Sites USA

MENIFEE SNAPSHOTS

City Growth

- **5th Fastest Growing City in California (#1 Boomtown in CA)**

Schools: Award Winning School Districts

- #1 in Science Academia in Riverside County

- #2 Charter School in Riverside County (Santa Rosa Academy)

- All elementary schools have Makerspaces

- Makerspaces-3rd grade on!

40+ MSJC Affiliated University Partners

- Home to the only Makerspace in the region (MSJC)
- Home to MSJC, U of Massachusetts Global, and Bellevue University STEM & Allied Health Partner
- Mt. San Jacinto College Home to the fastest growing community college
- 1st Menifee schools rank in science academics in Riverside County
- #2 Charter school in Riverside County (Santa Rosa Academy)

SOUTHWEST RIVERSIDE COUNTY COMPARISON CHART

Demographic	Menifee	Murrieta	Temecula	Lake Elsinore	Wildomar
Population (DoF 2023)	110,034	109,998	108,998	71,973	36,336
Growth Rate	2.4	-0.5	-0.5	0.0	-0.3
Trade Area (20 min)	1.1 Million	840,000	766,000	348,000	581,000
Vacancy Rate (Retail, Office, Industrial)	1.4%, 0.5%, 0%	16.8%, 14.8%, 14.1%	18.7%, 13.3%, 26.6%	32.9%, 24.9%, 2.9%	17.5%, 39.8%, 11.5%
Average Income	\$112,000	\$133,914	\$143,718	\$84,536	\$81,622
Average Age	36	37	36	31	35
Educated	61%	68%	74%	51%	53.4%

