

MENIFEE

P R O P E R T I E S

C A L I F O R N I A

**EXCLUSIVE
LISTING
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**TOM KADAR
GROUP**



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TOM KADAR GROUP



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North Properties



North Properties

SC

WINDY RIDGE WAY

WINDY RIDGE WAY

MOUNTAIN CENTER DR

GODWIN CT

DR

FITZGERALD PL

EARLY DAWN RD

GOLDEN POND PL

TOSA LN

DESERT EAGLE WAY

YOUNG DOVE ST

S STERN RD

OLD WIND MILL RD

EL MOLINO VIEJO

SHERMAN RD

CLOUDY PEAK WAY

CATSPAW LN

AMBER MOUNTAIN ST

GREEN BRANCH ST

AUGUSTA AVE

SILVER CT

MOUNTAIN SIDE ST

ANDERSON CIR

North Properties

PROPERTY ADDRESS: 30550 Stern Dr
Menifee, CA 92584

TYPE: 4 Beds 2 Baths

SQ FT/ACRES: 1,944 SF / 0.64 Acres

APN: 360-100-003

ZONING: RA - 1



PROPERTY ADDRESS: 30580 Stern Dr
Menifee, CA 92584

TYPE: 4 Beds 2 Baths

SQ FT/ACRES: 2,100 SF / 1 Acres

APN: 360-100-004

ZONING: RA - 1



PROPERTY ADDRESS: 27321 La Piedra Rd,
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 2,016 SF / 1 Acres

APN: 360-100-005

ZONING: RA - 1



PROPERTY ADDRESS: 30525 Old Windmill Rd
Menifee, CA 92584

TYPE: 2 Beds 2 Baths

SQ FT/ACRES: 1,944 SF / 1 Acres

APN: 360-100-006

ZONING: RA - 1



PROPERTY ADDRESS: 30654 Stern Dr
Menifee, CA 92584

TYPE: 2 Beds 2 Baths

SQ FT/ACRES: 1,840 SF / 4.70 Acres

APN: 360-100-010

ZONING: RA - 1



PROPERTY ADDRESS: 30620 Stern Dr
Menifee, CA 92584

TYPE: 3 Beds 2.5 Baths

SQ FT/ACRES: 2,200 SF / 1 Acres

APN: 360-100-008

ZONING: RA - 1



North Properties

PROPERTY ADDRESS: 30704 Stern Dr
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,644 SF / 1.38 Acres

APN: 360-100-012

ZONING: SFT



PROPERTY ADDRESS: 30675 Old Windmill Rd
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,152 SF / 1 Acres

APN: 360-100-013

ZONING: RA - 1



PROPERTY ADDRESS: 30720 Stern Dr
Menifee, CA 92584

TYPE: 4 Beds 2 Baths

SQ FT/ACRES: 2,274 SF / 1.35 Acres

APN: 360-100-014

ZONING: RA - 1



PROPERTY ADDRESS: 30565 Sherman Rd
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,456 SF / 1.08 Acres

APN: 360-100-018

ZONING: RA - 1



PROPERTY ADDRESS: 30615 Sherman Rd
Menifee, CA 92584

TYPE: 2 Beds 2 Baths

SQ FT/ACRES: 896 SF / 1.08 Acres

APN: 360-100-020

ZONING: RA - 1



PROPERTY ADDRESS: 30671 Sherman Rd
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,680 SF / 1.08 Acres

APN: 360-100-024

ZONING: RA - 1



North Properties

PROPERTY ADDRESS: 30773 Old Windmill Rd
Menifee, CA 92584

TYPE: 3 Beds 1 Baths

SQ FT/ACRES: 1,233 SF / 1 Acres

APN: 360-100-015

ZONING: RA - 1



PROPERTY ADDRESS: 30520 Old Windmill Rd
Menifee, CA 92584

TYPE: 3 Beds 2 Baths, Carport

SQ FT/LOT SIZE: 1,440 SF / 49,658 Sq Ft Lot

APN/BUILT: 360-100-016 / 1984

ZONING: RA - 1



PROPERTY ADDRESS: 30731 Sherman Rd
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,536 SF / 0.88 Acres

APN: 360-100-028

ZONING: RA - 1



PROPERTY ADDRESS: 30690 Old Windmill Rd
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,560 SF / 1.14 Acres

APN: 360-100-025

ZONING: RA - 1



PROPERTY ADDRESS: 30701 Sherman Rd
Menifee, CA 92584

TYPE: N/A

SQ FT/ACRES: N/A

APN: 360-100-026

ZONING: RA - 1



PROPERTY ADDRESS: 30708 Old Windmill Rd
Menifee, CA 92584

TYPE: 4 Beds 3 Baths

SQ FT/ACRES: 3,209 SF / 1.14 Acres

APN: 360-100-027

ZONING: RA - 1



North Properties

PROPERTY ADDRESS:	30581 Old Windmill Rd Menifee, CA 92584
TYPE:	3 Beds 2 Baths
SQ FT/ACRES:	1,646 SF / 1 Acres
APN/BUILT:	360-100-007
ZONING:	RA - 1



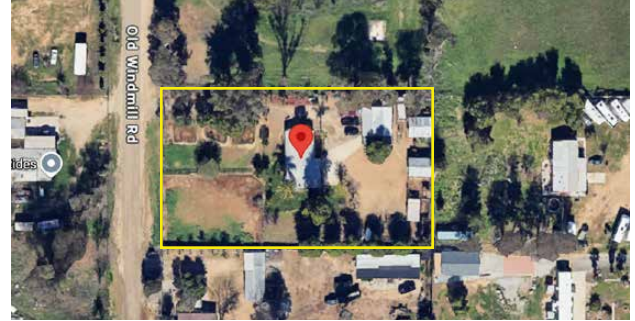
- 1,646 sq ft - 433A 3 bed 2 bath
Manufactured sfr on permanent foundation
- 4.7 acre lot
- Built in 1988
- Attached garage

PROPERTY ADDRESS:	30645 Old Windmill Rd Menifee, CA 92584
TYPE:	2 Beds 2 Baths
SQ FT/ACRES:	1,248 SF / 1.14 Acres
APN:	360-100-009
ZONING:	RA - 1



- 1,248 Sq Ft 433a Manufactured Sfr On Permanent Foundation
- Carport
- Built In 1981
- 49,658 Sq Ft Lot
- R-A-1 Zoning

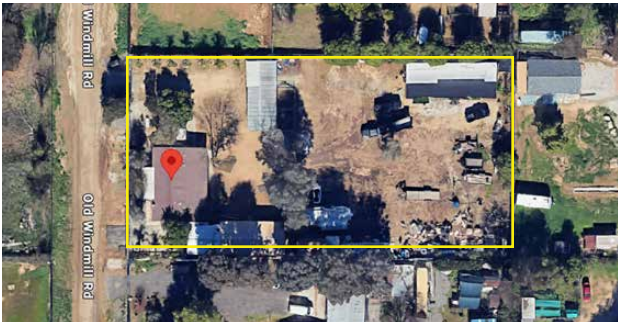
PROPERTY ADDRESS:	30540 Old Windmill Rd Menifee, CA 92584
TYPE:	3 Beds 2 Baths
SQ FT/ACRES:	1,248 SF / 1.14 Acres
APN:	360-100-017
ZONING:	RA - 1



- 1,248 sq ft - 433A 3 bed 2 bath
Manufactured sfr on permanent foundation
- 49,658 sq ft lot
- Built in 1983

North Properties

PROPERTY ADDRESS:	30620 Old Windmill Rd Menifee, CA 92584
TYPE:	3 Beds 3 Baths
SQ FT/ACRES:	1,440 SF / 1.14 Acres
APN:	360-100-019
ZONING:	RA - 1



- 1,248 Sq Ft - 3 Bed 2 Bath 433a
Manufactured Sfr On Permanent Foundation With 2 Bed 2 Bath ADU
- 49,658 Sq Ft Lot
- Built In 1984
- Carport
- R-A-1 Zoning

PROPERTY ADDRESS:	30640 Old Windmill Rd Menifee, CA 92584
TYPE:	4 Beds 2 Baths
SQ FT/ACRES/ LOT SIZE:	1,800 SF / 1.14 Acres / 49,658 Sq Ft Lot
APN:	360-100-021
ZONING:	R-R-1



- 2 story duplex & 2 manufactured homes
- 1 433A permanent foundation - built in 1981
- The duplex consists of - 1) 2 bed 2 bath 1,000 sq ft unit downstairs & 1) 2 bed 1 bath 1,000 sq ft unit upstairs
- The main 433A Manufactured sfr 1,875 sq ft on permanent foundation is 4 bedrooms 2 bath
- 2nd manufactured home is 2 bedrooms 2 bath

PROPERTY ADDRESS:	30665 Sherman Rd Menifee, CA 92584
TYPE:	3 Beds 2 Baths
SQ FT/ACRES/ LOT SIZE:	1,440 / 1.08 Acres / 47,045 Sq Ft Lot
APN:	360-100-022
ZONING:	RA - 1



- 1,440 Sq Ft - 3 Bed 2 Bath 433a
Manufactured Sfr On Permanent Foundation
- 47,045 Sq Ft Lot
- Built In 1982
- Detached 2 Car Garage
- R-A-1 Zoning

North Properties

SQ FT/ACRES/	30660 Old Windmill Rd Menifee, CA 92584
TYPE:	3 Beds 3 Baths
SQ FT/ACRES/ LOT SIZE:	2,304 SF / 1.14 Acres / 49,658 Sq Ft Lot
APN:	360-100-023
ZONING:	RA - 1



- 2 Homes 433a Manufactured Sfrs On Permanent Foundation -
- 2 Bed 2 Bath & 2 Bed 2 Bath Home, 2,304 Sq Ft
- 1 Bedroom Apartment Added Unit to Detached Garage
- 49,658 Sq Ft Lot
- Built In 1999



South Properties



South Properties

EARLY DAWN RD

GOLDEN POND PL

TOSA LN

DESERT EAGLE WAY

YOUNG DOVE ST

STEPPEN DR

OLD WINDMILL RD

FL MOUNTAIN VIEW RD

SHERMAN RD

CLOUDY PEAK WAY

CATSPAW LN

AMBER MOUNTAIN ST

WINDY RIDGE WAY

AUGUSTA AVE

GREEN BRANCH ST

SILVER CT

MOUNTAINSIDE ST

BLOOMING VISTA WAY

SAPPHIRE ST

HOLLAND RD

South Properties

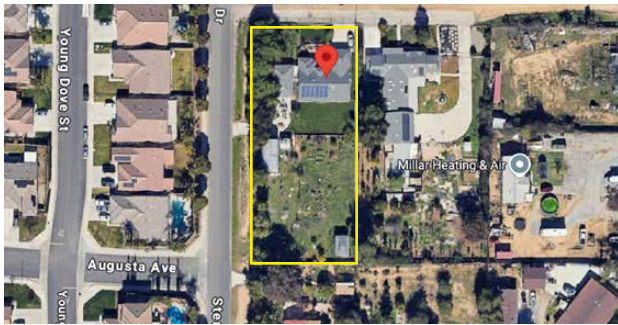
PROPERTY ADDRESS: 27265 El Molino Viejo
Menifee, CA 92584

TYPE: 3 Beds 2.5 Baths

SQ FT/ACRES: N/A

APN: 360-120-003

ZONING: RA - 1



PROPERTY ADDRESS: 27301 El Molino Viejo
Menifee, CA 92584

TYPE: 4 Beds 3 Baths

SQ FT/ACRES: 3,136 SF / 1.25 Acres

APN: 360-120-004

ZONING: RA - 1



PROPERTY ADDRESS: 30755 Old Windmill Rd
Menifee, CA 92584

TYPE: 2 Beds 2 Baths

SQ FT/ACRES: 1,152 SF / 1.25 Acres

APN: 360-120-005

ZONING: RA - 1



PROPERTY ADDRESS: 30761 Old Windmill Rd
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,568 SF / 1.25 Acres

APN: 360-120-006

ZONING: RA - 1



PROPERTY ADDRESS: 30801 Old Windmill Rd
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,440 SF / 0.91 Acres

APN: 360-120-007

ZONING: RA - 1



PROPERTY ADDRESS: 30810 Stern Dr
Menifee, CA 92584

TYPE: 2 Beds 1 Baths

SQ FT/ACRES: 832 SF / 1.06 Acres

APN: 360-120-008

ZONING: RA - 1



South Properties

PROPERTY ADDRESS: 30830 Stern Dr
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,536 SF / 1.06 Acres

APN: 360-120-009

ZONING: RA - 1



PROPERTY ADDRESS: 30871 a Windmill Rd
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,728 SF / 0.91 Acres

APN: 360-120-010

ZONING: RA - 1



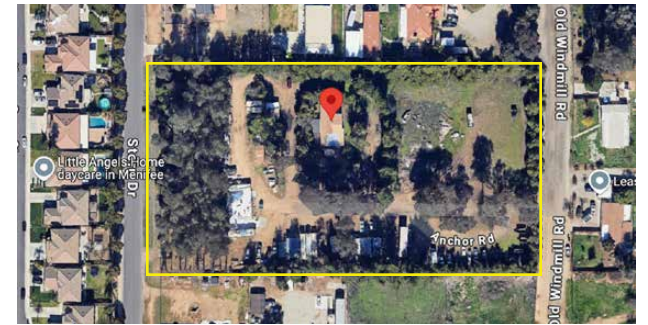
PROPERTY ADDRESS: 30925 Old Windmill Rd
Menifee, CA 92584

TYPE: 2 Beds 2 Baths

SQ FT/ACRES: 1,840 SF / 4.7 Acres

APN: 360-120-011

ZONING: RA - 1



PROPERTY ADDRESS: 27200 Holland
Menifee, CA 92584

TYPE: 4 Beds 2.5 Baths

SQ FT/ACRES: 3,080 SF / 0.89 Acres

APN: 360-120-012

ZONING: RA - 1



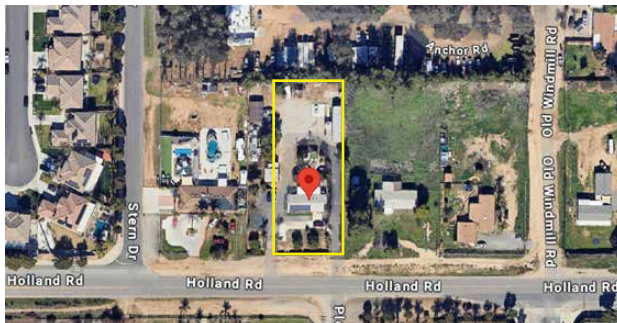
PROPERTY ADDRESS: 27260 Holland
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,566 SF / 1 Acres

APN: 360-120-013

ZONING: RA - 1



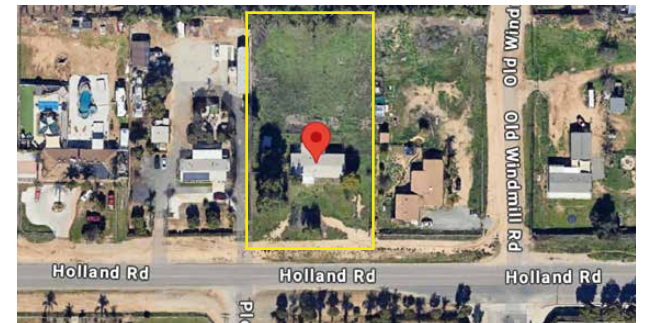
PROPERTY ADDRESS: 27350 Holland
Menifee, CA 92584

TYPE: 4 Beds 2 Baths

SQ FT/ACRES: 1,848 SF / 1 Acres

APN: 360-120-014

ZONING: RA - 1



South Properties

PROPERTY ADDRESS: 30975 Old Windmill Rd
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,344 SF / 1 Acres

APN: 360-120-015

ZONING: RA - 1



PROPERTY ADDRESS: 30750 Old Windmill Rd
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,440 SF / 1.03 Acres

APN: 360-120-016

ZONING: RA - 1



PROPERTY ADDRESS: 30761 Sherman Rd
Menifee, CA 92584

TYPE: 4 Beds 2 Baths

SQ FT/ACRES: 1,568 SF / 1 Acres

APN: 360-120-017

ZONING: RA - 1



PROPERTY ADDRESS: 30775 Sherman Rd
Menifee, CA 92584

TYPE: 4 Beds 3 Baths

SQ FT/ACRES: 3,040 SF / 0.98 Acres

APN: 360-120-018

ZONING: RA - 1



PROPERTY ADDRESS: 30770 Old Windmill Rd
Menifee, CA 92584

TYPE: 2 Beds 2 Baths

SQ FT/ACRES: 1,468 SF / 1 Acres

APN: 360-120-019

ZONING: RA - 1



PROPERTY ADDRESS: 30890 Old Windmill Rd
Menifee, CA 92584

TYPE: 2 Beds 2 Baths

SQ FT/ACRES: 1,344 SF / 4.50 Acres

APN: 360-120-020

ZONING: RA - 1



South Properties

PROPERTY ADDRESS: 30900 Old Windmill Rd
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,920 SF / 1.13 Acres

APN: 360-120-021

ZONING: RA - 1



PROPERTY ADDRESS: 30883 Sherman
Menifee, CA 92584

TYPE: 2 Beds 2 Baths

SQ FT/ACRES: 1,440 SF / 1.08 Acres

APN: 360-120-022

ZONING: RA - 1



PROPERTY ADDRESS: 30911 Sherman
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 1,565 SF / 1 Acres

APN: 360-120-023

ZONING: RA - 1



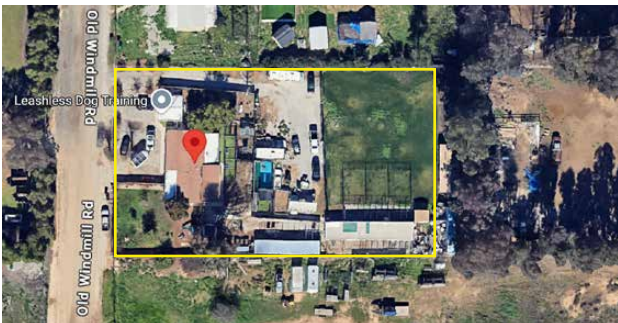
PROPERTY ADDRESS: 30910 Old Windmill Rd
Menifee, CA 92584

TYPE: 3 Beds 2 Baths

SQ FT/ACRES: 2,200 SF / 1.13 Acres

APN: 360-120-024

ZONING: RA - 1



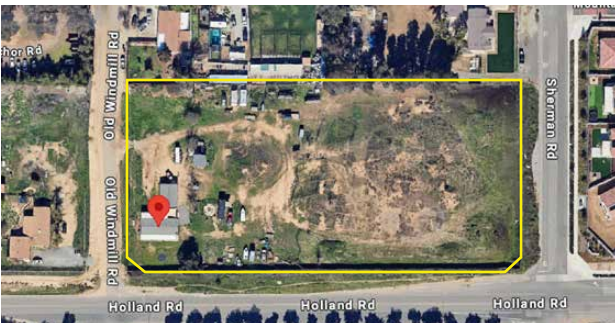
PROPERTY ADDRESS: 27400 Holland
Menifee, CA 92584

TYPE: 2 Beds 2 Baths

SQ FT/ACRES: 1,248 SF / 3.84 Acres

APN: 360-120-025

ZONING: RA - 1



Menifee, located in the heart of Riverside County, is one of Southern California's most dynamic and rapidly growing cities.



Menifee, located in the heart of Riverside County, is one of Southern California's most dynamic and rapidly growing cities. Known for its family-friendly atmosphere, scenic surroundings, and vibrant community, Menifee offers a blend of suburban comfort and accessibility to major economic hubs.



Menifee is making significant strides in improving infrastructure and public services. Investments in road expansions, transportation improvements, and utility upgrades are enhancing the city's functionality and livability. Future projects promise to further boost connectivity and convenience for residents.



Menifee's economic landscape is on the rise, with robust retail and commercial development. The city has a thriving local economy supported by small businesses and larger chains alike. Proximity to Interstate 215 offers excellent connectivity, making it a prime location for businesses and commuters traveling to nearby employment centers.



The 92584 area is home to abundant parks, recreational facilities, and high-quality schools, making it ideal for families. Menifee Lakes, one of the city's highlights, offers opportunities for outdoor activities and scenic views. Residents also enjoy easy access to shopping, dining, and entertainment options, including the Menifee Countryside Marketplace and Town Center.



Menifee fosters a strong sense of community through events, cultural celebrations, and recreational programs. Its diverse population creates a welcoming atmosphere that attracts new residents seeking a balanced and fulfilling lifestyle.

Location Map



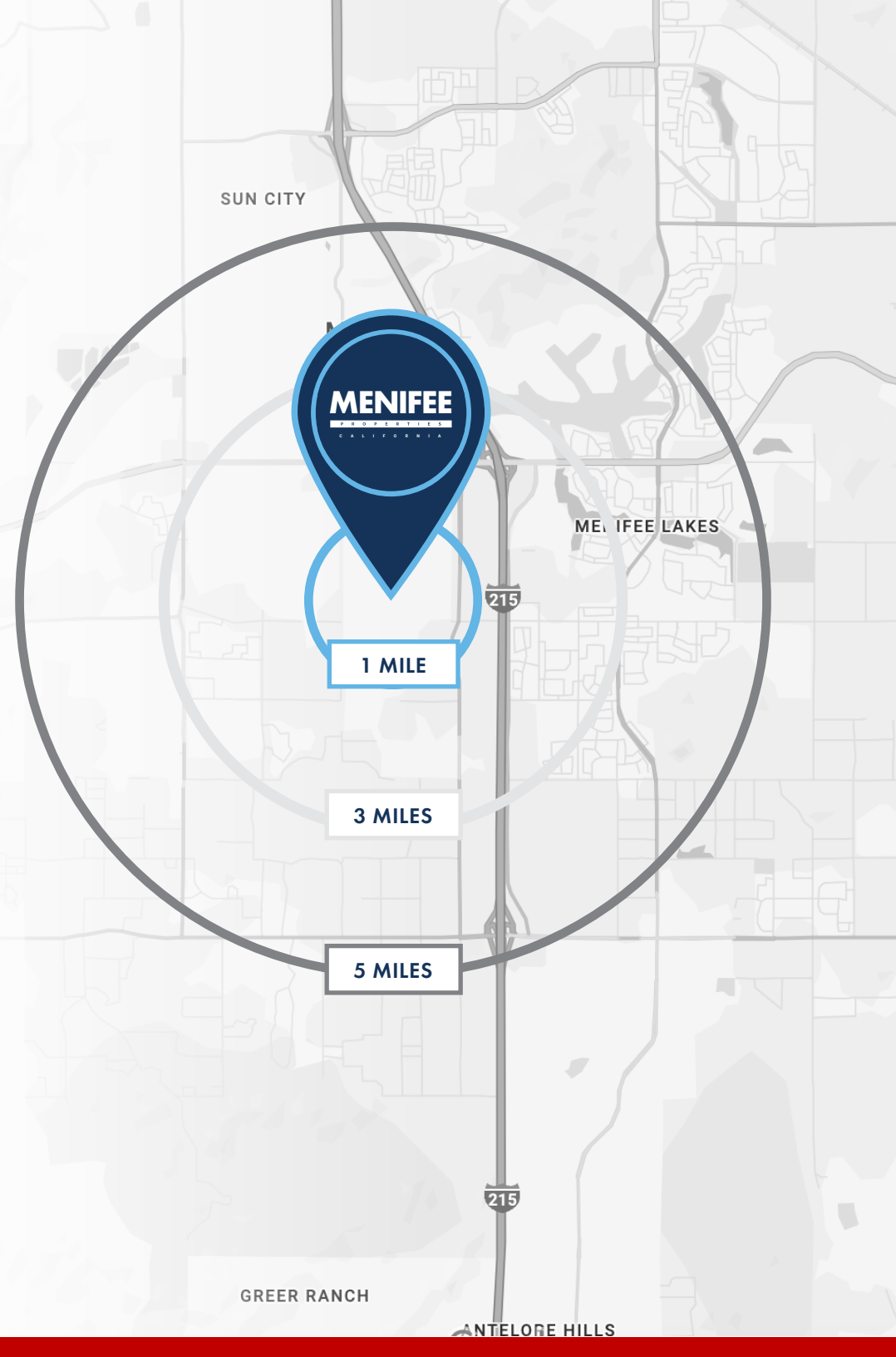
Demographics

Population	1 Miles	3 Miles	5 Miles
2028 Projection	10,937	57,972	143,586
2023 Estimate	10,424	53,987	134,148
2020 Census	10,238	54,270	134,389

Household By Income	1 Miles	3 Miles	5 Miles
\$150,000 or More	30.2%	22.8%	17.3%
\$100,000-\$149,999	21.6%	22.0%	19.1%
\$75,000-\$99,999	14.3%	15.2%	14.6%
\$50,000-\$74,999	17.4%	12.5%	17.4%
\$35,000-\$49,999	1.3%	1.0%	9.9%
Under \$35,000	12.4%	15.2%	21.7%

Household	1 Miles	3 Miles	5 Miles
2028 Projection	3,811	19,276	50,062
2023 Estimate	3,622	17,969	46,904
2010 Census	3,231	13,409	36,542

Data Source: Regis



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P R O P E R T I E S

C A L I F O R N I A

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