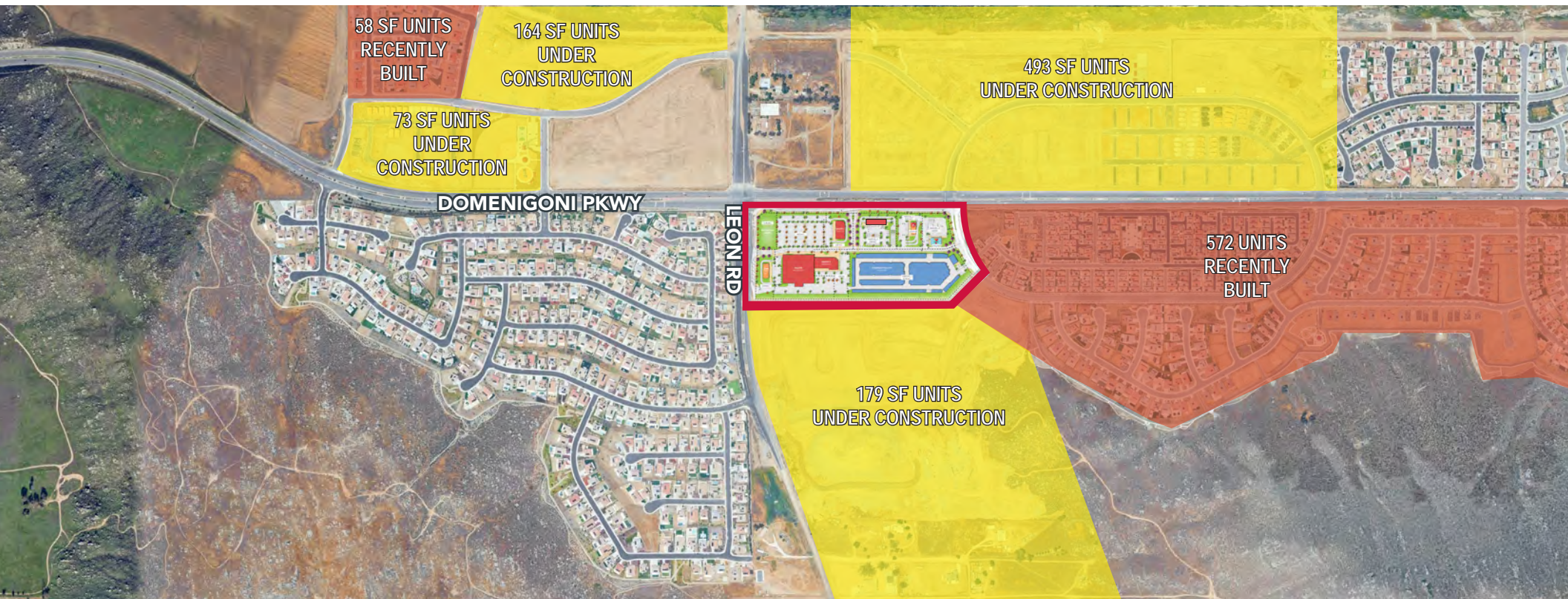


# WINCHESTER RANCH MARKETPLACE

# SEQ DOMENIGONI PKWY & LEON RD | MENIFEE, CA



## PROPERTY HIGHLIGHTS

- JOIN:  
- Proposed Neighborhood Retail Shopping Center Coming Soon!
- Phase 2 Now Pre-Leasing Anchor & Retail Pads – Ground Lease or Build To Suit

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$80,694	\$95,946	\$83,427
Population	1,141	34,745	99,883
Daytime Population	384	13,973	48,283

\*Source: Regis

## TRAFFIC COUNTS

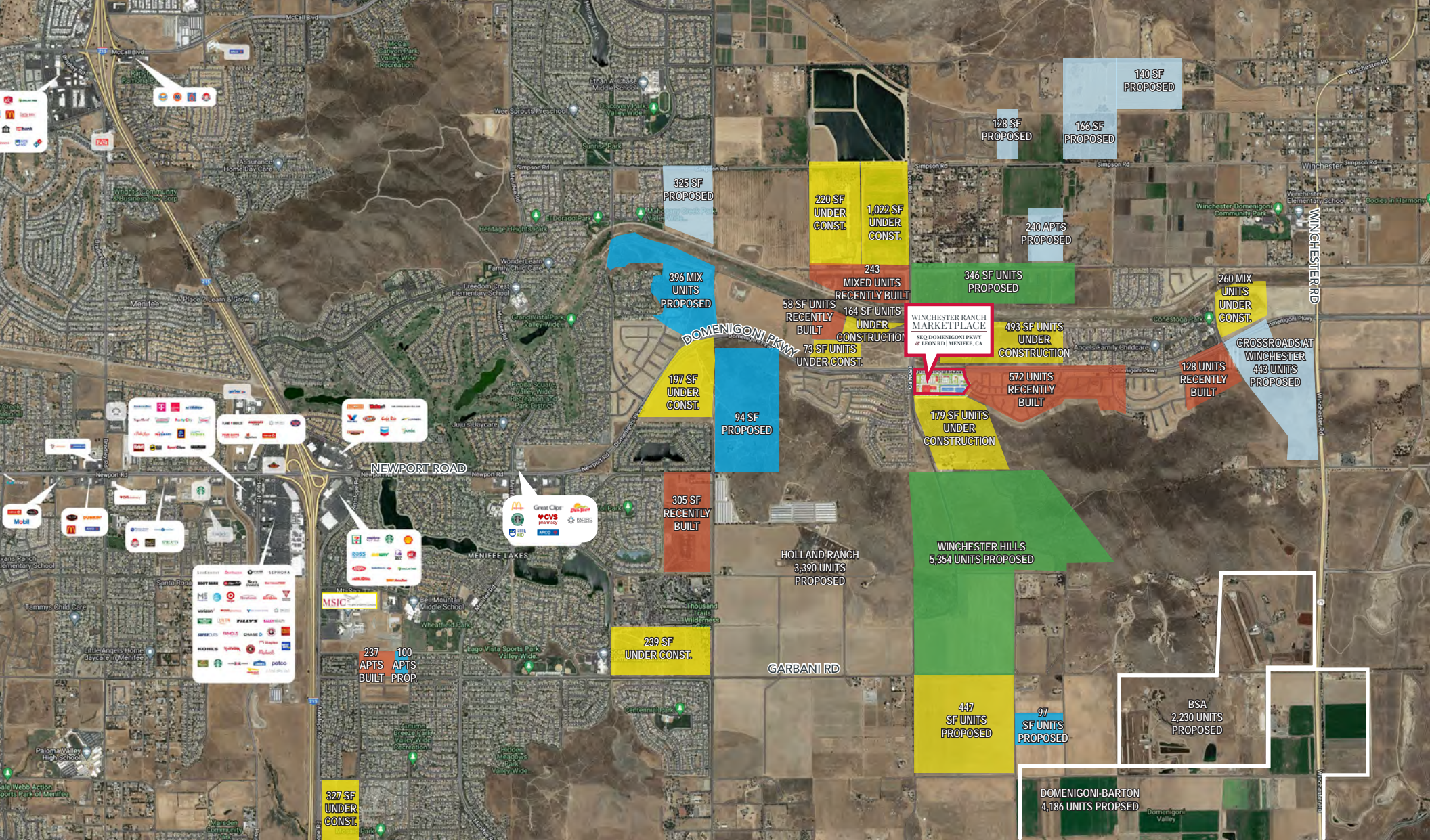
**34,386 CPD**

Domenigoni Pkwy & Leon Rd

\*Source: Regis

# WINCHESTER RANCH MARKETPLACE

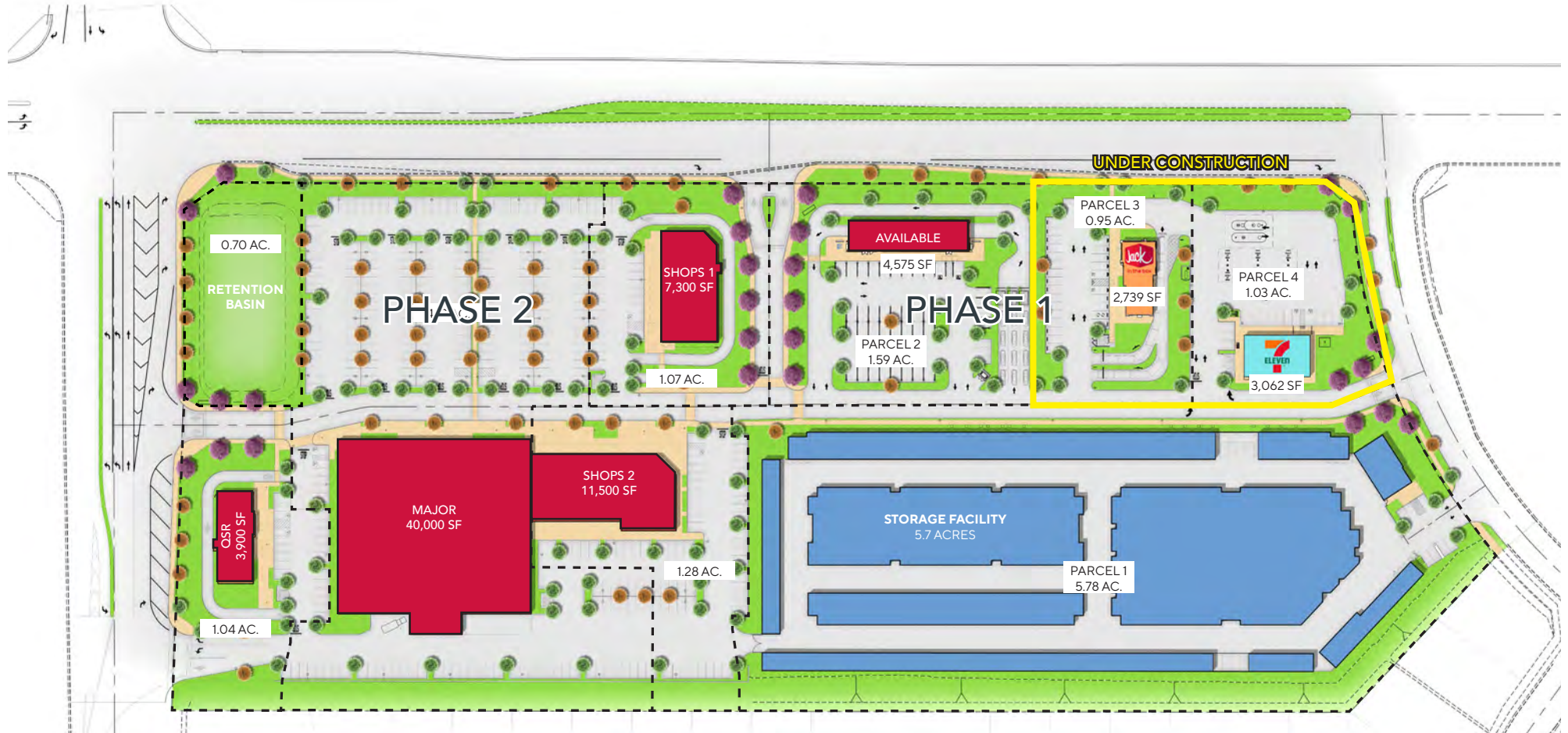
# SEQ DOMENIGONI PKWY & LEON RD | MENIFEE, CA



# CONCEPTUAL SITE PLAN

# WINCHESTER RANCH MARKETPLACE

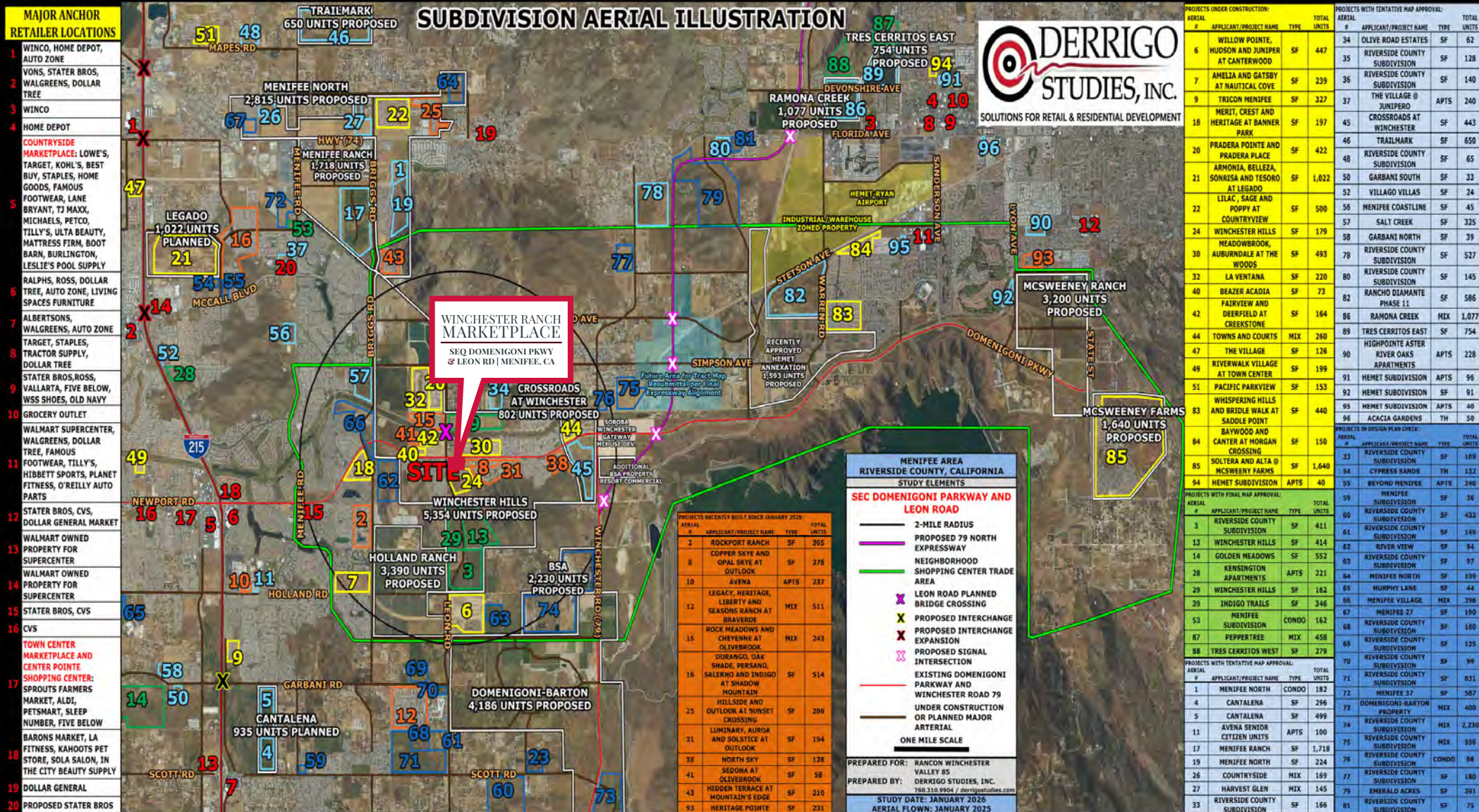
SEQ DOMENIGONI PKWY  
& LEON RD | MENIFEE, CA



# MENIFEE FUTURE HOUSING

# WINCHESTER RANCH MARKETPLACE

SEQ DOMENIGONI PKWY & LEON RD | MENIFEE, CA



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## Menifee's Demographics



### POPULATION

111,560 (DOF 2024)  
119,127 (Derrigo 2024)

**A 6.5% increase in population is predicted in the next 2 years.**



### LARGEST CITY IN THE REGION!



#### Department of Finance (May 2024)

Menifee	111,560	2.0%
Murrieta	109,177	-0.2%
Temecula	108,700	0.5%
Lake Elsinore	71,351	0.1%
Wildomar	36,327	0.6%
Canyon Lake	10,832	-0.1%



**MEDIAN HOME VALUE**  
\$582,600 (Derrigo 2024)

**AVERAGE HOUSEHOLD INCOME**  
\$118,097 (ESRI 2024)

**MEDIAN AGE: 36**



## Menifee Snapshot



### CITY GROWTH

**2<sup>ND</sup> FASTEST GROWING CITY IN CALIFORNIA, #1**  
WITH POPULATION OVER **100,000** (SMART ASSET 2024)

**3.7% GROWTH FROM 2022-2023** (SMART ASSET 2024)

**80% POPULATION GROWTH SINCE 2008**

### BUDGET

**5 YEAR COMPARISON - 85% GROWTH**  
**\$129 MILLION BALANCED BUDGET 2023/24**  
**\$69.9 MILLION BALANCED BUDGET 2016/17**

### SCHOOLS

#### AWARD WINNING SCHOOL DISTRICTS

#1 IN SCIENCE ACADEMIA IN RIVERSIDE COUNTY  
#2 CHARTER SCHOOL IN RIVERSIDE COUNTY (SANTA ROSA ACADEMY)  
**40+ MSJC AFFILIATED UNIVERSITY PARTNERS**