

±35.19 Acres of Land

AVAILABLE FOR SALE

NEC of Hwy 74 & Briggs Rd.
Menifee, CA



Voit
REAL ESTATE SERVICES

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PROPERTY FEATURES



Menifee North SP 260 - A2, SC2



County of Riverside Jurisdiction



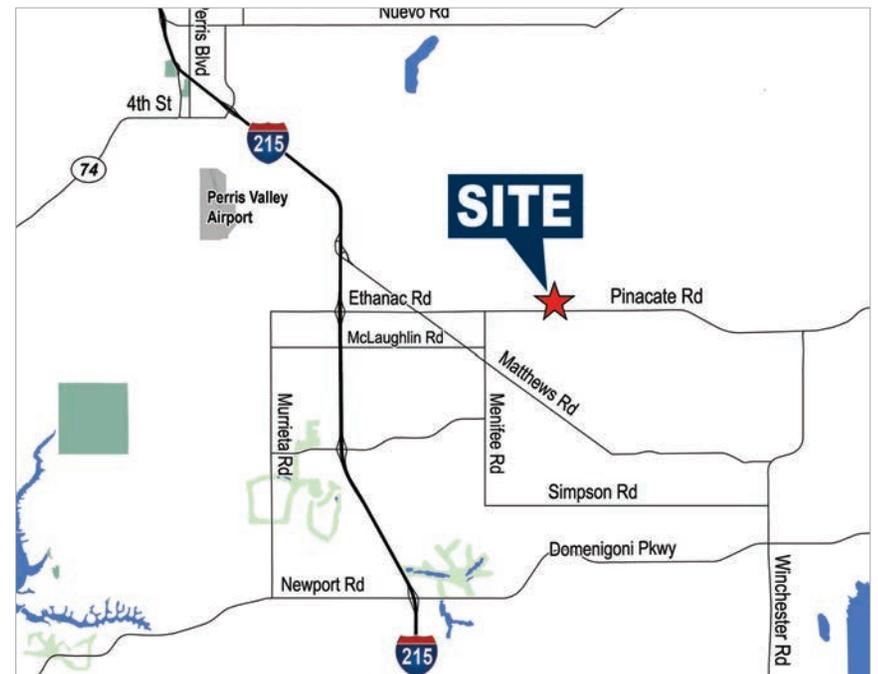
Commercial - 27.20 Acres



Light Industrial - 7.99 Acres

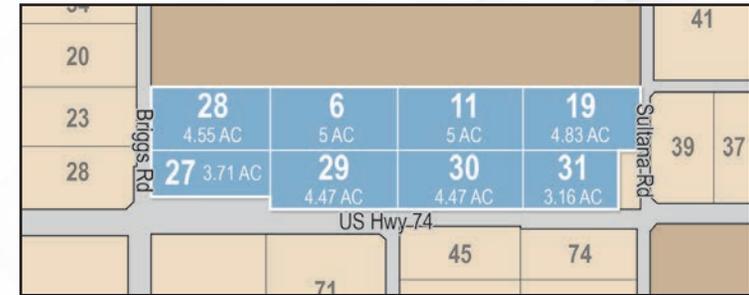
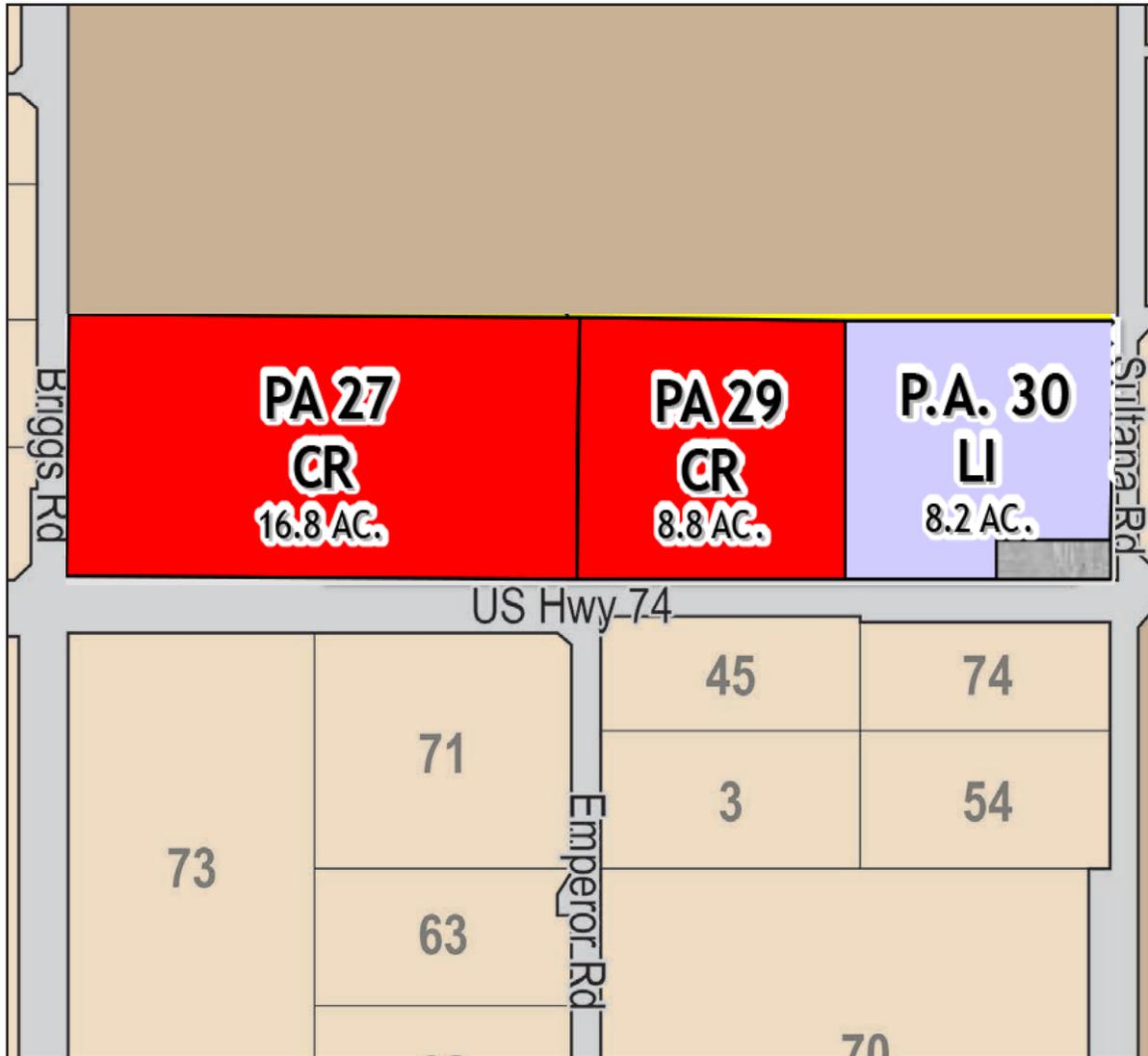
LOCATION

- 3 Miles to the I-215 FWY Ethanac On/Off Ramps
- 40 Miles to the Ontario International Airport
- 90 Miles to the Ports of LA/LB





ZONING & PARCEL MAP



STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
Medium Density Residential (MDR)	438.3	4.0	1,772
Medium-High Density Residential (MHDR)	44.6	5.7	253
- Residential Subtotals	482.9	4.2	2,025
NON-RESIDENTIAL			
Commercial Retail (CR)	58.2	--	--
Light Industrial (LI)	30.0	--	--
Business Park (BP)	10.6	--	--
Mixed-Use Area (MUA)	18.5	--	--
Public Facilities (PF)	11.5	--	--
Open Space - Recreation (OS-R)	5.5	--	--
Open Space - Conservation (OS-C)	102.8	--	--
Open Space - Water (OS-W)	33.8	--	--
Major Roads	74.8	--	--
Existing Use	0.6	--	--
- Non-Residential Subtotals	346.3	--	--
PROJECT TOTALS	829.2	2.4	2,025

 PUBLIC PARK
  MINI-PARK

MENIFEE, CA



\$98,010

MEDIAN HOUSEHOLD INCOME



\$401,057

MEDIAN NET WORTH



105

ESRI WEALTH INDEX



65

ESRI HOUSING AFFORDABILITY INDEX



84

ESRI DIVERSITY INDEX



117,989

TOTAL POPULATION

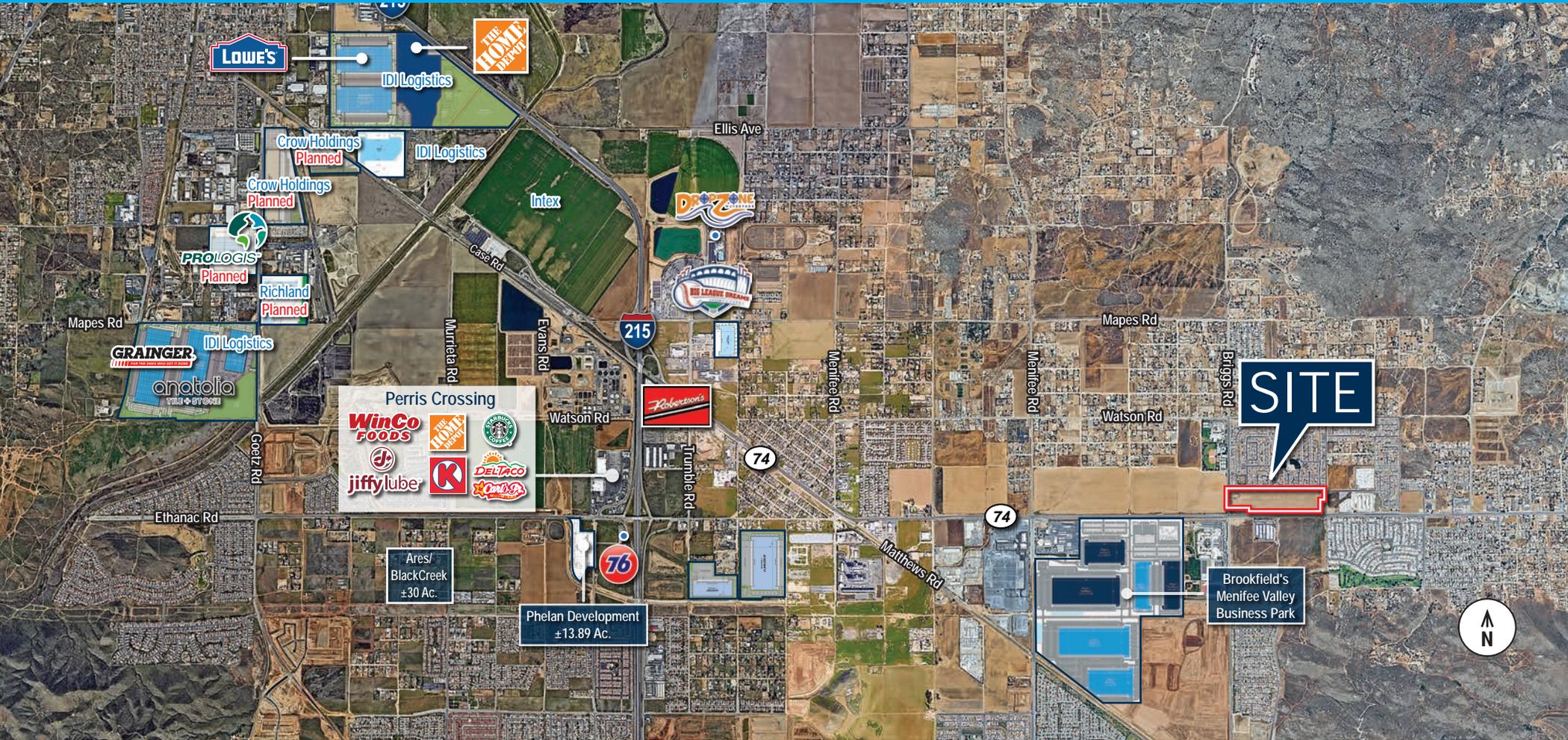
CITY HIGHLIGHTS

1. **Rapid Growth & Boomtown Status** – Menifee has been ranked as one of the Top 15 Boomtowns in the United States and the #1 Boomtown in California, reflecting exceptional population and economic growth.
2. **Fastest-Growing City** – Consistently ranked among the fastest growing cities in California, making it attractive for investment, talent, and new residents.
3. **Best City in the Inland Empire (2025)** – Voted Best City by readers of Inland Empire Magazine, highlighting community pride, quality of life, and regional recognition.
4. **Strong Fiscal Health** – According to the California State Auditor, Menifee ranks as the top city in Southwest Riverside County for fiscal health with low financial risk and sound financial management.
5. **Award-Winning Community Communications** – The city's Menifee Matters community newsletter won an EPIC Award for excellence in public information and engagement.
6. **Public Safety Recognition** – Ranked among the Top 20 Safest Cities in California (Safewise), thanks to strategic investments in police and fire services.
7. **Diverse and Inclusive** – Menifee ranks highly for diversity, including as one of the more diverse suburbs in California according to independent rankings.
8. **Young, Skilled Workforce** – Nearly half of Menifee's residents are aged 18–44, with a significant portion of the workforce college-educated – ideal for employers and new business growth.
9. **Affordable Southern California Living** – Compared to nearby coastal metros, home prices and cost of living in Menifee present a more attainable Southern California lifestyle.
10. **Strategic Inland Location** – Centrally located in Southern California with access to major freeways, Menifee bridges Riverside, San Bernardino, and San Diego regions for business, travel, and commerce.

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