

LAND DEVELOPMENT PROJECT AT PROPOSED FUTURE INTERCHANGE

27875 Garbani Road, Menifee, CA 92584



OFFERING MEMORANDUM



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EXCLUSIVELY LISTED BY

MICHELLE SCHIERBERL

T 949.557.5020 | **C** 951.440.5700

michelle.schierberl@kidder.com

LIC N° 01000058

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



01

EXECUTIVE SUMMARY

THE OFFERING

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REGIONAL MAP



EXECUTIVE SUMMARY

Kidder Mathews is pleased to present this 17.67 acre parcel being offered for sale at a planned future freeway interchange at the corner of Garbani Road and Interstate 215 in Menifee. Located on the freeway frontage road, Haun Road between the existing freeway interchanges at Scott Road and Newport Road.

THE OFFERING

The zoning for the land is Economic Development Corridor - community core which provides for a variety of commercial uses. It could support business park industrial, office or retail uses. This Corridor is designed as the business center hub for Menifee Valley. Menifee is recognized as one of the fastest growing cities in California with a projected population of 126,872 in 2026. Menifee is attracting young families that are clamoring for amenities in their own community.

The City has a current population of 119,127 with 181,060 within five miles. It has the retail commercial uses at the Newport Road area. This commercial corridor will be the new business and job creation zone within the City. The average household income is currently \$112,000. The current median home sale price is \$582,000 (Derrigo 2024).

There is currently estimated to be an unmet demand for industrial, retail and office product in Menifee. There is minimal available product in all categories.

Commercial entitlements exist at the corner of Scott and Haun Roads on both sides currently. Many of the existing retailers in the city are top performing locations for the brand.

PROPERTY OVERVIEW

Address	27875 Garbani Road, Menifee, CA 92584
Location	SEC of Garbani & Haun Rd Menifee, CA
Price	\$7,250,000
Land Size	Gross: 17.79 AC (approximately 13 AC net of roads and future interchange land)
Tax Parcels	360-350-007
Zoning	Economic Development Corridor - Community Commercial ➤ VIEW ZONING
Utilities to Site	Water, Electricity, Sewer
Traffic Counts*	113,800 on I-215 at Scott Rd 4,360 on Scott Rd 5,041 on Newport Rd 7,689 on Haun Rd
Timing of Interchange Estimates	Design & Environmental 2024 Right of Way 2027 Award Construction 2028 Construction 2029 Done 2030

[➤ VIEW MENIFEE VIDEO](#)

*SOURCE: CLARITAS

SCOTT RD

HAUN RD

GARBANI RD

HOLLAND RD

NEWPORT RD

INTERSTATE 215

Paloma Valley High School

±54 ACRES 2/3 BUSINESS PARK & 1/3 COMMERCIAL

±18 ACRES INDUSTRIAL DEVELOPMENT

±87 AC HILLTOP DISTRICT - ENTITLEMENT PHASE MIXED-USE & HIGH DENSITY HOUSING

±5 ACRES FUTURE HOTEL

±30 ACRES COMMERCIAL DEVELOPMENT (WALMART)

±17 ACRES INDUSTRIAL

±9 ACRES FITWELL

FUTURE INTERCHANGE

±301 AC FUTURE SPECIFIC PLAN - SFU INV. LTD

RESIDENTIAL

SUBJECT PROPERTY

TRUAX/ RASTOGI MIXED-USE DEVELOPMENT

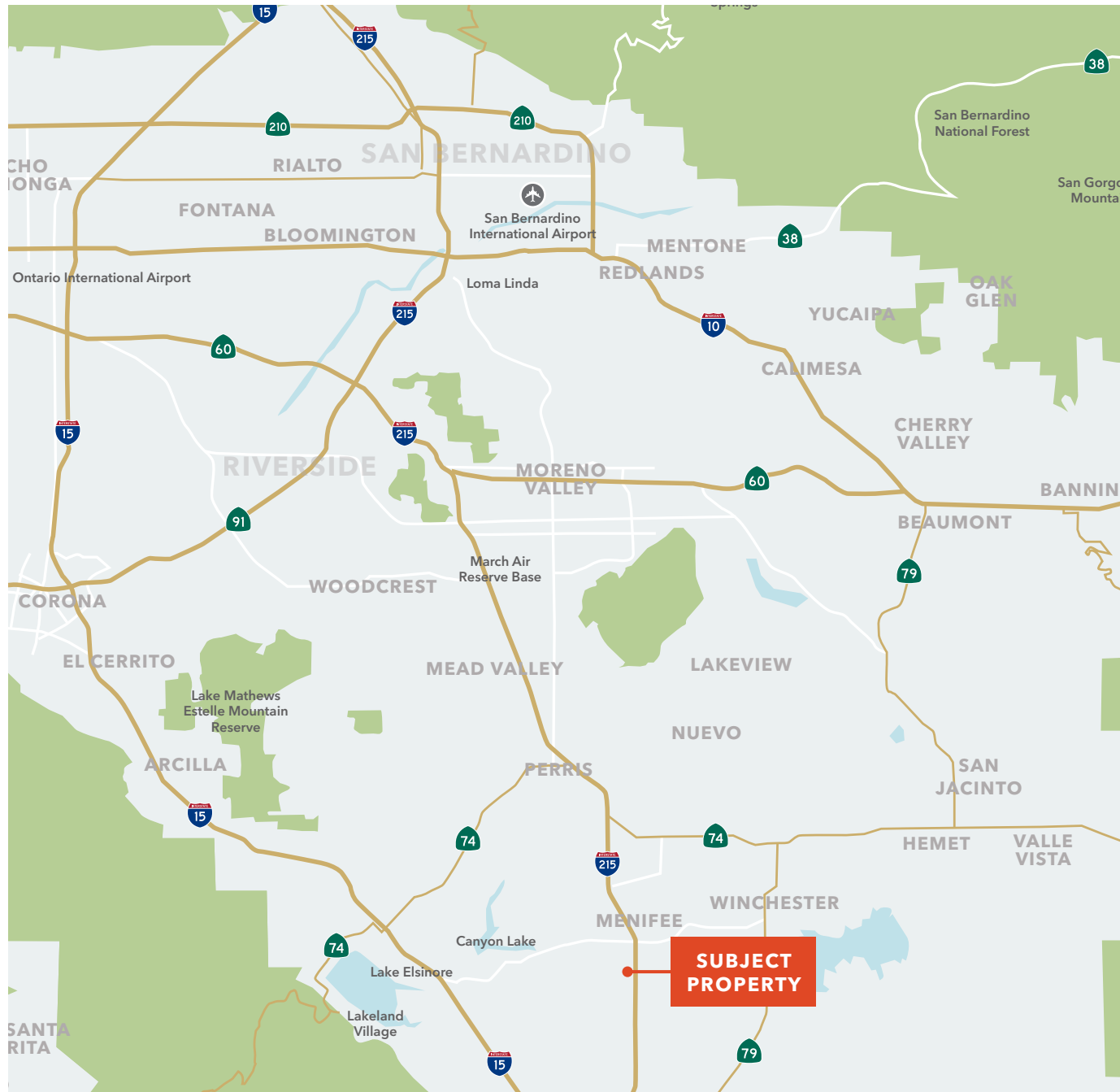
TOWN CENTER MARKETPLACE

HOLLAND RD OVERPASS

MT. SAN JACINTO COLLEGE

Businesses and Landmarks: Walgreens, ampm, Jack in the Box, Albertsons, Carls Jr., 7-Eleven, Del Taco, Sprouts Farmers Market, Wendy's, Olive Garden, Centerpoint, ALDI, Party City, Sonic, Buffalo Wild Wings, The Habit Burger Grill, Lowe's, Target, HomeGoods, Best Buy, In-N-Out Burger, Costco Wholesale, Living Spaces, TACO BELL, Ralphs, ROSS Dress for Less.

INLAND EMPIRE MAP & AREA PHOTOS



DEVELOPMENTS SURROUNDING THE SITE IN PROCESS



HAUN AND GARBANI (SE CORNER) MIXED USE SITE

- 01** Under construction, 15 homes
- 02** Under construction, 34 homes
- 03** 30 acres, 80 residential, lots: 7,200 minimum
- 04** Truax/Rastogi Mixed-Use Development
[see site plan](#)
- 05** 17 acres, 283 apartments, 100 senior independent living apartments
- 06** 20 acres, 65 homes, under construction
- 07** 78 acres, 305 residential lots, 5,000-7,000 SF, under construction
- 08** 77 acres, 239 residential lots, 6,000 SF minimum, approved planning
- 09** Golden Meadows, 562 homes on 410 acres, approved and construction started
- 10** 33 single-family homes, 9.8 acres
- 11** 30 acres, 327 condos
- 12** Catalena S.P., 406 single-family; 94 acres, 296 residential lots
- 13** 56 acres, 175 residential lots, 4,835 minimum
- 14** 27 acres, 71 homes
- 15** 54 acres, 2/3 business park and 1/3 commercial
[see site plan](#)
- 16** 17 acres, industrial 5-buildings, 283,000 SF
[see site plan](#)
- 17** 30 acres, Walmart building & commercial pads
[see site plan](#)
- 18** Industrial 19,603 SF, warehouse - approved
- 19** 18 acres (5 AC commercial development and 13 AC business park)
- 20** Industrial 157,147 SF built plus 3 buildings under construction
- 21** 5 acres hotel/restaurant
- 22** 9 acres - Fitwell
[see site plan](#)
- 23** Future Costco
- 24** SFU - new specific plan mixed-use
- 25** Hilltop mixed-use

INVESTMENT HIGHLIGHTS | WHY TO INVEST IN MENIFEE, RIVERSIDE COUNTY

LAND

The county offers businesses affordable land, available water, municipal utility and wastewater services at a reduced cost. It is becoming increasingly attractive to companies whose leaders realize that every dollar saved on land, development and cost of occupancy is a dollar that can be reinvested in the growth of their business. Expedited land use and permit approvals that reduce the time-to-market and costs associated with development and permitting.

AFFORDABILITY

We know through regional data that most families prefer lower-density living, particularly single-family houses. Riverside County has one of the most competitive residential markets in California.

LOCATION & TRANSPORTATION

Menifee and Riverside County transportation are investing in infrastructure for improving mobility for Riverside County residents and visitors.

RAIL The busiest rail corridors in the U.S. run through the region, featuring rail

service from Union Pacific and BNSF. These railroads connect the Ports of Los Angeles and Long Beach to the rest of the United States.

AIRPORTS The county benefits from nearby airports with large available space: LA/Ontario International Airport (ONT); Southern California Logistics Airport (SCLA); Palm Springs International Airport (PSP); and March Air Reserve Base/Global Port. ONT and PSP are full-service airports with commercial passenger service.

PORTS We are located approximately 40 miles from the seaports of Los Angeles/Long Beach.

GLOBAL MARKETS Riverside County's largest trading partners are NAFTA and the Pacific Rim.

2026 DEMOGRAPHIC SNAPSHOT

	Menifee, CA
Unemployment Rate	3.3%
Population	173,915
Average HH Income	\$145,204

DIVERSE & TALENTED LABOR FORCE

YOUNG A large population of people aged 20-34 can provide companies with a steady pipeline of skilled workers.

SKILLED Immigration of highly educated workers from surrounding regions. Competitive Median.

PAY With median pay that is less than Los Angeles, San Diego, and other major western markets, businesses can improve their bottom line.

HIGHER EDUCATION

Riverside County is home to several higher education institutions including the No. 1 college value in the nation, the University of California, Riverside. It is near some of the most distinguished universities in the world including, University of California, Los Angeles, University of Southern California, and the Claremont Colleges.

RESEARCH INSTITUTIONS The Inland Southern California Region is home to seven research institutions, including one of America's few research intensive accredited Hispanic Serving Institutions (HSIs).

INTELLECTUAL CAPITAL The region boasts more than 20 colleges and universities.

MEDICAL SCHOOL The University of California, Riverside, School of Medicine, is California's first new public medical school in four decades.

CULTURE & LIFESTYLE

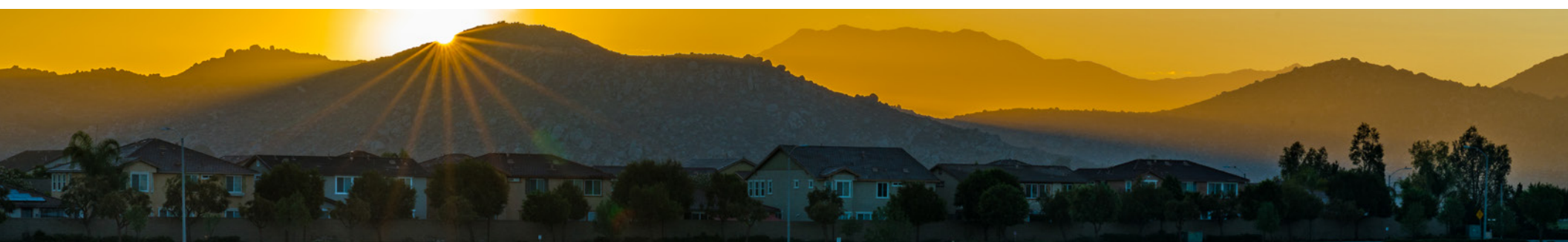
With abundant music, art, theatre and recreational activities, it is no wonder people come to live and play in Riverside County.

MUSIC Coachella and Stagecoach. Some of the country's top music festivals happen right here in Riverside County.

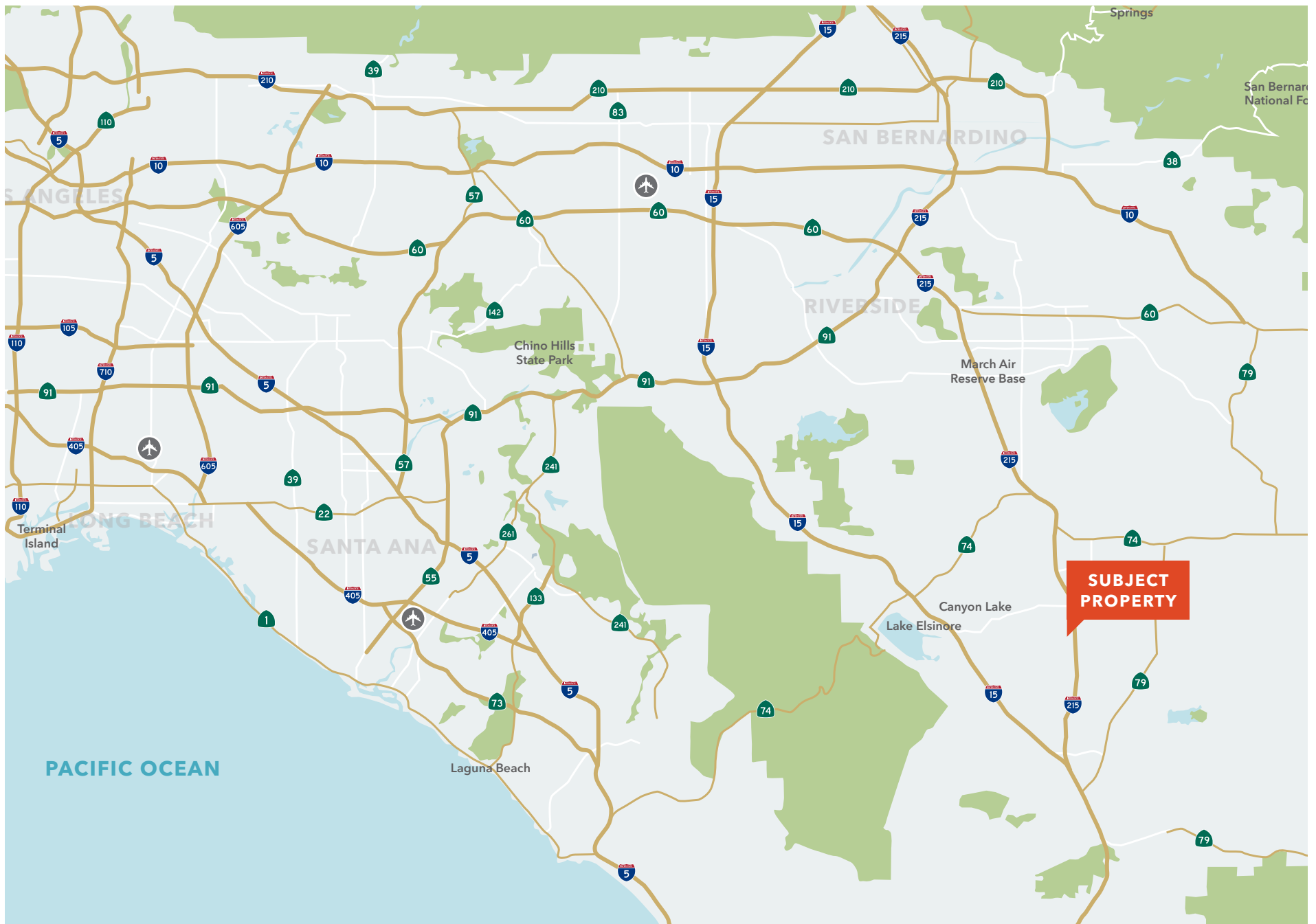
ART Riverside County boasts world-class art galleries and museums and is home to several local artist communities.

WINE More than 50 wineries produce award-winning wines in the Temecula Valley Wine Country.

RECREATION Surf, ski, hike, fish, all in one day. The county is located within an hour's drive of California's most famous beaches, Southern California Ski Resorts, and Joshua Tree National Park in our backyard.



REGIONAL MAP





02

PROPERTY DESCRIPTION

PARCEL MAP

PROPOSED INTERCHANGE FREEWAY EXHIBIT

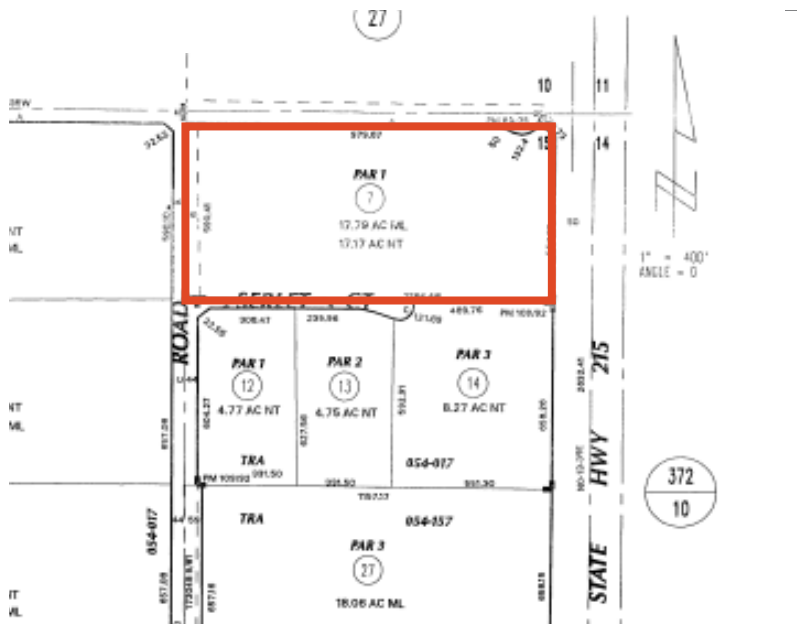
TRAFFIC CIRCULATION MAP

ZONING DESCRIPTION

EXHIBIT LU-B2E
EDC COMMUNITY CORE (356 ACRES)

PROPERTY DESCRIPTION

Parcel Map



UTILITY PROVIDERS

ADDRESS: 27875 Garbani Road, Menifee, CA 92584

APN 360-350-007

WATER & SEWER Eastern Municipal Water District: 18" PVC Line

GAS Southern California Gas

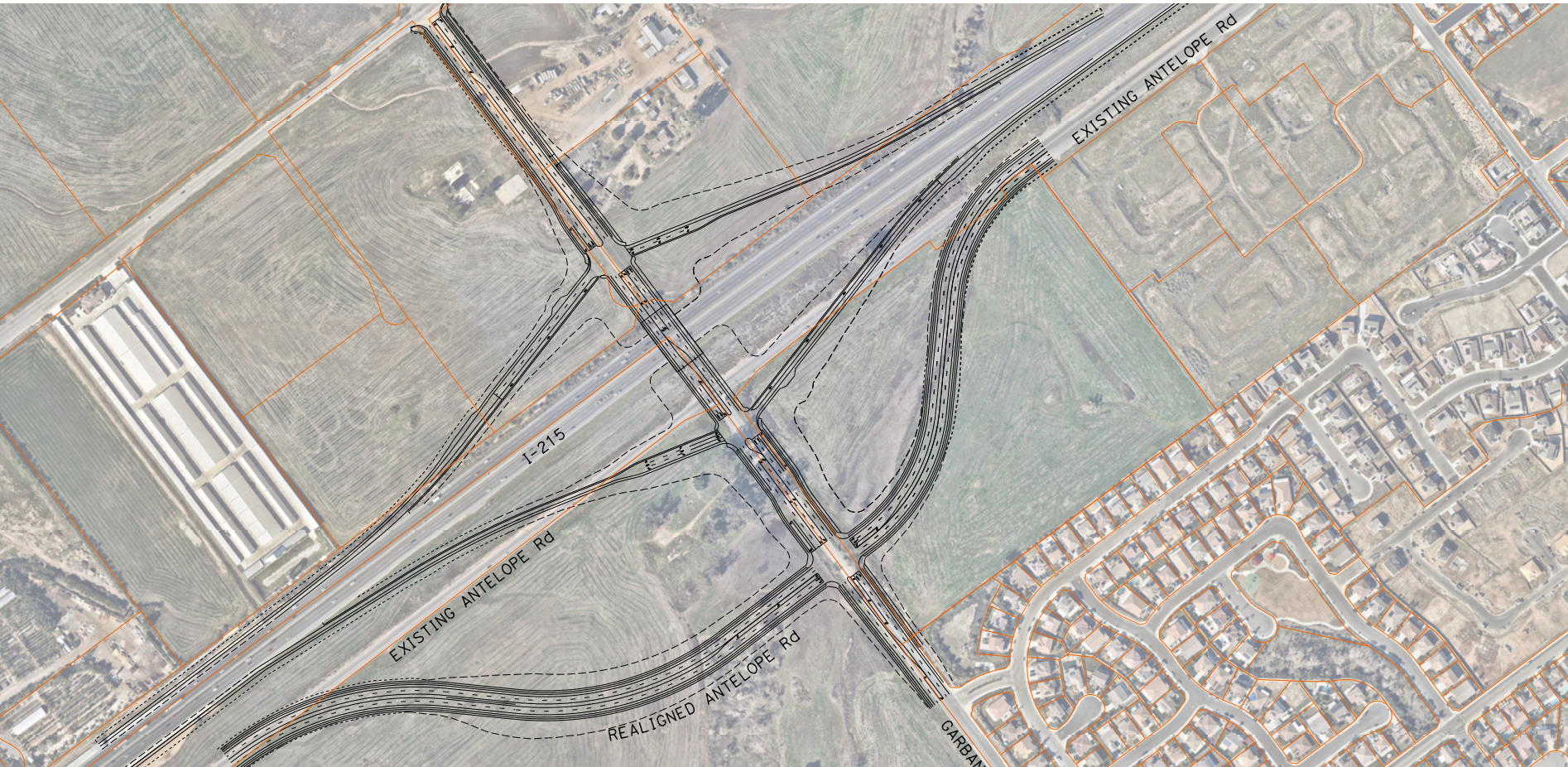
ELECTRICITY Southern California Edison

PHONE Verizon



PROPOSED INTERCHANGE FREEWAY EXHIBIT

\$65M Estimated Cost and 2030 Completion Estimate

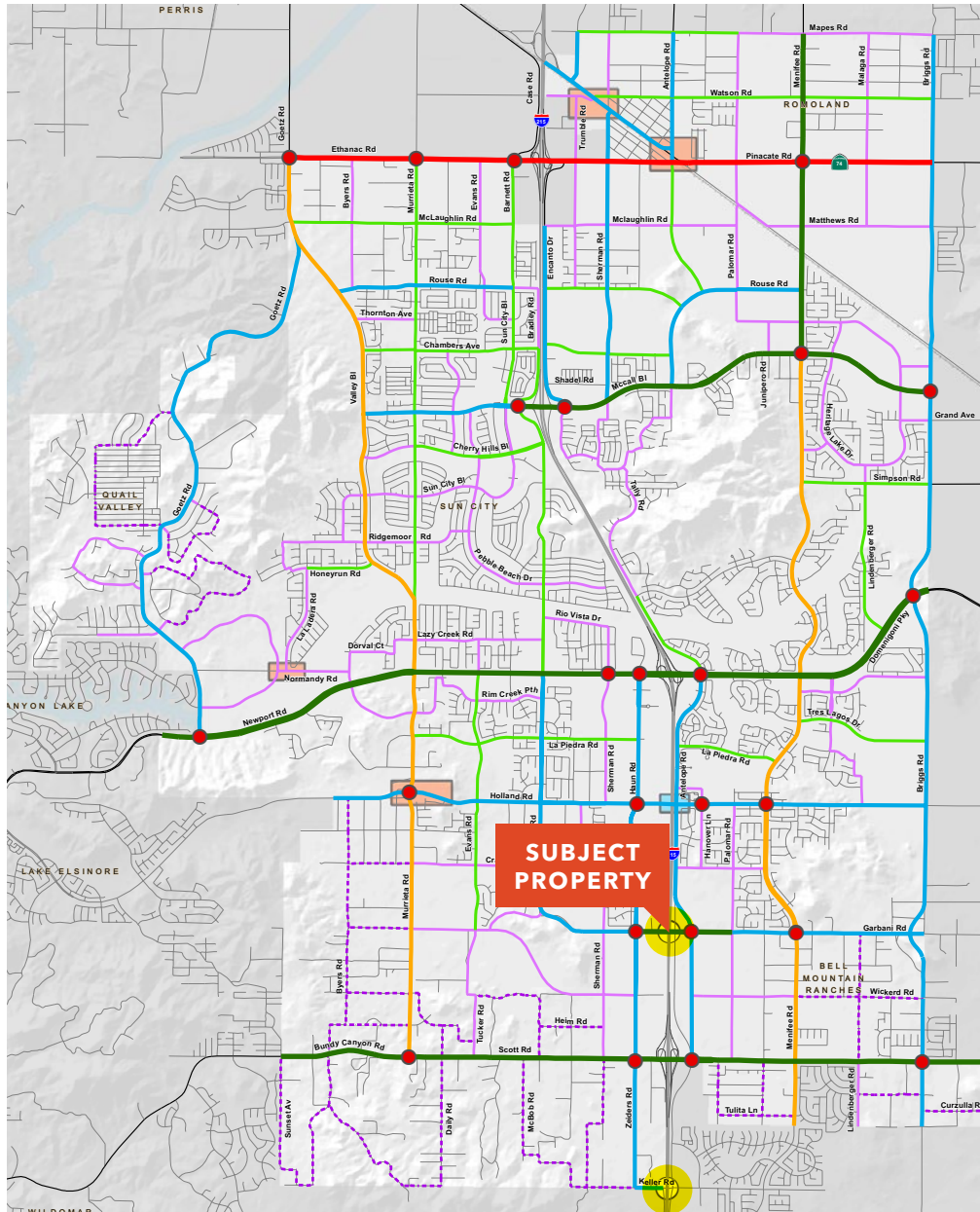


Alt 2 = Diamond Interchange			Owner
APN	Square Feet	Acres	New Owner of R/W
APN 360-350-007	139,445	3.20	Caltrans
APN 360-350-007	8,089	0.19	City of Menifee Take
APN 360-350-007	20,851	0.48	City of Menifee Easement
Total		3.87 Acres	

This is the likely design of the interchange and future taking. The Caltrans land will be acquired in the future. 2027-2028 estimate.

TRAFFIC CIRCULATION MAP

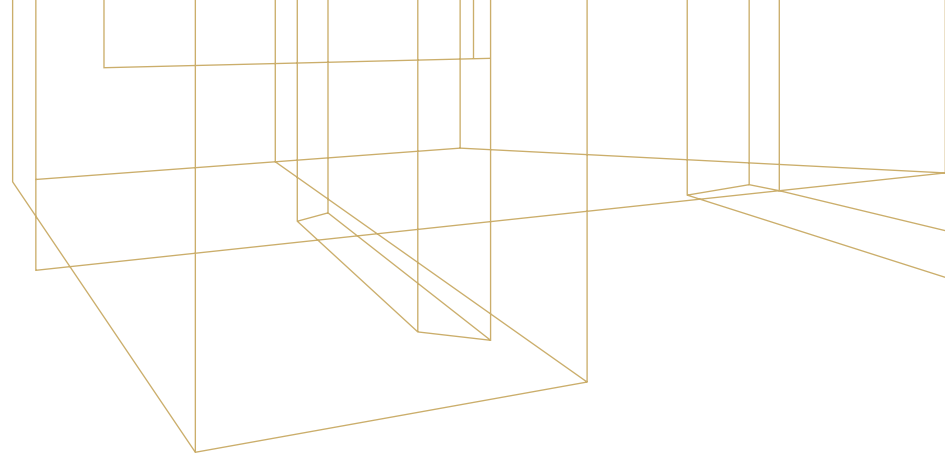
Identifies the Future Interchange



- Expressway (6 to 8 Lanes, Divided)
- Urban Arterial (6 to 8 Lanes, Divided)
- Arterial (4 Lanes, Divided)
- Major (4 Lanes, Divided)
- Secondary (4 Lanes, Undivided)
- Collector (2 Lanes)
- - - Rural Collector (2 Lanes)
- Future Freeway Interchange
- Connectivity Analysis Zone - Roadway alignments, intersection geometrics and traffic control features subject to additional assessment
- Future Freeway Overcrossing
- Enhanced Intersection - Additional lanes / Right-of-Way required within 600 feet of the intersection



Newport Road Interchange on I-215



Zoning Description

ECONOMIC DEVELOPMENT CORRIDOR

Economic Development Corridor areas are generally located in the large, undeveloped areas adjacent to I-215 and along the City's major corridors (such as Newport, Scott and Ethanac Roads as well as McCall Boulevard), since land uses in these areas have a higher likelihood to transition over time in comparison to other areas of the City. It is intended that the majority of the City's new development (that is not already planned as part of an approved specific plan) will be located in these areas, to promote infill development and to preserve the rural areas that are an integral part of Menifee's community character.

A variety of uses can be developed either vertically or horizontally within a single property or multiple properties in EDC designations. In general, areas designated EDC are envisioned to develop primarily as nonresidential uses, with residential uses playing a supporting role. Overall, residential uses shall not exceed 15 percent of the total EDC acreage or be

allowed on parcels or properties directly adjacent to the freeway, and the maximum density permitted is 24 dwelling units per acre. A conceptual master plan is required as part of a pre-application submittal process for new uses within the EDC to ensure that a cohesive development plan is implemented over time in these areas. The master plan will allow the City to take a comprehensive look at a project's relationship to surrounding uses, its circulation and access plan, proposed amenities, and infrastructure in advance of an official project submittal and provide guidance to property owners that can ensure the community's vision is adhered to.

IMPLEMENTATION OF EDCS

Development in EDC areas may be implemented by a specific plan or through conventional zoning designations. The appropriate mechanism will be determined by City staff upon review of a conceptual master plan for the project area. Additional information about the conceptual master plan submittal process can be found in "Conceptual Master Plan Overview" document.

ECONOMIC DEVELOPMENT CORRIDOR SUBAREAS

Though flexibility in land use options is one of the benefits of the EDC designation, each one of the areas is envisioned to provide a distinctive mix of uses that are complementary to surrounding land uses and that generate distinguishable activity centers in the City.

EXHIBIT LU-B2A ECONOMIC DEVELOPMENT CORRIDOR SUBAREAS

The intent of the Economic Development Corridor (EDC) designation is to identify areas where a mixture of residential, commercial, office, industrial, entertainment, educational, and/or recreational uses, or other uses is planned. Both horizontal and vertical mixed uses are permitted. In general, areas designated as EDC are envisioned to develop primarily as nonresidential uses with residential uses playing a supporting role. In addition to identifying a citywide preferred land use mix for all property designated as EDC (see left), the General Plan will also identify a preferred mix of uses desired for each of the City's five EDC subareas (see above). Each subarea has a unique identity and plays a specific role in the City of Menifee. The General Plan will use these subareas to focus policy direction in the Land Use and Community Design elements.

PREFERRED MIX OF LAND USES IN EDC

Residential	Varies, depending on EDC Designation
Commercial Retail	25%
Commercial Office	20%
Business Park	40%

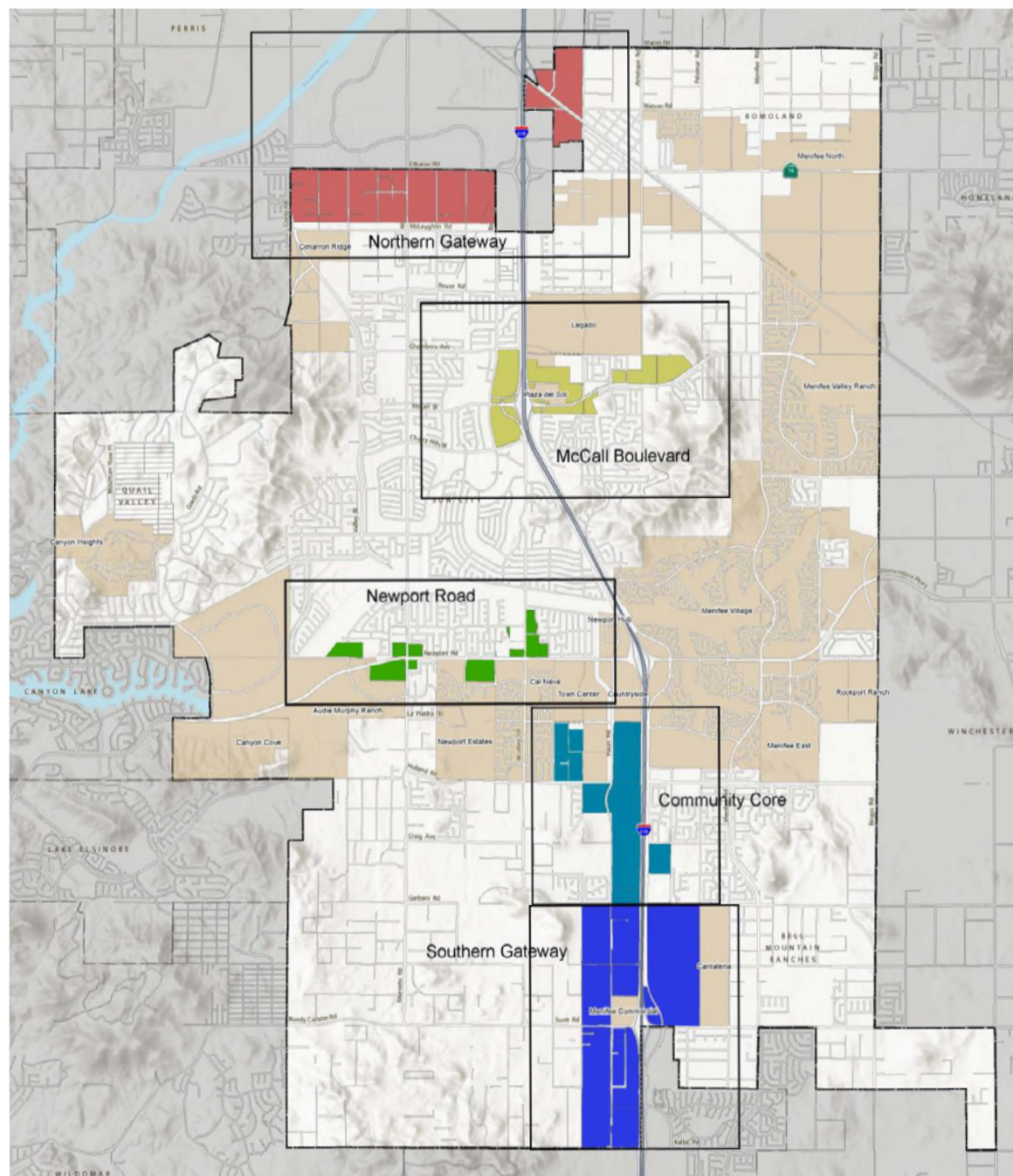


EXHIBIT LU-B2E

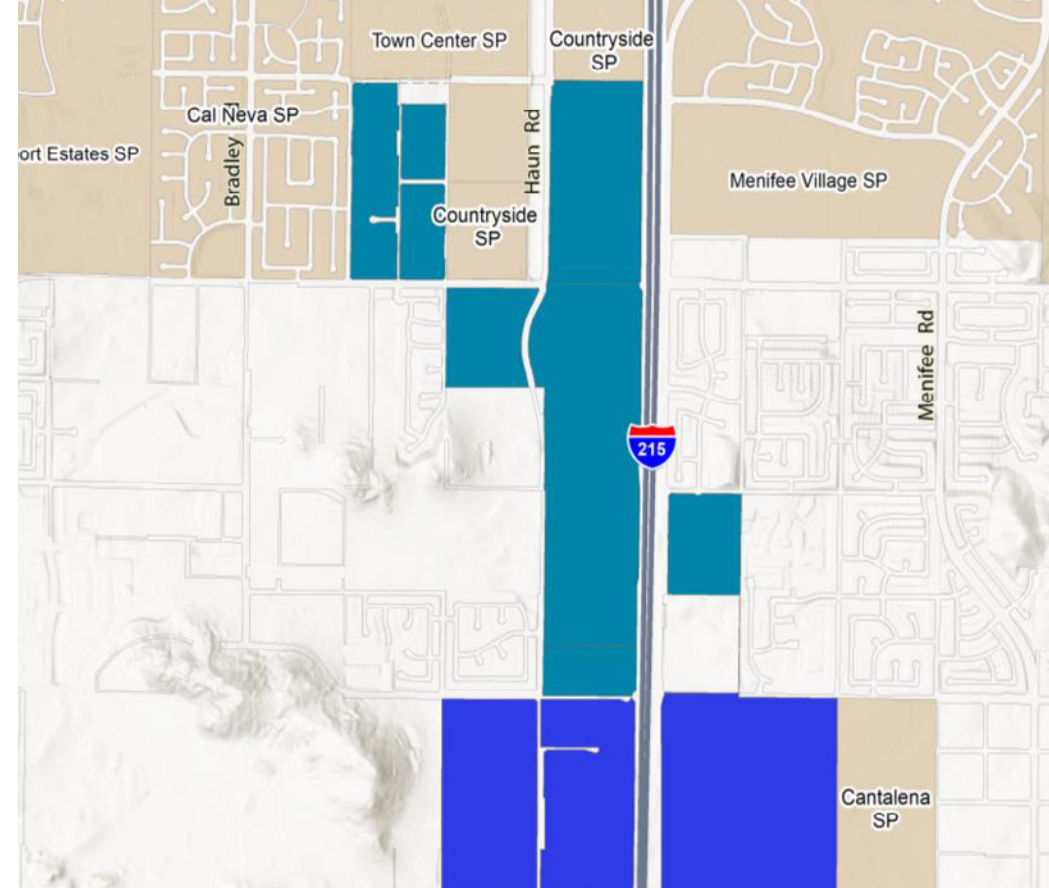
EDC COMMUNITY CORE (889 ACRES)

PREFERRED MIX OF LAND USES

Residential	20%
Commercial Retail	30%
Commercial Office	40%
Business Park	10%

Development in the community core is anticipated to be a relatively balanced mix of residential, commercial retail, commercial office, and business park uses. Development that supports and complements existing specific plans and the City's future Town Center is especially encouraged.

Special attention should be paid to increased walkability and connections to San Jacinto College and future transit nodes. A range of single-family attached and detached housing is appropriate, so long as it supports an active city center and helps to create a sense of place.



These images illustrate the types of uses envisioned for this EDC area and do not represent specific architecture or amenities, which will be determined as part of final project approval.



03

MARKET OVERVIEW

SOUTHWEST RIVCO COMPARISON CHART

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)

CITY INITIATIVES

RETAIL MARKET VOID ANALYSIS

RETAILERS PERFORMANCE

HOSPITALITY

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: 1.4% Office: 0.5% Industrial: 0%	16.8% 14.8% 14.1%	18.7% 13.2% 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%





COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs)

Completed in 2019; renewal every 5 years, annual reports completed

First City in Southwest Riverside County to complete

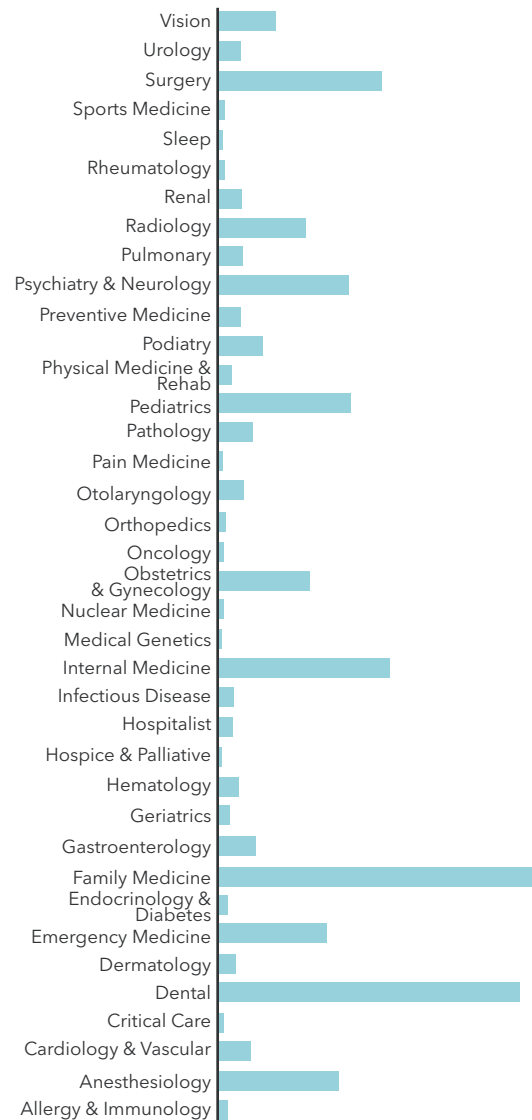
Received High Excellence from Federal EDA

Blueprint plan to diversify Menifee's local economy

MENIFEE'S TARGETED INDUSTRIES

Industry Cluster (Jobs Blueprint Focus)	Specific Sectors (Examples)
Manufacturing (Advanced Manufacturing)	- Medical Devices - Bio-pharmaceuticals - Logistics-related (drones, robotics, etc)
Health Care/Life Sciences (Health Care)	- Health Care Medical Services - Medical R&D
Technology Services (Information Tech)	- Aviation - Data and Information Services - Engineering
Professional/Business Services	- Corporate Headquarters - Legal, Accounting, ect - Financial Services
Foreign Trade/Investment	- Foreign Direct Investment - Firms Benefiting from FTZ - Foreign Affairs Program
Tourism/Destination oriented Industries	- Retail/Restaurant - Entertainment - Distilleries/Breweries - Lifestyle Centers - Explore Menifee
Educational Services	- Tech/Trade Schools, Universities, College

5 MILE RADIUS CITY CENTER HEALTH CARE DEMAND



MARKET OVERVIEW CONTINUED

CITY INITIATIVES

Entertainment

Demand for Entertainment/
Night life

Largest Trade Population
(20 Min Trade Area):
Menifee: 1,115,503
Temecula: 766,000
Murrieta: 840,000

Current Needs: Live
entertainment/Music venues,
bowling, theaters (arts/culture/
movie/dinner), axe throwing,
arcade, esports, family
entertainment

Brewery/Wine Tasting Rooms

1 Brewery for 480,000 people

Regional Demand: 12
Breweries

Zero Wine Tasting Rooms

Sit Down Unique Restaurant Concepts

45 minutes - 2 hour wait times
on weekday & weekends for sit
down restaurants

M.E.N.U Restaurant Start Up
Grant Program

Existing Restaurants - Highest
performing nationally

\$56.5 million in sales leakage
(5 mile radius)



RETAIL MARKET VOID ANALYSIS

There are approximately 3,040,000 square feet of national brand retail tenants that are not present in Menifee, and of those, approximately 2,060,000 could potentially locate in Menifee based on the number of missing stores and an average square foot estimate per store. Our Optimistic Scenario includes all missing storefronts from the previous page, and our Realistic Scenario excludes the stores that are unlikely to locate in Menifee such as select department stores (Nordstrom, Macy's, Bloomingdales), contracting retail chains (Sears, K Mart), and chains that prefer to locate in regional malls and/ or urban/ high income areas such as The Apple Store, The Container Store, Cinepolis, Ipic, and Equinox.

SUPPLY-SIDE ANALYSIS FOR NATIONAL RETAILERS OPTIMISTIC SCENARIO

Category	No. of Existing Stores	No. of Missing Stores	Est. SF Per Store	Total Opportunity (SF)
Health/ Specialty Groceries	1	10	25,000	250,000
Supermarkets	7	3	50,000	150,000
Discount Grocery/ Other	4	6	25,000	150,000
General Merchandise	1	4	80,000	320,000
Drug Stores/ Personal Care	10	2	15,000	30,000
Home Improvements	2	1	100,000	100,000
Furniture	1	3	20,000	60,000
Movie Theatres & Entertainment	0	13	50,000	650,000
Housewares & Clothing Stores	5	8	30,000	240,000
Department Stores	2	5	100,000	500,000
Clothing	3	8	10,000	80,000
Sporting Goods, Pets, Toys, Hobby	2	7	30,000	210,000
Books, Electronics, Office	6	5	15,000	75,000
Fitness	1	9	25,000	225,000
Total	45	84		3,040,000

SUPPLY-SIDE ANALYSIS FOR NATIONAL RETAILERS REALISTIC SCENARIO

Category	No. of Existing Stores	No. of Missing Stores	Est. SF Per Store	Total Opportunity (SF)
Health/ Specialty Groceries	1	8	25,000	200,000
Supermarkets	7	2	50,000	100,000
Discount Grocery/ Other	4	6	25,000	150,000
General Merchandise	1	3	80,000	240,000
Drug Stores/ Personal Care	10	0	15,000	0
Home Improvements	2	1	100,000	100,000
Furniture	1	3	20,000	60,000
Movie Theatres & Entertainment	0	7	50,000	350,000
Housewares & Clothing Stores	5	7	30,000	210,000
Department Stores	2	1	100,000	100,000
Clothing	3	8	10,000	80,000
Sporting Goods, Pets, Toys, Hobby	2	7	30,000	210,000
Books, Electronics, Office	6	4	15,000	60,000
Fitness	1	8	25,000	200,000
Total	45	65		2,060,000

RETAILERS PERFORMANCE

MENIFEE NATIONAL BRAND RETAILERS ARE ACHIEVING TOP LEVEL PERFORMANCE FOR THEIR CHAIN AS OUTLINED BELOW:

					
TOP 6%	TOP 1%	TOP 8%	TOP 13%	TOP 4%	TOP 12%
					
TOP 23%	TOP 10%	TOP 9%	TOP 2%	#1 / 1000	TOP 7%

HOSPITALITY

VIEW HOTEL DEMAND STUDY

01



HAMPTON INN MENIFEE (COMING SOON)

42,500 SF Hotel, 71 Room
Antelope & Newport Roads
(Approved; Working on construction docs)

02



HAMPTON INN MENIFEE (COMING SOON)

22,506 SF Hotel, 98 Room
Scott Road & Bailey Park
(Submitted-processing)

03



HOME2SUITES (COMING SOON)

63,000 SF Hotel, 107 Room
Antelope & La Piedra Roads
(Submitted-processing)

04



MARRIOTT FAIRFIELD INN (EXISTING)

Address: 30140 Town Center Dr,
Menifee, CA



04

AREA OVERVIEW

THE MENIFEE VALLEY

REGIONAL ECONOMIC DRIVERS

DEMOGRAPHICS

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 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.

CLIMATE

The average rainfall is 13 inches per year. The average temperature is 71 degrees Fahrenheit, with a minimum of 38 degrees. Summer days can go above 100 degrees. Humidity is approximately 25%. Nights are generally cool.



TRANSPORTATION

The Ontario International Airport, about 44 miles to the northwest, connects with all major airports and has direct service to any North American cities. In addition, there are several major air freight carriers at Ontario. Passenger service is also available at the Palm Springs Airport. Riverside Municipal Airport, approximately 35 miles to the northwest, has several operators and general aviation services. The nearby county-owned Hemet-Ryan Airport has a 4,300 foot runway and also has general aviation facilities. Bus service to the Menifee Valley is provided by the Riverside Transit Agency (RTA). There is Greyhound bus service with connections at Riverside and San Diego, providing linkage with Trail ways, the Southern California Rapid Transit District, and other systems. The extension added four stops, one of which is in south Perris, along the Menifee city boundary. This Metrolink line connects residents of Perris and Menifee to most of Southern California, including downtown Los Angeles, by train.

COLLEGE TOWN

Not only is Menifee booming with residential growth, but Menifee is also home to the fastest growing California Community College, Mt. San Jacinto Community College (MSJC). MSJC has invested in the Menifee campus with a 5,000 seat stadium for their award winning

athletic program, and to feature community events and concerts. With a concentration on Science and Technology in the City, MSJC has invested \$40 million into a STEM building which will house labs, Science and Technology Dept. programming to provide the skilled workforce for the incoming labor pools. The college has also invested in renovations with campus improvements and technology like the Makerspace, which houses shared tools and space for nanotechnology and advanced manufacturing needs. With a \$700 million regional impact provided by MSJC, along with housing higher education University, such as Brandman University, and Bellevue University, Menifee is proud to be recognized as a "College Town."

INCOMING SCHOOLS

Menifee schools are ranked 2nd in Academic Achievements in Riverside County, and with the incoming young families in Menifee at record numbers, Menifee school districts are adding schools to keep pace with Menifee's booming population.

SAFE COMMUNITY

Menifee was recently recognized by Safewise.org. as one of the safest cities in California. Menifee leadership is committed to maintaining this standard. The new municipal police department officially rolled-out on July 1, 2020.

BOOMING INFRASTRUCTURE COMMITMENT TO INFRASTRUCTURE

Menifee also understands how circulation plays a vital role in the quality of life of our residents, and businesses success. The City Council is committed to improving circulation and infrastructure throughout Menifee.

INFRASTRUCTURE SNAPSHOT

191 projects, \$736M investments,
5-year capital improvement
program (2023-2028)

Scott/Bundy Canyon Rd
Widening (in design) \$43M

Pavement Management
Program (33 projects) \$34M

Holland Rd Overpass
(in construction) \$38M

Valley Blvd Widening \$15M

Bailey Blvd Improvements \$3M

Garbani Rd Interchange \$70M

McCall Blvd Interchange
(preliminary design) \$35M

Bradley Rd Bridge (over Salt
Creek) \$16M

Smart Cities and Broadband
Masterplan



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)





REGIONAL ECONOMIC DRIVERS

01



MENIFFEE JUSTICE CENTER

9 Court Rooms for Civil & Family Law

\$90 Million Investment

Under Construction - Summer 2024

02



MT. SAN JACINTO COLLEGE STEM BUILDING

Science, Technology, Engineering & Math (STEM)

\$60 Million Investment

60,000 SF Under Construction

03



GALE WEBB, KIDS-R-#1 ACTION SPORTS PARK

Largest Pump Track in Southern California

Dirt J ump Sports Park Now Open!

04

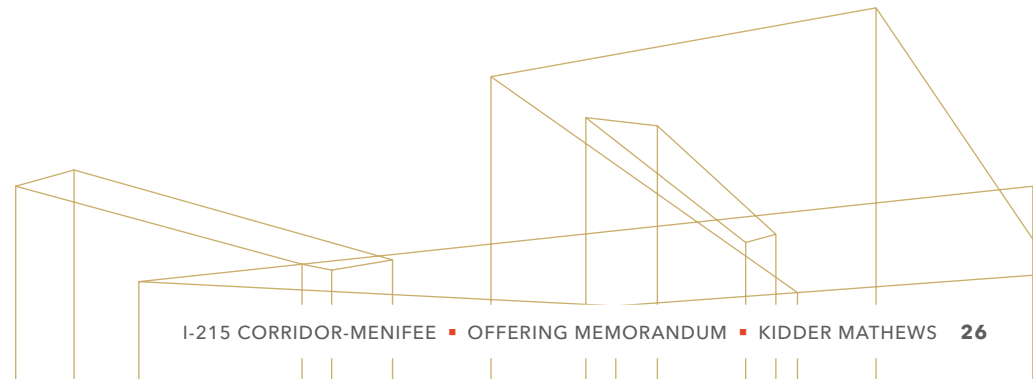


MT. SAN JACINTO COLLEGE FOOTBALL STADIUM & KINESIOLOGY CENTER

Concerts, Sporting Events, & Education

5,000 Seats (largest on field event center)

Now Open



DEMOGRAPHICS

POPULATION

110,034 (DOF 2023)
119,127 (Derrigo 2024)
181,060 - 5 Mile Radius (ESRI 2023)
1,115,503-20 Min Trade Area

MEDIAN AGE

36 years young (seniors make up less than 19% of city population)

AVERAGE HOUSEHOLD INCOME

\$112,000 (ESRI 2024)

EDUCATIONAL ATTAINMENT

College Degree - 33.9%
Some College - 27.1%
Total: 61%

UNEMPLOYMENT 4.1%

With 9% projected job growth

MEDIAN HOME VALUE

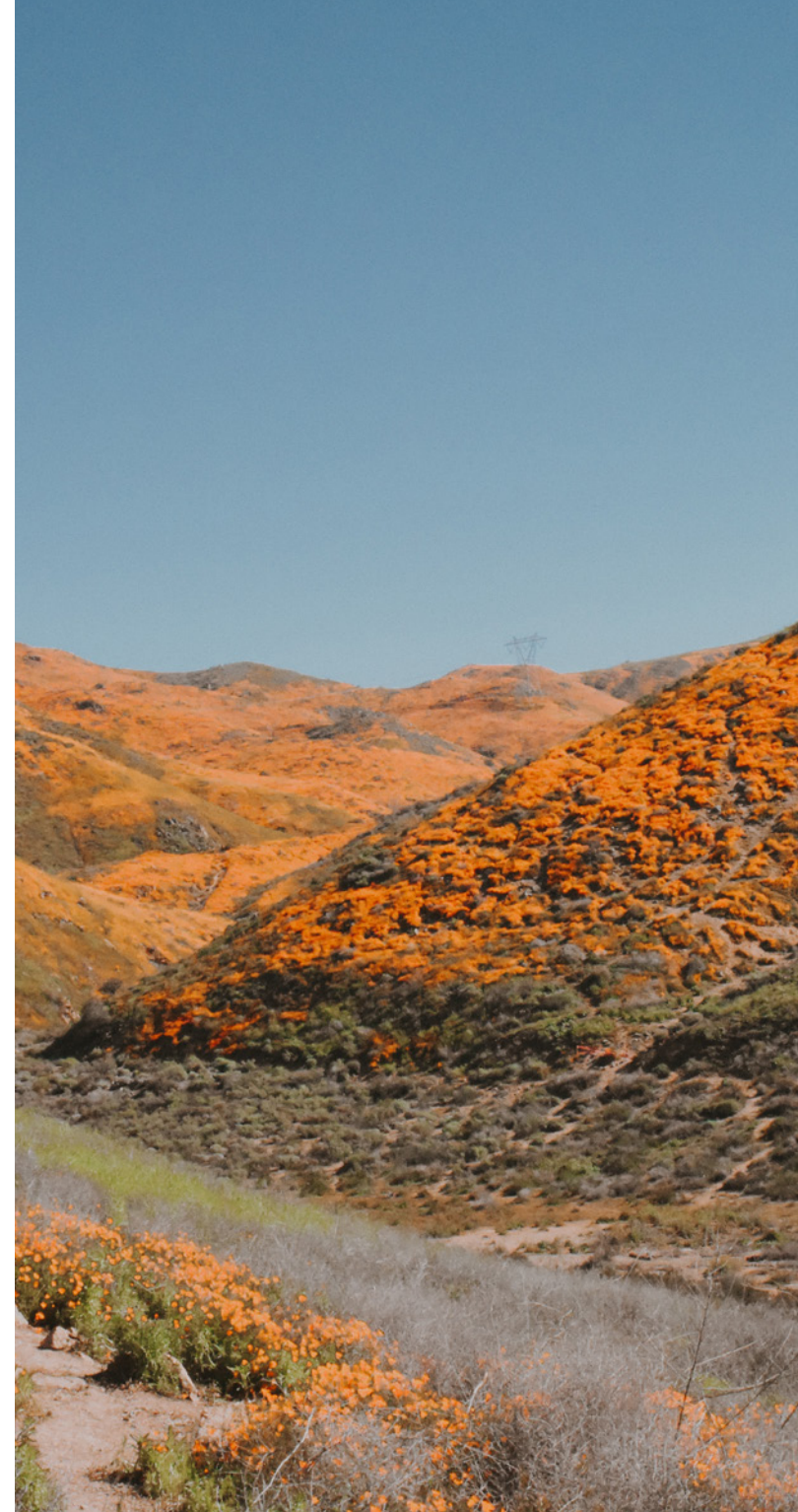
\$582,000 (Derrigo 2024)

WHO ARE MENIFEE'S VISITORS?

Average Income: \$100,000
Disposable Income: \$80,497
Discretionary Income: \$50,112
Ethnicity: White 35.1%, Hispanic 48.6%, Black 7%, Asian 5.7%, Other 3.6%
Visits from SWRivCo, San Diego, Orange, and LA Counties

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



EXCLUSIVELY REPRESENTED BY

MICHELLE SCHIERBERL

T 949.557.5020 | **C** 951.440.5700

michelle.schierberl@kidder.com

LIC N° 01000058



KIDDER.COM