

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

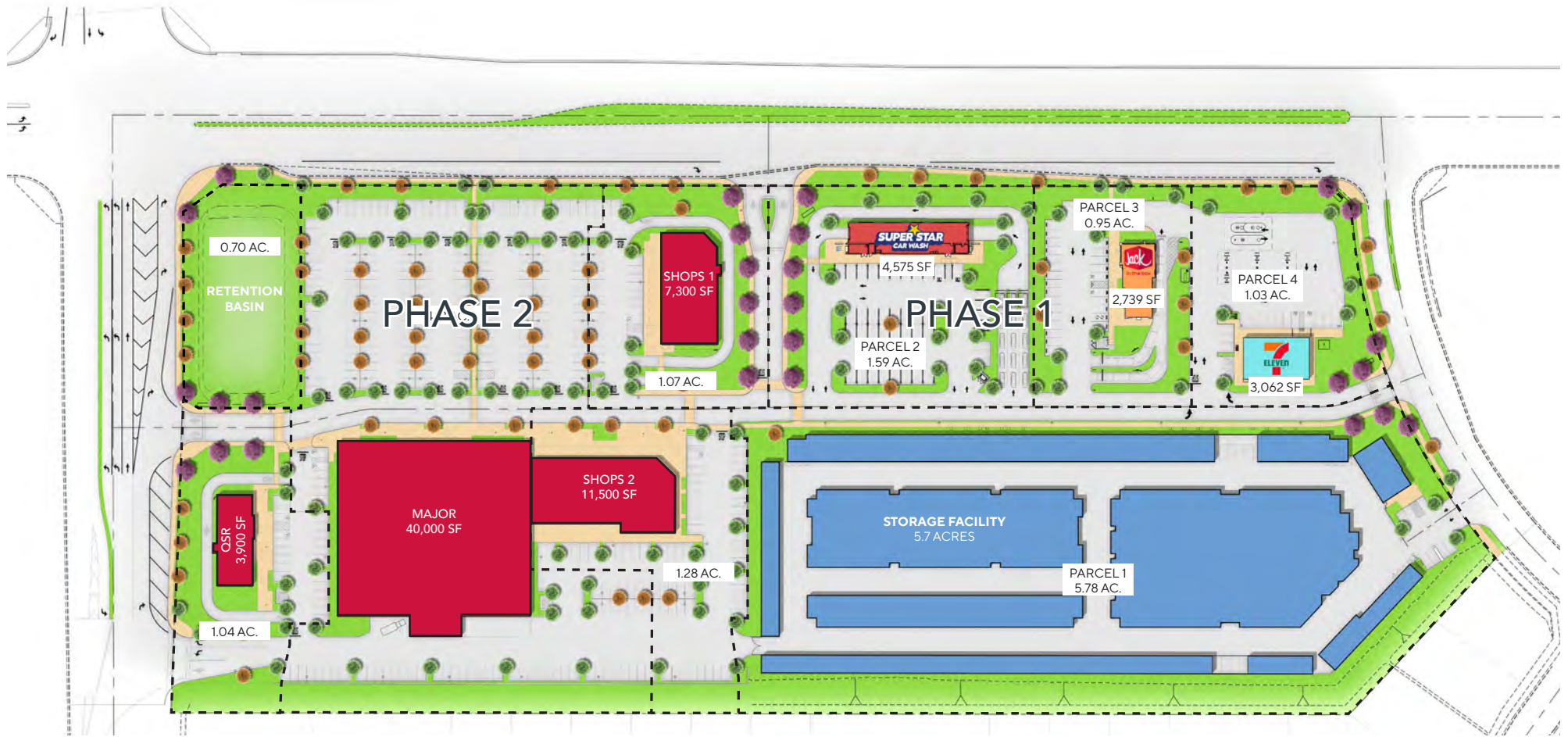
SEQ DOMENIGONI PKWY & LEON RD | MENIFEE, CA



SITE PLAN

WINCHESTER RANCH MARKETPLACE

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MENIFEE FUTURE HOUSING

WINCHESTER RANCH MARKETPLACE

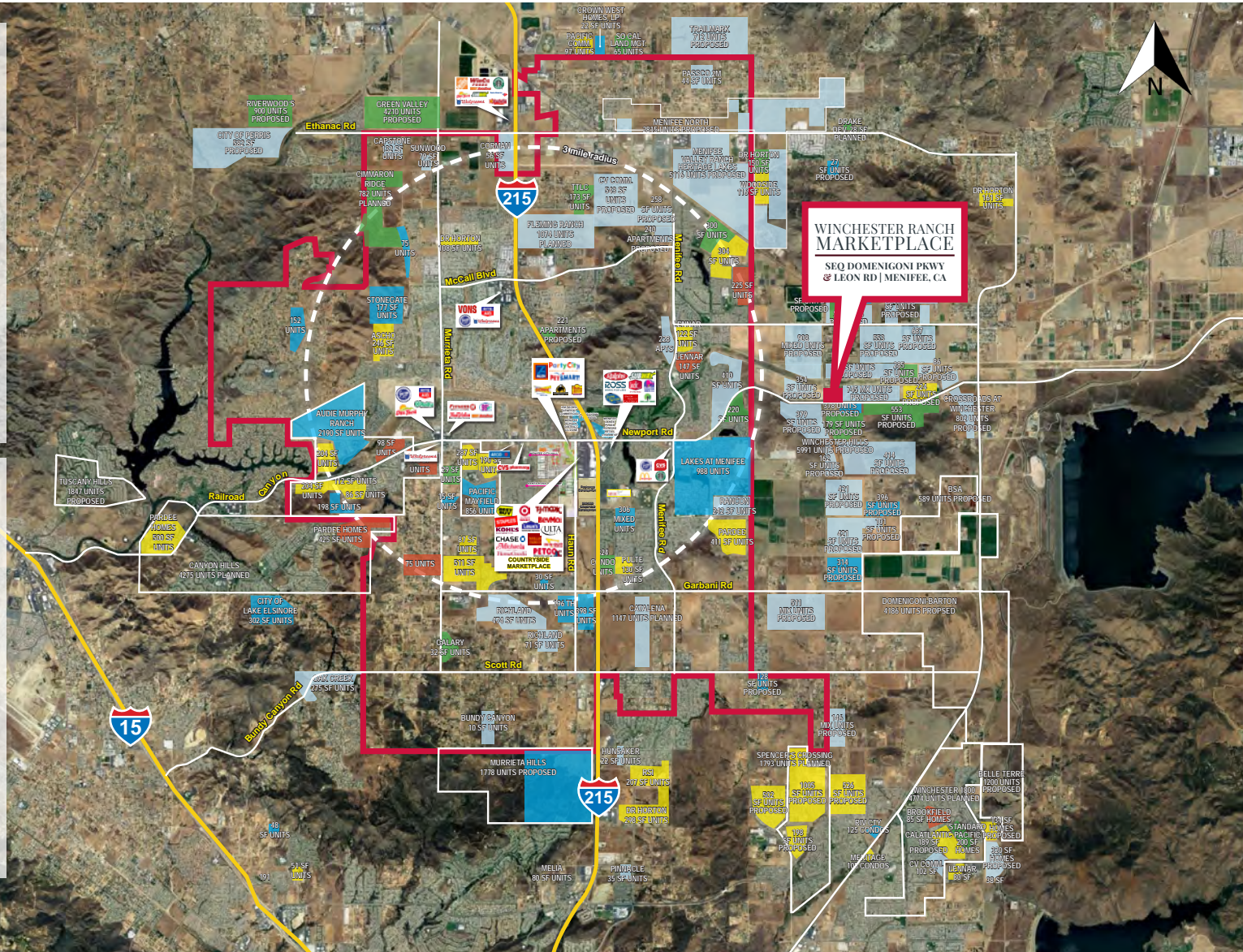
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Polygon Demographics

2022 Total Population	106,388
2027 Total Population	116,038
2022 Total Daytime Pop.	50,606
2022 Avg HH Income	\$81,260
2022 Median HH Income	\$82,536
2022 Households	36,195
2027 Households	41,083

3-mile Demographics

2022 Total Population	88,516
2027 Total Population	96,975
2022 Total Daytime Pop.	42,556
2022 Avg HH Income	\$80,858
2022 Median HH Income	\$82,986
2022 Households	31,157
2027 Households	35,449



MENIFEE SNAPSHOTS

INCORPORATED
IN 2008



City Growth

5th Fastest Growing City in California
3rd in California Over the Past 10 Years
84% Growth Since 2008

Expected to increase by 9% over the next 2 years (Derrigo)



Budget

74% Growth

\$122 Million Balanced Budget 2021
\$69.9 Million Balanced Budget 2016



Schools

Award Winning School Districts

#1 in Science Academia in Riverside County

40+ MSJC Affiliated University Partners

Home to the only Makerspace in the region at MSJC
Home to MSJC, UMass Global, & Bellevue University



MENIFEE SNAPSHOTS

INCORPORATED
IN 2008



Demographics

Population:

105,524 (Census 2021)
111,061 (Derrigo 2022)
147,066-5 Mile Radius (Derrigo 2022)

Median Age: 36 years young

Average Household Income: \$93,000

Educational Attainment:

College Degree-30.9%
Some College, No Degree-29%
Total: 59.9%



Unemployment

2019: -3.7%
2020: -9% (COVID)
2021: -7.8%
2022: -5.5%



Median Home Value

74% Growth (5 Yr Comparison)
\$563,125 in 2022
\$290,771 in 2016
\$577,142 5-Mile 2022

