



City of Menifee At a Glance

A vibrant, young city situated in the heart of Southwest Riverside County along Interstate 215, Menifee is one of the few communities in Southern California with available land in an economic development corridor. This business-friendly city is also investing more than \$100 million in infrastructure and traffic improvement projects over the next five years and has a growing population, with a median age of 38 years, clamoring for amenities in their own community. As more developers are discovering this unique situation, Menifee is buzzing as the new hot spot in Riverside County.



Population

Menifee city limits

Current: nearly 84,000

2016 Projected: 91,500

5-mile radius from Interstate 215/Newport Road

Current: nearly 108,000

2015 Projected: 117,300

10-mile radius

2011: 401,500

2016: 442,500

Median age: 38 years

47% of the Menifee population is between the ages of 18-44 years.

Average household income

2011: \$60,106

2016: \$68,036

Number of households

2010: 27,461

2016: 31,345

Owner occupied: 77%

33% of these homes are in master-planned communities.

Economic potential

In Menifee, a retail, dining and amenity leakage gap of more than \$400 million exists. This leakage gap combined with a growing population with a desire for more amenities closer to home makes Menifee an undiscovered gem for retail/commercial development in Southwest Riverside County.

Available property

Menifee's newly created economic development corridor includes more than 2,000 acres of land ready for retail/commercial development. There are more than three miles of vacant, available frontage land along the heavily traveled Interstate 215.

www.cityofmenifee.us

