



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 investing more than \$170 million in infrastructure and traffic improvement projects over the next five years.



Recognized as one of the top 10 cities for growth in Southern California with a 2.4 percent growth rate per year, and a median age of 38 years, Menifee is attracting young families that are clamoring for shopping, dining and entertainment 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

2017: nearly 90,660

2022 Projected: 99,754

5-mile radius from Interstate 215/Newport Road

2017: 120,212

2022 Projected: 132,232

10-mile radius

2017: 450,834

2022 Projected: 487,606

Median age:

38 years

57% of the Menifee population is between the ages of 18-44 years.

Number of households

2017: 31,363

2022 Projected: 33,930

Owner occupied: 69%

Economic potential

In Menifee, a retail, dining and amenity leakage gap of more than \$990 million exists. This leakage gap combined with a growing population desiring more amenities closer to home makes Menifee an undiscovered gem for retail/commercial development in Southwest Riverside County.

Available property

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

Population classification

White alone: 68%

Black alone: 5.3%

Some other race alone: 14.2%

All others: 12.5%

Average household income

2017: \$75,880

2022 Projected: \$87,163