

CITY OF MENIFEE AT A GLANCE

New. Better. Best.



POPULATION

Menifee City Limits

2020: 97,093

Projected 2025: 107,745

5-mile Radius from Interstate 215/ Newport Road

2020: 131,426

Projected 2025: 143,234

10-mile Radius

2020: 477,238

Projected 2025: 512,644

15-mile Radius

2020: 837,938

Projected 2025: 891,868

Population Classification

White alone: 66.5%

Black alone: 5.6%

Latino: 39.4%

Asian: 5.9%

Some other race alone: 15%

Median Age

2019: 36 Years

Number of Households

2020: 35,869

Projected 2025: 38,632

Owner Occupied: 74.1%

Building Permits Annually

2018/2019: 894

2019/2020: 1,196

Projected 2020/2021: 1,200

Average Household Income

2020: \$87,421

Projected 2025: \$98,965

menifeebusiness.com

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 \$452 million in infrastructure and traffic improvement projects through the City's Capital Improvement Program.

Recognized as one of the "Top 10" cities for growth in Southern California with an average 3 percent growth rate per year, and a median age of 36 years, Menifee is attracting young families that are clamoring for shopping, dining and entertainment amenities in their own community. As more developers and businesses are discovering this unique situation, Menifee is buzzing as the new "Boomtown" in the nation.

ECONOMIC POTENTIAL

In Menifee, a retail, dining and amenity leakage gap of more than \$830 million (5 mile radius) exists. This leakage gap combined with a growing population desiring more amenities closer to home makes Menifee the BEST opportunity 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.

