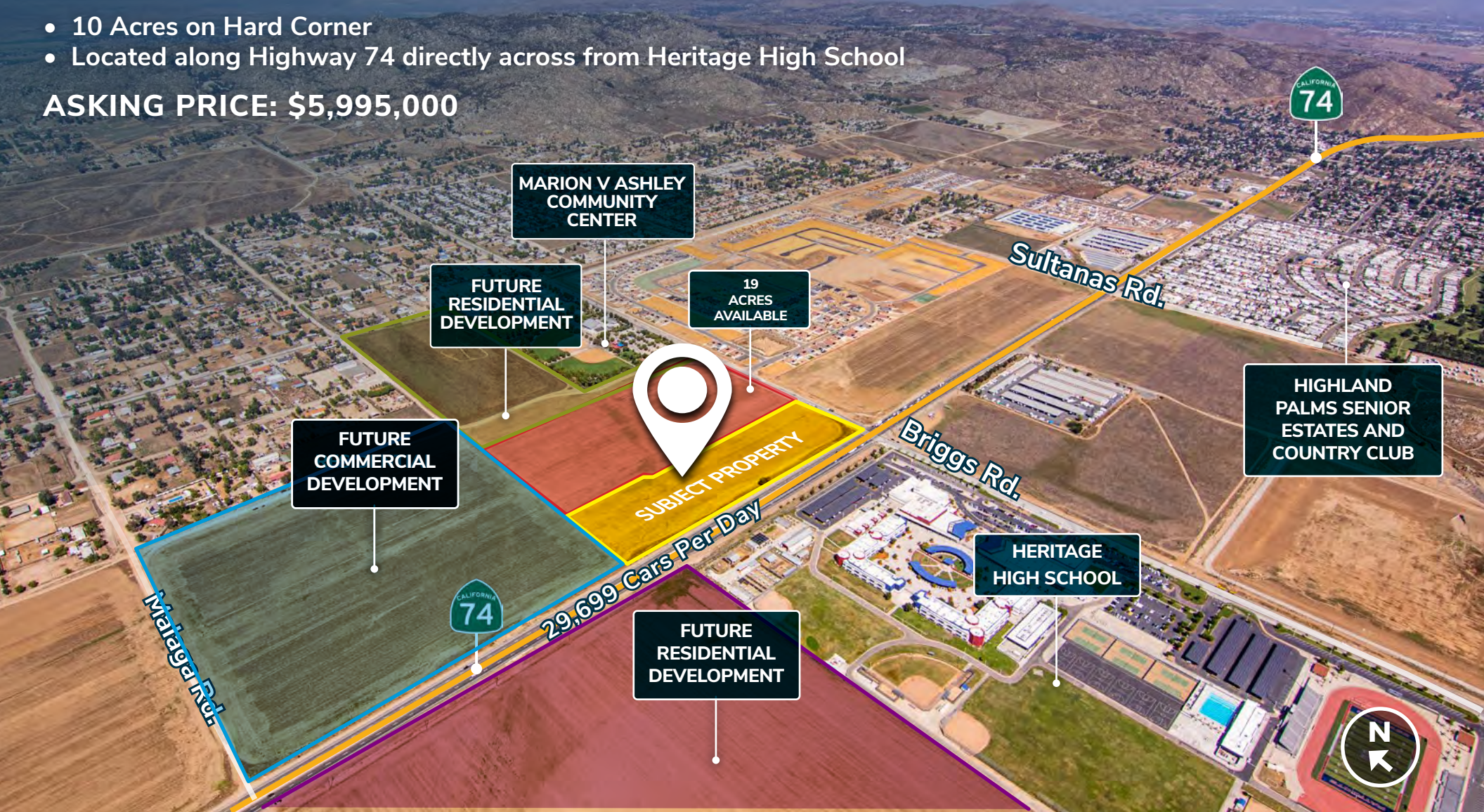


Entitled Retail Development With Tenant Interest in Place

Briggs Rd | Menifee, CA 92585

- 10 Acres on Hard Corner
- Located along Highway 74 directly across from Heritage High School

ASKING PRICE: \$5,995,000



MATT WEAVER

760.448.2458

mweaver@lee-associates.com

CalDRE Lic #02062959

BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@lee-associates.com

CalDRE Lic#01269887

contents

3 aerials

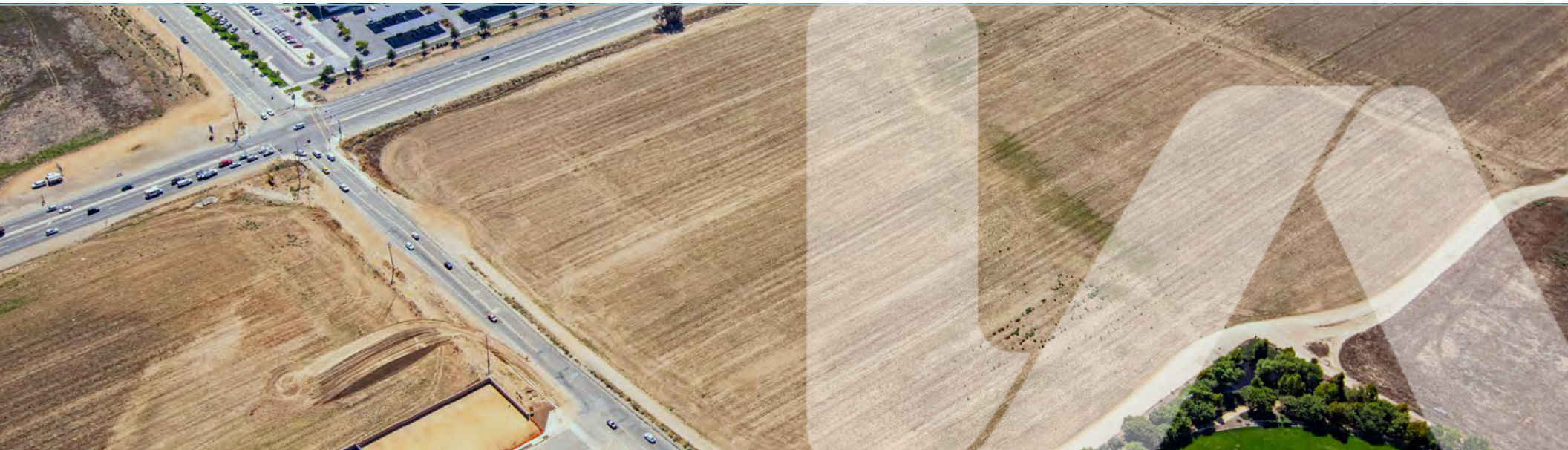
6 development activity aerial

7 location map

9 property information

10 plat map

11 demographics





HIGHLAND PALMS SENIOR ESTATES AND COUNTRY CLUB

SIERRA RIDGE COMMUNITY HOMES



SELF STORAGE

Sultanas Rd.

KB HOMES 3 NEW COMMUNITIES

HERITAGE HIGH SCHOOL

KB HOMES 3 NEW COMMUNITIES

Briggs Rd.

FUTURE RESIDENTIAL DEVELOPMENT

MARION ASHELY COMMUNITY CENTER

19 ACRES AVAILABLE



SUBJECT PROPERTY

HARVEST VALLEY ELEMENTARY

FUTURE RESIDENTIAL DEVELOPMENT

FUTURE COMMERCIAL DEVELOPMENT





SAN GORGONIO MOUNTAIN

MOUNT SAN JACINTO

5



development activity aerial

MARKET AERIAL ILLUSTRATION



FACILITIES IN MODEL AVERAGE WEEKLY GROCERY SALES VOLUMES (PHARMACY SALES NOT INCLUDED)	
1	WINCO \$1,355,000
2	VONS \$250,000
3	STATER BROS \$340,000
4	RALPHS \$605,000
5	BARONS MARKET \$230,000
6	STATER BROS \$625,000
7	ALDI \$230,000
8	WINCO \$1,250,000
9	PROPOSED STATER BROS

FACILITIES NOT IN MODEL	
1	WALMART OWNED PROPERTY (SUPERCENTER)
2	TARGET
3	SPROUTS
4	DOLLAR GENERAL

PROJECTS RECENTLY BUILT OUT SINCE JUNE 2022:		
AERIAL #	PROJECT NAME/APPLICANT	TOTAL UNITS
5	DR HORTON	SF 379
7	KB HOME	SF 173
12	LENNAR	SF 264

PROJECTS UNDER CONSTRUCTION:		
AERIAL #	PROJECT NAME/APPLICANT	TOTAL UNITS
3	TRI POINTE HOMES	SF 378
6	KB HOME	MIX 243
8	KB HOME	SF 514
11	PULTE HOMES	SF 256
14	BROOKFIELD	SF 422
15	LENNAR / NEWPORT PACIFIC LAND	SF 1,022
16	KB HOME	SF 500
19	LENNAR	SF 206
23	FOREMOST COMMUNITIES	CONDO 493
24	TRI POINTE HOMES	SF 194
25	DR HORTON	SF 202
26	DR HORTON	SF 220
34	KB HOME	SF 58
37	LENNAR	SF 210
51	KB HOME	SF 283

PROJECTS WITH TENTATIVE MAP APPROVAL:		
AERIAL #	PROJECT NAME/APPLICANT	TOTAL UNITS
2	STONE STAR RIVERSIDE	CONDO 192
4	CITY DEVELOPMENT, INC.	SF 14
10	PULTE HOMES	SF 197
13	LANSING STONE STAR RIVERSIDE, LLC	SF 224
17	MR 27 LLC (RANCON)	CONDO 85
27	STONE STAR RIVERSIDE, LLC	SF 166
28	MIGHTY DEVELOPMENT, INC.	SF 62
29	MOUNTAIN VISTA HOMES	SF 128
30	CITY DEVELOPMENT, INC.	SF 140
31	TUFFLI DEVELOPMENT	APTS 240
32	CAPSTONE, PACIFIC COMMUNITIES, OOSTDAM	SF 346
38	BENCHMARK PACIFIC	SF 650
39	DARREL HOOVER	SF 65
46	LANSING STONE STAR RIVERSIDE, LLC	SF 527

PROJECTS IN DESIGN PLAN CHECK:		
AERIAL #	PROJECT NAME/APPLICANT	TOTAL UNITS
1	DIAMOND BROS	SF 91
9	BROOKFIELD CALIFORNIA LAND CO.	SF 1,718
20	RICHLAND VENTURES, INC.	MIX 169
21	RICHLAND VENTURES, INC.	MIX 145
36	RIVERSIDE COUNTY SUBDIVISION	SF 180
40	VILLAGO VILLAS LLC	SF 24
42	CYPRESS AND SANDS APARTMENTS	APTS 136
43	BEYOND MENEFEE LLC	APTS 240
44	MENEFEE COASTLINE LLC	SF 52
45	SALT CREEK LLC	SF 325
47	WALTON PROPERTIES	SF 101
48	TRIP HORD	SF 170
49	RICHLAND COMMUNITIES	SF 288
50	PEAK EMERALD ACRES LLC	SF 432

PROJECTS WITH FINAL MAP APPROVAL:		
AERIAL #	PROJECT NAME/APPLICANT	TOTAL UNITS
18	BEAZER HOMES	SF 179
22	BOB LOVE	APTS 221
33	DAVE JACINTO	CONDO 72
35	DR HORTON	SF 224
41	LDW CONDOMINIUMS	CONDO 162

MENEFEE RIVERSIDE COUNTY, CALIFORNIA

STUDY ELEMENTS

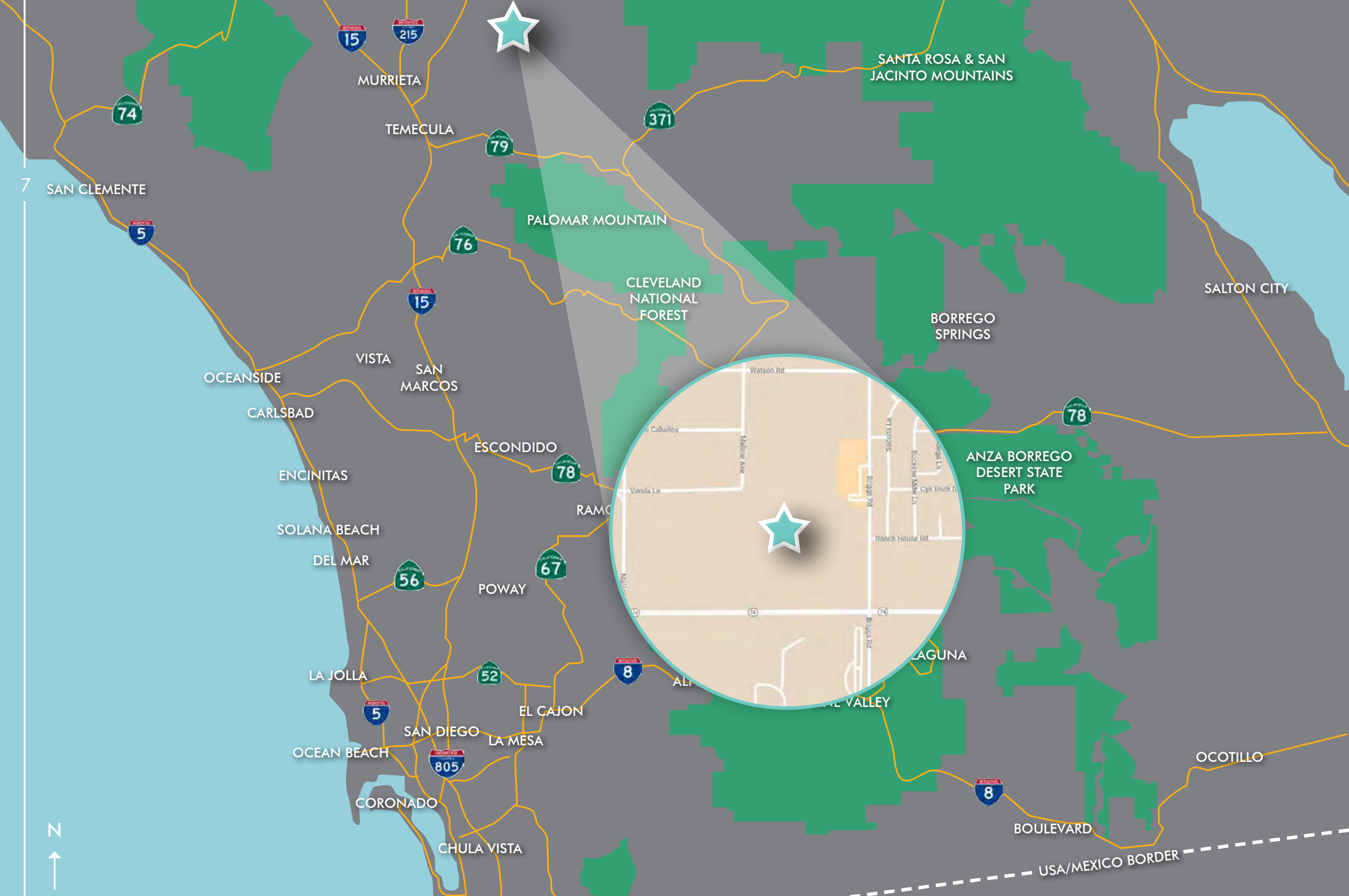
NWC HIGHWAY 74 AND BRIGGS ROAD

- 2-MILE RADIUS
- MARKET TRADE AREA
- FREEWAY / HIGHWAY
- PLANNED INTERCHANGE EXPANSION
- X UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL
- PROPOSED ROUTE 79 REALIGNMENT

ONE MILE SCALE

PREPARED FOR: MR 56 LLC
 PREPARED BY: DERRIGO STUDIES
 760.310.9904 / derrigostudies.com
 STUDY DATE: FEBRUARY 2024
 AERIAL FLOWN: JUNE 2022





location map

property information

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location:

The subject property is located on the northwest corner of Highway 74 and Briggs Rd in Menifee, CA. It is less than 4 miles to the I-215, and approximately 3.6 miles to CA-79.

property profile:

The subject property is approximately 10.05 acres entitled for retail development. The property is located on a hard corner along Highway 74 and Briggs Road with excellent visibility and traffic counts exceeding 29,600 VPD. Planned residential communities surround the property providing a built-in customer base.

jurisdiction:

City of Menifee

acreage:

- 327-320-028 - 5.04 Acres
- 327-320-029 - 5.01 Acres

TOTAL - 10.05 Acres

zoning:

Menifee North Specific Plan (P.A. 23B Commercial)
[Permitted Uses](#)

school district:

Romoland Elementary School District & Perris Union High School District

services:

Water/Sewer: Eastern Municipal Water District
Gas/Electric- Southern California Gas (SCE)
Fire: Riverside County Fire Department
Police: Riverside County Sheriff's Department

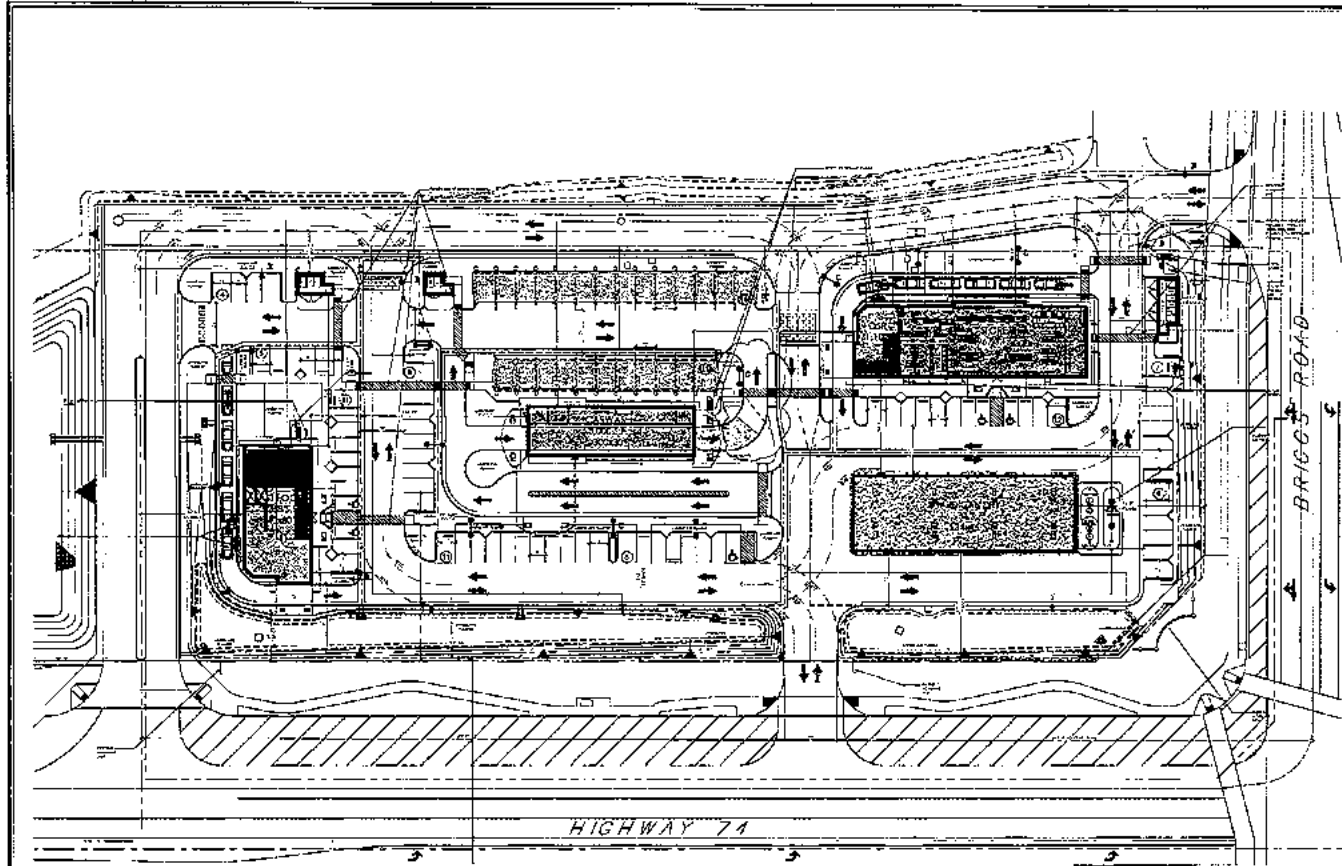
asking price:

\$5,995,000



conceptual site plan

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CONCEPTUAL SITE PLAN

DATE: 12/11/17

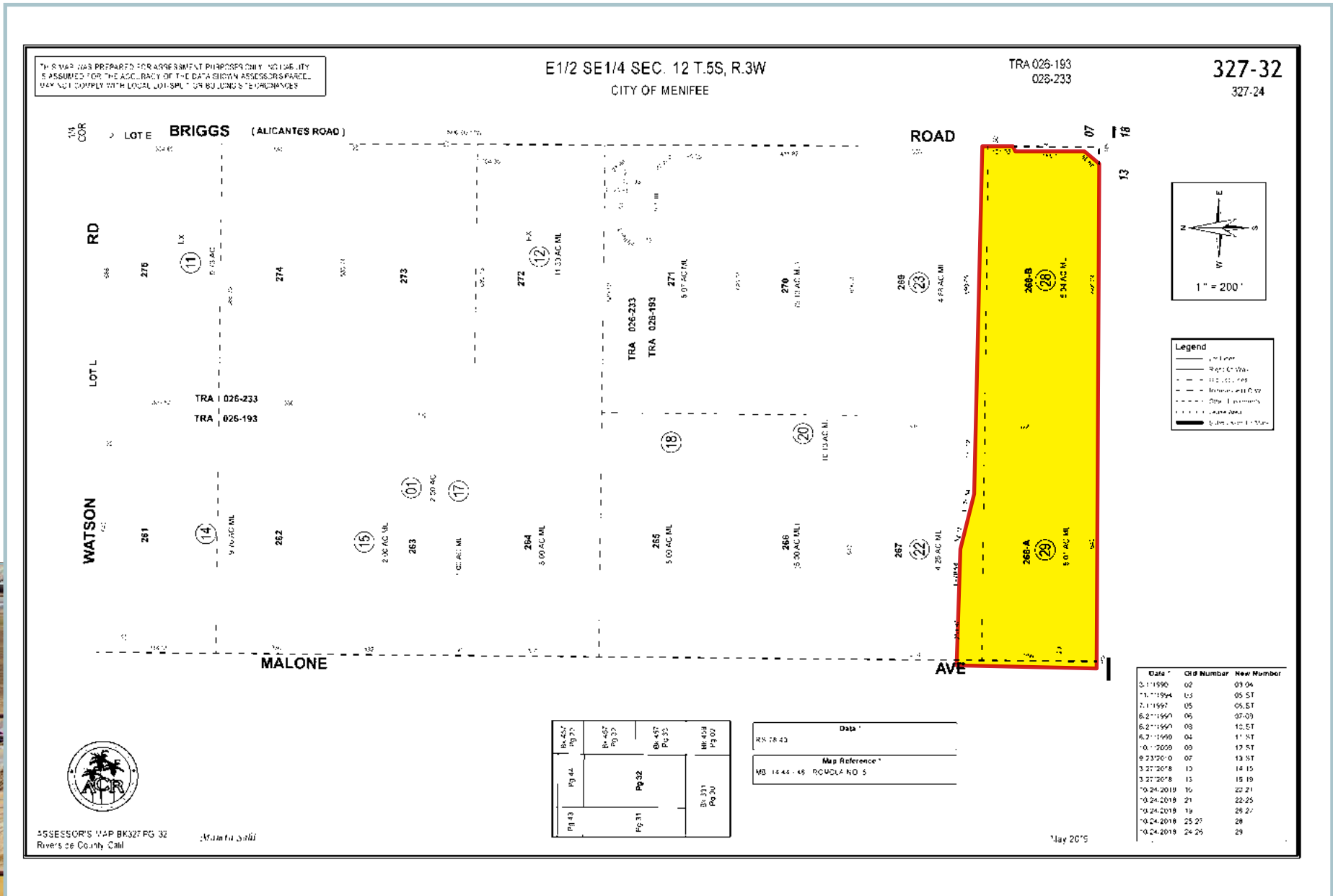


LEGAL DESCRIPTION

SECTION 17, TOWNSHIP 12N, RANGE 12E, S4, S5, S6, S7, S8, S9, S10, S11, S12, S13, S14, S15, S16, S17, S18, S19, S20, S21, S22, S23, S24, S25, S26, S27, S28, S29, S30, S31, S32, S33, S34, S35, S36, S37, S38, S39, S40, S41, S42, S43, S44, S45, S46, S47, S48, S49, S50, S51, S52, S53, S54, S55, S56, S57, S58, S59, S60, S61, S62, S63, S64, S65, S66, S67, S68, S69, S70, S71, S72, S73, S74, S75, S76, S77, S78, S79, S80, S81, S82, S83, S84, S85, S86, S87, S88, S89, S90, S91, S92, S93, S94, S95, S96, S97, S98, S99, S100, S101, S102, S103, S104, S105, S106, S107, S108, S109, S110, S111, S112, S113, S114, S115, S116, S117, S118, S119, S120, S121, S122, S123, S124, S125, S126, S127, S128, S129, S130, S131, S132, S133, S134, S135, S136, S137, S138, S139, S140, S141, S142, S143, S144, S145, S146, S147, S148, S149, S150, S151, S152, S153, S154, S155, S156, S157, S158, S159, S160, S161, S162, S163, S164, S165, S166, S167, S168, S169, S170, S171, S172, S173, S174, S175, S176, S177, S178, S179, S180, 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plat map

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2023 demographics

1 mile



population
3,793



estimated households
1,135



average household income
\$107,753



median household income
\$73,454



total employees
358

3 miles



population
30,356



estimated households
9,204



average household income
\$119,287



median household income
\$93,645



total employees
3,254

5 miles



population
87,858



estimated households
31,395



average household income
\$100,160



median household income
\$82,611



total employees
10,841

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